



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

November 30, 2017

Prepared by: Rizzetta & Company, Inc.

countrywalkcdd.org
rizzetta.com

Country Walk Community Development District

Balance Sheet

As of 11/30/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets					
Cash In Bank	67,900	0	0	0	0
Investments	585,267	0	263,092	0	0
Investments - Reserves	0	1,045,591	0	0	0
Accounts Receivable	948,232	0	468,137	0	0
Prepaid Expenses	0	0	0	0	0
Deposits	15,437	0	0	0	0
Due From Other Funds	9,488	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	731,229
Amount To Be Provided-Debt Service	0	0	0	0	5,418,771
Fixed Assets	0	0	0	5,784,476	0
Total Assets	1,626,323	1,045,591	731,229	5,784,476	6,150,000
Liabilities					
Accounts Payable	55,724	0	0	0	0
Sales Tax Payable	0	0	0	0	0
Accrued Expenses Payable	500	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Due To Other Funds	0	9,488	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	6,150,000
Total Liabilities	56,224	9,488	0	0	6,150,000
Fund Equity & Other Credits					
Beginning Fund Balance	716,030	1,044,194	350,063	5,784,476	0
Net Change in Fund Balance	854,069	(8,091)	381,166	0	0
Total Fund Equity & Other Credits	1,570,099	1,036,103	731,229	5,784,476	0
Total Liabilities & Fund Equity	1,626,323	1,045,591	731,229	5,784,476	6,150,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	733	733	0.00%
Special Assessments					
Tax Roll	998,000	998,000	998,939	939	(0.09)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,147	2,147	0.00%
MP IV Shared Sheriff's Payment	44,607	7,435	7,741	306	82.64%
Total Revenues	1,042,607	1,005,435	1,009,559	4,125	3.17%
Expenditures					
Legislative					
Supervisor Fees	13,000	2,167	2,000	167	84.61%
Financial & Administrative					
Administrative Services	5,800	967	967	0	83.33%
District Management	35,200	5,867	5,867	0	83.33%
District Engineer	15,000	2,500	624	1,876	95.84%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	5,500	1,900	1,886	14	65.71%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,000	833	833	0	83.33%
Accounting Services	21,000	3,500	3,500	0	83.33%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Public Officials Liability Insurance	2,500	2,500	4,500	(2,000)	(80.00)%
Legal Advertising	500	83	98	(14)	80.48%
Dues, Licenses & Fees	800	800	175	625	78.12%
Website Hosting, Maintenance, Backup (and Email)	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	12,500	2,083	1,898	185	84.81%
Law Enforcement					
Deputy	47,000	7,833	15,481	(7,648)	67.06%
Electric Utility Services					
Utility Services	30,000	5,000	4,438	562	85.20%
Street Lights	80,000	13,333	12,658	675	84.17%
Garbage/Solid Waste Control					
Garbage-Recreation Facility	1,000	167	114	53	88.60%
Solid Waste Assessment	1,000	1,000	5,730	(4,730)	(472.98)%

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	7,250	1,208	945	264	86.97%
Stormwater Control					
Aquatic Maintenance	23,000	3,833	3,776	57	83.58%
Lake/Pond Bank Maintenance	10,000	1,667	0	1,667	100.00%
Fountain Service Repairs & Maintenance	2,500	417	0	417	100.00%
Mitigation Area Monitoring & Maintenance	20,000	3,333	0	3,333	100.00%
Aquatic Plant Replacement	5,000	833	0	833	100.00%
Stormwater Assessment	5,000	833	1,933	(1,100)	61.33%
Other Physical Environment					
Field Operations	6,000	1,000	1,000	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	20,000	3,333	190	3,143	99.05%
Property Insurance	25,000	25,000	14,352	10,648	42.59%
Rust Prevention	4,740	790	790	0	83.33%
Entry & Walls Maintenance	5,000	833	0	833	100.00%
Landscape Maintenance	210,000	35,000	32,137	2,863	84.69%
Irrigation Repairs	20,000	3,333	173	3,161	99.13%
Holiday Decorations	5,000	5,000	2,750	2,250	45.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	417	0	417	100.00%
Sidewalk Repair & Maintenance	2,500	417	0	417	100.00%
Parking Lot Repair & Maintenance	2,500	417	0	417	100.00%
Parks & Recreation					
Management Contract	143,737	23,956	15,028	8,928	89.54%
Maintenance & Repair	25,000	4,167	416	3,751	98.33%
Telephone, Fax, Internet	4,000	667	621	45	84.46%
Clubhouse - Facility Janitorial Service	6,000	1,000	1,000	0	83.33%
Computer Support, Maintenance, & Repair	1,000	167	0	167	100.00%
Office Supplies	3,000	500	0	500	100.00%
Clubhouse Facility Janitorial Supplies	5,000	833	1,469	(636)	70.61%
Furniture Repair/Replacement	15,000	2,500	0	2,500	100.00%
Dog Waste Station Supplies	1,400	233	233	1	83.37%
Athletic/Park Court/Field Repairs	1,500	250	0	250	100.00%

