



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

July 31, 2018

Prepared by: Rizzetta & Company, Inc.

countrywalkcdd.org
rizzetta.com

Country Walk Community Development District

Balance Sheet

As of 7/31/2018

(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	159,808	0	0	0	0
Investments	385,635	0	361,884	0	0
Investments - Reserves	0	1,496,175	0	0	0
Accounts Receivable	0	0	0	0	0
Prepaid Expenses	1,886	0	0	0	0
Deposits	15,437	0	0	0	0
Due From Other Funds	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	361,884
Amount To Be Provided-Debt Service	0	0	0	0	5,533,116
Fixed Assets	0	0	0	5,858,911	0
Total Assets	<u>562,765</u>	<u>1,496,175</u>	<u>361,884</u>	<u>5,858,911</u>	<u>5,895,000</u>
Liabilities					
Accounts Payable	30,413	0	0	0	0
Sales Tax Payable	26	0	0	0	0
Accrued Expenses Payable	7,900	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Due To Other Funds	0	0	0	0	0
Deposits Due to Amenity Center Customers	1,800	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	5,895,000
Total Liabilities	<u>40,139</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,895,000</u>
Fund Equity & Other Credits					
Beginning Fund Balance	717,931	1,044,194	357,781	5,858,911	0
Net Change in Fund Balance	(195,305)	451,981	4,103	0	0
Total Fund Equity & Other Credits	<u>522,626</u>	<u>1,496,175</u>	<u>361,884</u>	<u>5,858,911</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>562,765</u>	<u>1,496,175</u>	<u>361,884</u>	<u>5,858,911</u>	<u>5,895,000</u>

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3,473	3,473	0.00%
Special Assessments					
Tax Roll	998,000	998,000	1,001,549	3,549	(0.35)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	11,512	11,512	0.00%
MP IV Shared Sheriff's Payment	44,607	37,173	38,703	1,531	13.23%
Total Revenues	<u>1,042,607</u>	<u>1,035,173</u>	<u>1,055,238</u>	<u>20,065</u>	<u>(1.21)%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	10,833	9,800	1,033	24.61%
Financial & Administrative					
Administrative Services	5,800	4,833	4,833	0	16.66%
District Management	35,200	29,333	29,333	0	16.66%
District Engineer	15,000	12,500	13,895	(1,395)	7.36%
Disclosure Report	1,500	1,500	1,600	(100)	(6.66)%
Trustees Fees	5,500	5,500	3,771	1,729	31.43%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,000	4,167	4,167	0	16.66%
Accounting Services	21,000	17,500	17,500	0	16.66%
Auditing Services	3,700	3,700	3,746	(46)	(1.24)%
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	417	1,120	(704)	(124.08)%
Dues, Licenses & Fees	800	800	735	65	8.12%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,750	1,750	0	16.66%
Legal Counsel					
District Counsel	12,500	10,417	6,896	3,521	44.83%
Law Enforcement					
Deputy	47,000	39,167	77,406	(38,239)	(64.69)%
Electric Utility Services					
Utility Services	30,000	25,000	19,567	5,433	34.77%
Street Lights	80,000	66,667	60,709	5,958	24.11%
Garbage/Solid Waste Control					
Garbage-Recreation Facility	1,000	833	513	320	48.70%
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 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	7,250	6,042	5,105	937	29.58%
Stormwater Control					
Aquatic Maintenance	23,000	19,167	18,880	287	17.91%
Lake/Pond Bank Maintenance	10,000	8,333	5,500	2,833	45.00%
Fountain Service Repairs & Maintenance	2,500	2,083	961	1,122	61.56%
Mitigation Area Monitoring & Maintenance	20,000	16,667	0	16,667	100.00%
Aquatic Plant Replacement	5,000	4,167	0	4,167	100.00%
Stormwater Assessment	5,000	4,167	1,933	2,233	61.33%
Other Physical Environment					
Field Operations	6,000	5,000	5,000	0	16.66%
Landscape Replacement Plants, Shrubs, Trees	20,000	16,667	9,122	7,545	54.39%
Property Insurance	25,000	25,000	14,352	10,648	42.59%
Rust Prevention	4,740	3,950	3,950	0	16.66%
Entry & Walls Maintenance	5,000	4,167	0	4,167	100.00%
Landscape Maintenance	210,000	175,000	166,857	8,143	20.54%
Irrigation Repairs	20,000	16,667	7,403	9,264	62.98%
Holiday Decorations	5,000	5,000	5,500	(500)	(10.00)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	2,083	3,900	(1,817)	(56.00)%
Sidewalk Repair & Maintenance	2,500	2,083	5,125	(3,042)	(105.00)%
Parking Lot Repair & Maintenance	2,500	2,083	0	2,083	100.00%
Parks & Recreation					
Management Contract	143,737	119,781	117,933	1,848	17.95%
Maintenance & Repair	25,000	20,833	7,694	13,140	69.22%
Telephone, Fax, Internet	4,000	3,333	3,110	223	22.25%
Clubhouse - Facility Janitorial Service	6,000	5,000	5,000	0	16.66%
Computer Support, Maintenance, & Repair	1,000	833	350	483	65.01%
Office Supplies	3,000	2,500	421	2,079	85.98%
Clubhouse Facility Janitorial Supplies	5,000	4,167	6,160	(1,994)	(23.20)%
Furniture Repair/Replacement	15,000	12,500	6,639	5,861	55.73%
Dog Waste Station Supplies	1,400	1,167	931	236	33.51%
Athletic/Park Court/Field Repairs	1,500	1,250	1,284	(34)	14.42%

