



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisors' Meeting
April 11, 2019**

**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	Nina Siegel Steve Hyde George O'Connor Luanne Dennis Margo Rae Moulton	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Kristen M. Schalter	Straley Robin & Vericker
Interim Engineer	Dennis Syrja	AECOM technical Services, 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

April 4, 2019

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 **April 11, 2019 at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Landscape
 1. Update on Soccer Field.....Tab 1
 2. Consideration of Soccer Field proposals..... Tab 2
 3. Review of Monthly Inspection Report Tab 3
 4. Landscape proposals for consideration..... Tab 4
 5. Consideration of Gym remodeling proposal Tab 5
 6. Review of Reserve Study update Tab 6
 7. Discussion of Budget "wish list" items
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors
Meeting held on March 14, 2019..... Tab 7
 - B. Consideration of Minutes of the Audit Committee
Meeting held on March 14, 2019..... Tab 8
- 5. STAFF REPORTS**
 - A. Clubhouse Manager
 1. Review of Clubhouse Operations Report..... Tab 9
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. 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
District Manager

Tab 1

Country Walk Soccer Field

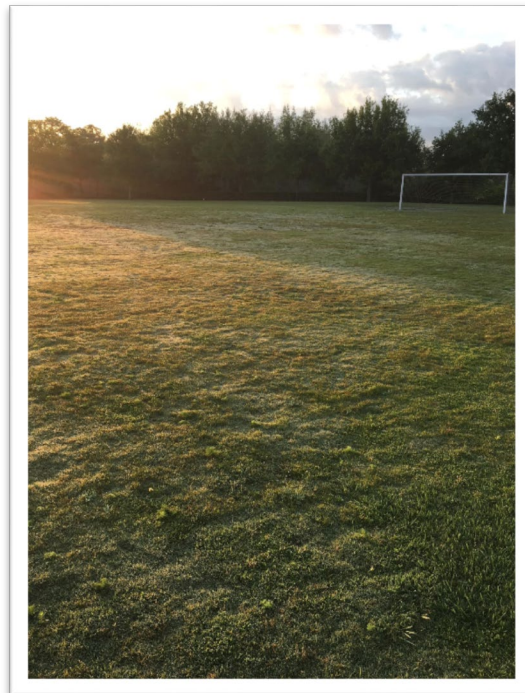
Upon visual inspection of the field on Friday March 15, 2019 the following was observed.

Thin areas of turf especially in the center of the field most likely from excessive wear. Unevenness of the ground in numerous areas. Presence of broadleaf and sedge weeds. Wet conditions which may be attributed to poor drainage.

The following practices were discussed as possible solutions:

- Next winter over-seeding field with rye to protect Bermuda during winter dormancy.
- Aerification and or Verti-cutting of field to help alleviate compaction and thatch “organic matter” as well as to promote new rooting and increase oxygen availability to roots.
- Topdressing of field with sand and then brushing in to promote thin areas to heal quicker as well as too help level low areas.
- Herbicide application to field to reduce weed pressure. Please note: Herbicide application made 3/20/19 follow up application will be made in fourteen days.
- Spring granular fertilizer application with pre-emergent incorporated to be made March 27, 2019.
- Closing of the field to accelerate turf recovery is a logical decision.

Please note: The above recommendations are made based off industry standard best practices.



Morning Matt,

Good morning, just wanted to provide a update on the soccer field and respond to some of Mr. Yevstratov's concerns. The weeds were treated with herbicide on 3/20 and are being re-treated this week with herbicide/fertilizer as well as a pre-emergent. During this period when the weeds are undergoing chlorosis the field will appear worse. In regards to the Bermuda dormancy the nighttime low's have been in the low 60's and the Bermuda is still slowly coming out of dormancy and will continue to grow more aggressively as day time and night time temperatures increase as we go into spring and summer. In regards to the irrigation it was checked last week and is running. A written report describing the field conditions and cultural recommendations was provided last week and a formal proposal with details on "aerification & topdressing" is being provided this week so the board can make a informed decision at their next board meeting. The field was also mowed again yesterday afternoon to improve it aesthetically. As detailed in last weeks report the recommendation to close the field was based on the thinking of giving the turf a reprieve and the opportunity to recover from the constant use it typically endures.