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Service Contract	10,800	1,800	1,800	0	83.33%
Pool Repairs	5,000	833	0	833	100.00%
Playground Equipment & Maintenance	5,000	833	0	833	100.00%
Security System Monitoring & Maintenance	5,700	950	2,198	(1,248)	61.43%
Fitness Equipment Maintenance & Repairs	2,000	333	2,752	(2,419)	(37.59)%
Special Events					
Special Events	15,000	2,500	3,385	(885)	77.43%
Contingency					
Capital Outlay	70,000	11,667	0	11,667	100.00%
Miscellaneous Contingency	58,580	9,763	2,425	7,338	95.86%
Total Expenditures	<u>1,042,607</u>	<u>207,151</u>	<u>155,490</u>	<u>51,661</u>	<u>85.09%</u>
Excess of Revenues Over (Under) Expenditures	0	798,283	854,069	55,786	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	798,283	854,069	55,786	0.00%
Fund Balance, Beginning of Period	0	0	716,030	716,030	0.00%
Fund Balance, End of Period	<u>0</u>	<u>798,283</u>	<u>1,570,099</u>	<u>771,816</u>	<u>0.00%</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,397</u>	<u>1,397</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1,397</u>	<u>1,397</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>0</u>	<u>9,488</u>	<u>(9,488)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>9,488</u>	<u>(9,488)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(8,091)</u>	<u>(8,091)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>(8,091)</u>	<u>(8,091)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,044,194	1,044,194	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,036,103</u>	<u>1,036,103</u>	<u>0.00%</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	524	524	0.00%
Special Assessments				
Tax Roll	492,707	493,171	464	0.09%
Debt Service Prepayments	0	7,718	7,718	0.00%
Total Revenues	<u>492,707</u>	<u>501,413</u>	<u>8,706</u>	<u>1.77%</u>
Expenditures				
Debt Service				
Interest	242,707	120,247	122,461	50.45%
Principal	250,000	0	250,000	100.00%
Total Expenditures	<u>492,707</u>	<u>120,247</u>	<u>372,461</u>	<u>75.59%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>381,166</u>	<u>381,166</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>381,166</u>	<u>381,166</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	350,063	350,063	0.00%
Fund Balance, End of Period	<u>0</u>	<u>731,229</u>	<u>731,229</u>	<u>0.00%</u>

**Country Walk CDD
Investment Summary
November 30, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2017</u>
The Bank of Tampa	Money Market	\$ 46,709
	Sub Total	<u>46,709</u>
The Bank of Tampa ICS - Bond Excess		
First Tennessee Bank, NA	Money Market	\$ 103,203
Flushing Bank	Money Market	30
The Park National Bank	Money Market	27
	Sub Total	<u>103,260</u>
The Bank of Tampa ICS - Operating		
Bank of China, New York, NY	Money Market	245,154
First Tennessee Bank, NA	Money Market	76,906
Flushing Bank	Money Market	113,198
The Park National Bank	Money Market	40
	Sub Total	<u>435,298</u>
	Total General Fund Investments	<u>\$ 585,267</u>
The Bank of Tampa ICS - Cap Reserve		
Amalgamated Bank	Money Market	\$ 245,152
Bank of China, New York, NY	Money Market	7
First National Bank of Omaha	Money Market	245,161
First Tennessee Bank, NA	Money Market	64,917
Flushing Bank	Money Market	9
Happy State Bank	Money Market	245,161
Mutual of Omaha Bank	Money Market	245,161
The Park National Bank	Money Market	23
	Total Reserve Fund Investments	<u>\$ 1,045,591</u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 9,947
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	40,282
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	30,292
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	166,927
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,644
	Total Debt Service Fund Investments	<u>\$ 263,092</u>

Country Walk Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Pasco County Tax Collector	FY17-18	<u>948,231.72</u>
		Total 001 - General Fund	948,231.72

Country Walk Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Pasco County Tax Collector	FY17-18	<u>468,137.14</u>
		Total 200 - Debt Service Fund	<u>468,137.14</u>
Report Balance			<u><u>1,416,368.86</u></u>

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2017

001 - General Fund

From 11/1/2017 Through 11/30/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Egis Insurance Advisors LLC	8/16/2017	P-0805	Florida Insurance Alliance Package Policy	18,852.00
Pasco Sheriff's Office	10/1/2017	10/01/17	Law Enforcement Services Installment #1 10/17	7,740.60
Rizzetta Amenity Services, Inc.	10/6/2017	Inv00000000004120	Amenity Management Services 10/17	4,523.64
Pasco Sheriff's Office	11/1/2017	11/01/17	Law Enforcement Services Installment #2 11/17	7,740.60
Mid-Florida Tree Service Corp	11/9/2017	2651	Tree Removal 11/17	2,425.00
Straley Robin Vericker	11/20/2017	15124	Legal Services Through 11/15/17	1,247.50
Vivicon Inc.	11/22/2017	17520	Fertilize Ornamentals 11/17	432.00
Pasco County Utilities Services Branch	11/22/2017	9786006	#0489145 - 30400 Country Point Blvd 10/17	500.35
Poop 911 Tampa	11/25/2017	1932632	Weekly Dog Park Waste Removal 11/17	116.35
Rizzetta Amenity Services, Inc.	11/30/2017	INV00000000004322	Out of Pocket Expenses 11/17	95.90
Florida Dept of Revenue	12/1/2017	61-8015817296-8 11/17	Sales & Use Tax 11/17	86.68
Vivicon Inc.	12/7/2017	17564	Irrigation Repair 11/15/17	110.58
AECOM Technical Services, Inc.	12/8/2017	38003904	Engineering Services 11/17	3,223.62
Withlacoochee River Electric Cooperative, Inc	12/11/2017	10270434 11/17	Summary Billing 11/17	8,628.69
			Total 001 - General Fund	55,723.51
Report Total				55,723.51

Country Walk Community Development District
Notes to Unaudited Financial Statements
November 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 11/30/17.
2. See EMMA (Electronic Municipal Market Access) at <http://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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice FY17-18 in the amount of \$717,801.81 were received in December 2017.
6. Debt Service Fund – Payments for Invoice FY17-18 in the amount of \$354,375.08 were received in December 2017.