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Service Contract	10,800	9,000	9,000	0	16.66%
Pool Repairs	5,000	4,167	1,769	2,398	64.62%
Playground Equipment & Maintenance	5,000	4,167	4,242	(75)	15.16%
Security System Monitoring & Maintenance	5,700	4,750	5,502	(752)	3.47%
Fitness Equipment Maintenance & Repairs	2,000	1,667	4,494	(2,828)	(124.72)%
Special Events					
Special Events	15,000	12,500	11,259	1,241	24.94%
Contingency					
Capital Outlay	70,000	58,333	22,957	35,376	67.20%
Miscellaneous Contingency	58,580	48,817	15,489	33,327	73.55%
Total Expenditures	<u>1,042,607</u>	<u>877,306</u>	<u>750,543</u>	<u>126,763</u>	<u>28.01%</u>
Excess of Revenues Over (Under) Expenditures	0	157,867	304,695	146,828	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(500,000)	(500,000)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	157,867	(195,305)	(353,172)	0.00%
Fund Balance, Beginning of Period	0	0	717,931	717,931	0.00%
Fund Balance, End of Period	<u>0</u>	<u>157,867</u>	<u>522,626</u>	<u>364,759</u>	<u>0.00%</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 7/31/2018

(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>9,608</u>	<u>9,608</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>9,608</u>	<u>9,608</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>0</u>	<u>57,627</u>	<u>(57,627)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>57,627</u>	<u>(57,627)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(48,019)</u>	<u>(48,019)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>500,000</u>	<u>500,000</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>451,981</u>	<u>451,981</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,044,194</u>	<u>1,044,194</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,496,175</u></u>	<u><u>1,496,175</u></u>	<u><u>0.00%</u></u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2017 Through 7/31/2018

(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	0	5,137	5,137	0.00%
Special Assessments				
Tax Roll	<u>492,707</u>	<u>494,460</u>	<u>1,752</u>	<u>0.35%</u>
Total Revenues	<u>492,707</u>	<u>499,597</u>	<u>6,890</u>	<u>1.40%</u>
Expenditures				
Debt Service				
Interest	242,707	240,494	2,214	0.91%
Principal	<u>250,000</u>	<u>255,000</u>	<u>(5,000)</u>	<u>(2.00)%</u>
Total Expenditures	<u>492,707</u>	<u>495,494</u>	<u>(2,786)</u>	<u>(0.57)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,103</u>	<u>4,103</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>4,103</u>	<u>4,103</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	357,781	357,781	0.00%
Fund Balance, End of Period	<u>0</u>	<u>361,884</u>	<u>361,884</u>	<u>0.00%</u>