Respectfully,

Justin Martinjak

Operations Manager



Tab 2



PROPOSAL



#1

Date: 4/2/19

PROPERTY: Country Walk CDD

SCOPE OF WORK: Perform cultural practices on the Bermuda field located on Country Point Blvd in Wesley Chapel. Cultural Practices will include aerification, vertical mowing, top dressing, dragging and rolling.

Aerification

\$1,040.00

Verticut/Roll

\$805.00

Top-dress and drag 30 Cubic Yards of Command Top dress soil.

\$3,000.00

Chemicals and Fertilizer

20-0-20 1% Ronstar Pre-emergent.

\$990.00

*Optional - Tribute herbicide application for weed control (recommended)

\$775.00 (Not included in total price)

Moisture Manager Wetting Agent for Sandy soils

\$585.00

Grand Total: \$6,420.00

Payment due within 15 days of completion of the above proposed work.

If there are any questions, please contact me at your earliest convenience.

An acceptance of this proposal within 30 days shall constitute a contract between us.

Beyond 30 days the above prices are subject to review.

Date of Acceptance _____

Estimated By: Juan Carlos Nova

Signature _____

9830 Yawn Road
Dade City, FL 33525

Signature: *Juan Carlos Nova*

WWW.CAPITALLAND.NET

Today



Don't

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #9896

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
SOCCER FIELD AERATION/ TOPDRESSING	3/19/2019	Justin Martinjak	6/17/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: TYREE BROWN DATE OF COMPLETION: 4/12/2019 SOCCER FIELD AERATION AND TOPDRESSING			
AERATION Description: AERATION	75,000	\$0.04	\$3,000.00
TOP DRESSING SAND Description: TOP DRESSING SAND	75	\$57.00	\$4,275.00
Labor for Site Prep Description: DRAG/BRUSH IN MATERIAL/CLEAN UP	75,000	\$0.03	\$2,250.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$9,525.00
--------------	-------------------

Signature: _____

Printed Name: _____

Accepted Date: _____

Tab 3

COUNTRY WALK

FIELD INSPECTION REPORT



March 20, 2019
Rizzetta & Company
Tyree Brown- Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Country Walk

General Updates, Recent & Upcoming Maintenance Events.

Develop a plan to rejuvenate the Bermuda turf on the soccer field at the clubhouse.

Schedule spring fertilization application.

The following are action items for Down to Earth 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 more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Treat active fire ant mounds in the community.
2. Weed Jasmine Minima bed in the right of way of Country Point at the clubhouse parking lot entrance.
3. Continue to remove dead and declining Wax Myrtle on both sides of Country Point in the buffer.
4. There are several Wax Myrtle stumps in the Country Point buffer that need to be flush cut to the ground.
5. Weed new Jasmine Minima bed on the north side of Country Point.
6. Allow Jasmine Minima to grow into the vacant bed areas of the right of way on Country Point at the English Turn intersection.
7. Monitor declining newly installed Viburnum in the buffer on the south side of Country Point.
8. Check irrigation in the Country Point buffer both sides east end. Viburnum hedge is dry.
9. Obtain separation of plant material back of sidewalk on Country Point between the Palm trees and Indian Hawthorne.
10. Trim around irrigation valve box covers and replace broken lids back of sidewalk on the south side of Country Point.
11. Develop plan to replace damaged Juniper in the center median of the community entrance at Meadow Pointe Blvd from vehicle damage.



Country Walk

12. Remove declining Indian Hawthorne in the clubhouse parking lot plant beds.
13. Provide a plan to improve the condition of the Bermuda turf at the soccer field at the clubhouse.
14. Remove hanging leaf(2) from Queen Palm on the Country Point buffer north side.
15. Weed ornamental grass bed on the Country Point buffer north side.
16. Weed tree rings in the large common areas along Country Point east of English Turn.

38



17. Line trim stormwater pond bank on Country Point just east of the bridge. North side. (photo 38)

18. Provide proposal to fill in Jasmine Minima in the right of way of Country Point just east of the bridge.

19. Remove weeds back of sidewalk on Country Point east of the bridge and fill in with mulch.

20. Cut back Flax Lily in the center median of Country Point over the curb in front of the clubhouse.(photo 42)

21. Weed under the Wax Myrtle on the stormwater pond bank on the north side of Country Point across from the clubhouse.

22. Treat Coontie Palm for Scale in the Country Point traffic circle.
23. Treat Dollar weed in the turf in the right of way of Country Point traffic circle.(photo 46)
24. Weed Indian Hawthorne island bed at the Country Point traffic circle.
25. Treat Coontie Palms for Scale in the

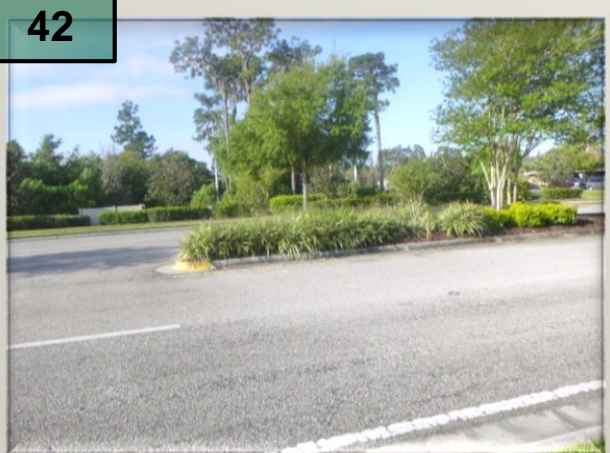
46



clubhouse parking lot.

26. Give proposal to remove Schillings and replace with Confederate Jasmine at the rear entrance to pool area of the clubhouse.

42



Country Walk

27. Remove dead Sable Palm at the rear entrance to the pool area of the clubhouse.

28. Remove sucker growth from Crape Myrtles around the pool area of the clubhouse.

29. Give proposal to replace missing Viburnum at the pool gate at the back of the pool entrance.

30. Remove declining Holly trees along the bath house of the pool area of the parking lot.

31. Give proposal to remove Crinum Lily inside the pool area at the entrance gate with a more compatible plant.

56



32. Prune Star Jasmine and Elaeagnus inside the pool area of the clubhouse. (photo 56)

33. Give proposal to fill in some of the open areas inside the pool area with Jasmine Minima at the clubhouse.

34. Remove dead and declining Schilling at the back of the clubhouse and on the east side of the clubhouse. Give proposal to replace with a more compatible plant.

35. Weed and clean up all plant beds at the back of the clubhouse.

36. Prune Sable Palms off of the clubhouse at the back of the building. (photo 65)

37. Separate Ginger from Live Oaks in the plant beds at the back of the clubhouse.

38. Prune Live Oak over the dumpster area of the clubhouse parking lot.

39. Remove vines from Live Oak at the dumpster area of the clubhouse parking lot.

40. Monitor Live Oak in decline in the common

65



area behind O Rourke Ct. Trees in decline due to lightning damage.(photo 72)

72





COUNTRY WALK

**Landscape Inspection - Status Update
MARCH 2019**

Item	1	Completed – on going
Item	2	Completed
Item	3	Proposal submitted
Item	4	Completed
Item	5	Completed
Item	6	Completed
Item	7	Monitoring - improving
Item	8	Completed
Item	9	To be completed - Schedule
Item	10	Completed - On going
Item	11	Proposal submitted
Item	12	Completed
Item	13	Report submitted. Completed 2 applications of Post and Pre-Emergent herbicide plus Fertilizer.
Item	14	To be completed - Schedule
Item	15	Completed
Item	16	Completed
Item	17	Completed
Item	18	Proposal submitted
Item	19	Completed
Item	20	To be completed
Item	21	Completed
Item	22	To be schedule
Item	23	Completed
Item	24	Completed
Item	25	To be schedule
Item	26	Proposal submitted
Item	27	Proposal submitted
Item	28	Completed
Item	29	Proposal submitted
Item	30	Proposal submitted
Item	31	Proposal submitted



Item	32	Completed
Item	33	Proposal submitted
Item	34	Proposal submitted
Item	35	Completed
Item	36	Completed
Item	37	To be completed
Item	38	Completed
Item	39	To be completed
Item	40	Under observation
Item	41	END OF REPORT
Item	42	
Item	43	
Item	44	
Item	45	
Item	46	
Item	47	
Item	48	
Item	49	
Item	50	