Country Walk CDD
Investment Summary
July 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2018</u>
The Bank of Tampa	Money Market	\$ 95,892
		<u>95,892</u>
The Bank of Tampa ICS - Bond Excess		
BOKF, National Association	Money Market	59,417
Popular Bank	Money Market	44,404
The Park National Bank	Money Market	15
Western Alliance Bank	Money Market	9
		<u>103,845</u>
The Bank of Tampa ICS - Operating		
BOKF, National Association	Money Market	185,795
Flushing Bank	Money Market	9
Great Western Bank	Money Market	2
Popular Bank	Money Market	54
The Park National Bank	Money Market	21
Western Alliance Bank	Money Market	17
		<u>185,898</u>
	Total General Fund Investments	<u><u>\$ 385,635</u></u>
The Bank of Tampa ICS - Cap Reserve		
Bank of China, New York, NY	Money Market	
Boston Private Bank & Trust	Money Market	\$ 245,162
EagleBank	Money Market	56
Eastern Bank	Money Market	36
First Tennessee Bank National Assn	Money Market	37
Flushing Bank	Money Market	245,171
Morton Community Bank	Money Market	56
NBT Bank, National Association	Money Market	245,162
Oritani Bank	Money Market	245,162
Pinnacle Bank	Money Market	57
Popular Bank	Money Market	24,863
The Park National Bank	Money Market	245,163
United Bank	Money Market	245,219
Western Alliance Bank	Money Market	31
	Total Reserve Fund Investments	<u><u>\$ 1,496,175</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 5,022
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	40,639
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	133,653
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	15,643
	Total Debt Service Fund Investments	<u><u>\$ 361,884</u></u>

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2018

001 - General Fund

From 7/1/2018 Through 7/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Vivicon Inc.	4/30/2018	17885	Water Turf with water tank per proposal #4007 04/18	1,695.00
Del-Air Heating, Air-Conditioning & Refrigeration, Inc.	6/17/2018	HS-000134580	Commercial Preventative Maintenance 06/18	506.15
Vivicon Inc.	7/9/2018	18041	Grounds Maintenance 07/18	12,127.58
The Pampering Plumber	7/11/2018	12679-60608	Installed Commercial Hose Bib/Key System on playground 07/18	250.90
Vivicon Inc.	7/12/2018	18064	Install Flowers Per Proposal #4027 07/18	4,392.50
Clean Sweep Supply Co., Inc.	7/12/2018	00200858	Janitorial Supplies 07/18	56.60
Suncoast Pool Service	7/16/2018	4647	Replaced Filter Grid for Lap Pool 07/18	984.00
Suncoast Pool Service	7/16/2018	4649	Replaced 3HP Motor for Lap Pool 07/18	785.00
Bryan Cooper	7/18/2018	RET0000000016	Employee Insurance Reimbursement 07/18	728.60
Vivicon Inc.	7/20/2018	18103	Fertilize Palms 07/18	225.00
Vivicon Inc.	7/20/2018	18108	Treat Palms with OTC per Proposal #3485 07/18	225.00
Straley Robin Vericker	7/20/2018	15963	Legal Services Account #001033 06/18	77.50
Mary Ladanyi	7/25/2018	072518-Ladanyi	Rental Deposit Refund, Clubhouse 07/18	250.00
Pasco County Utilities Services Branch	7/25/2018	10752470	#0489145 - 30400 Country Point Blvd 07/18	713.60
Rizzetta Amenity Services, Inc.	7/27/2018	INV0000000005219	Amenity Management Services 07/18	6,083.07
Wendy Pineo	7/28/2018	072818-Pineo	Rental Deposit Refund, Clubhouse 07/18	75.00
Fitness Logic	7/31/2018	073118-40621	Repaired Treadmill 07/18	1,237.50
			Total 001 - General Fund	30,413.00
Report Total				30,413.00

Country Walk Community Development District
Notes to Unaudited Financial Statements
July 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 07/31/18.
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.