Tab 4

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #9882

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
SOD/JASMINE/VIBURNUM @ BACK OF POOL	3/19/2019	Justin Martinjak	6/17/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/24/19 PLANT REPLACEMENTS AT POOL			
CONFEDERATE JASMINE 1 GALLON Description: CONFEDERATE JASMINE	40	\$6.00	\$240.00
BAHIA SOD PER SQUARE FOOT Description: BAHIA SOD	1	\$99.00	\$99.00
VIBURNUM 3 GALLON Description: VIBURNUM	2	\$13.95	\$27.90
Labor for Site Prep Description: LABOR	1	\$105.00	\$105.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$471.90

Signature: _____

Printed Name: _____

Accepted Date: _____

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #9885

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
PLANT INSTALLATION AT POOL DECK	3/19/2019	Justin Martinjak	6/17/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: TYREE BROWN DATE OF COMPLETION: 4/15/2019 PLANT REPLACEMENTS AROUND POOL DECK			
ARBORICOLA TRINETTE 3 GALLON Description: ARBORICOLA	22	\$14.00	\$308.00
CROTON 1 GALLON Description: CROTON	10	\$7.00	\$70.00
HAWAIIAN TI PLANT 3 GALLON Description: TI PLANT	6	\$18.00	\$108.00
PINE BARK MULCH 3 CF BAG Description: PINE BARK MULCH	15	\$6.50	\$97.50
Labor for Site Prep Description: LABOR	6	\$35.00	\$210.00
IRRIGATION Description: DRIP LINE IRRIGATION	1	\$105.00	\$105.00
Shipping/Delivery Description: DELIVERY	1	\$50.00	\$50.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$948.50

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #10248

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
CLUBHOUSE ENTRY	3/27/2019	Justin Martinjak	6/25/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/27/2019 CLUBHOUSE ENTRY			
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$315.00	\$315.00
AFRICAN IRIS WHITE 1 GALLON Description: AFRICAN IRIS	9	\$6.00	\$54.00
PINE BARK MULCH 3 CF BAG Description: MULCH	12	\$6.50	\$78.00
BULK BROWN RIVER ROCK 3/4" YD	0.5	\$295.00	\$295.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$742.00

Signature: _____

Printed Name: _____

Accepted Date: _____

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #10254

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
POOL HOUSE	3/27/2019	Justin Martinjak	6/25/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/27/2019 POOL HOUSE LANDSCAPE			
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$840.00	\$840.00
JACK FROST LIGUSTRUM 3 GALLON Description: LIGUSTRUM	35	\$14.95	\$523.25
SHELL GINGER 3 GALLON Description: SHELL GINGER	7	\$15.95	\$111.65
PINE BARK MULCH 3 CF BAG Description: MULCH	70	\$6.50	\$455.00
IRRIGATION Description: IRRIGATION DRIP-LINE RECONSTRUCTION	1	\$205.00	\$205.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$2,134.90

Signature: _____

Printed Name: _____

Accepted Date: _____

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #10255

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

DRAFT

Project/Job	Estimate Date	Sales Rep	Expires	PO #
COUNTRY POINT BLVD ENTRY ISLAND	3/27/2019	Justin Martinjak	6/25/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/27/2019 COUNTRY POINT BLVD ENTRY ISLAND			
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$525.00	\$525.00
BULK BROWN RIVER ROCK 3/4" YD Description: RIVER ROCK	1	\$295.00	\$295.00
RED FOUNTAIN GRASS 3 GALLON Description: RED FOUNTAIN GRASS	3	\$14.95	\$44.85
BURFORD HOLLY 3 GALLON Description: HOLLY	5	\$14.95	\$74.75
PINE BARK MULCH 3 CF BAG Description: MULCH	3	\$6.50	\$19.50

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$959.10

Signature: _____

Printed Name: _____

Accepted Date: _____

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



March 2019
Estimate #10256

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
JASMINE REPLACEMENT AT POOL	3/27/2019	Justin Martinjak	6/25/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/27/2019 JASMINE AT POOL			
ASIATIC JASMINE 1 GALLON Description: JASMINE	215	\$6.00	\$1,290.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$1,290.00

Signature: _____

Printed Name: _____

Accepted Date: _____

Down To Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



April 2019
Estimate #10460

Customer

COUNTRY WALK CDD
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544
CDDINVOICE@RIZZETTA.COM

Project/Job	Estimate Date	Sales Rep	Expires	PO #
FARM BRIDGE	4/3/2019	Justin Martinjak	7/2/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: MATTHEW HUBER DATE OF COMPLETION: 4/22/2019 FARM BRIDGE WASHOUT			
Sand Bags Description: SAND BAGS	11	\$5.95	\$65.45
GRAVEL MARBLE CHIP WHITE Description: MARBLE CHIPS	2	\$5.65	\$11.30
Labor for Site Prep Description: LABOR	2	\$105.00	\$210.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$286.75

Signature: _____

Printed Name: _____

Accepted Date: _____

Tab 5

Matt/Nina,

Good News...I spoke with Wendy Health and she said that E&L Construction Group will honor the first bid of \$121,500 (plus \$25,000 alternate).

It will probably take **5months** for design and permitting before construction. So, we are looking at a start date of around September 1st, 2019.

She is willing to attend our next CDD meeting, if you like, and address any questions you might have.

Please, let me know what else you need from me. I am here to help in any way I can.

Thanks,

Gerry Fezzuoglio

Civil Designer, Site/Civil Engineering, B+P

O 813-675-6852 C 401-932-5110

gerry.fezzuoglio@aecom.com

AECOM

7650 West Courtney Campbell Causeway

Tampa, Florida 33607, United States of America

T +1-813-286-1711

aecom.com

**Country Walk CDD:
Clubhouse Expansion Project**

Wesley Chapel, Florida

Rizzetta & Company: Mr. Matthew E. Huber

**Response From:
E&L Construction Group, Inc**

December 6, 2018



1. Introduction Letter
2. Company Profile
3. Financial Strength and Stability
4. Bid Proposal Form
5. Proposal Letter
6. Schedule
7. Construction Manager Option Letter
8. Design-Build Option Letter
9. Relevant Project Experience



32446 Scenic Hills Dr.
Mount Dora, FL 32575
Phone: 352.720.3172
www.eandlgroup.com
December 6, 2018

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Email: mhuber@rizzetta.com

Mr. Huber,

It is with great pleasure that the E&L Construction Group is responding to your ITB for Construction services on the Country Walk CDD: Clubhouse Expansion Project in Wesley Chapel, FL.

E&L Construction Group, beginning as Erickson & Lindstrom Construction in 1953, has been a successful part of the commercial construction industry throughout the local, state, and national economy for many years. E&L has an excellent reputation for quality buildings, safe working conditions, and experienced staff. With our home office beginning in Flint, MI over 65 years ago, we have grown our footprint to construction projects in 17 states and regional offices in Grand Rapids, MI; Ft. Wayne, IN; and Orlando, FL.

Our qualifications include hundreds of projects over the years, all of which bear the quality workmanship of our skilled tradesmen and superior office staff. We currently employ an office staff of over 40 experienced construction professionals and associates, and more than 130 field supervision and tradesmen working throughout the United States.

At E&L Construction, we hold safety on our jobsites as our #1 priority. We strive to be the most safety conscious construction contractor in the industry, starting at the top with our President, who actively serves as our Safety Officer, down to our newest tradesman on the jobsite.

I am excited to introduce our company, show our qualifications, and respond to your ITB as thorough as possible. Attached you will find additional information regarding our history, experience, team members, and accomplishments in the construction industry.

Please feel free to contact me with any questions you may have.

Thank you,

Wendy Heath
Director of Business Development Florida Division
Cell 760.415.8106 | Email: wendy.heath@eandlgroup.com

E&L Construction Group, Inc

32446 Scenic Hills Dr.
Mount Dora, Florida 32575
352.720.3172
www.eandlgroup.com

1.0 Executive Summary

The E&L Construction Group was founded in 1953 as Erickson and Lindstrom and has been around for over 65 years. We pride ourselves on meeting schedule and have a great track record that demonstrates our ability to deliver projects on time and within budget. We monitor and track quality control throughout the entire project.

2.0 Basic Information

We are a C Corporation, incorporated in the state of Michigan in 1973. We are affiliated with Association of General Contractors of America and Construction Association of Michigan.

3.0 In-House Professional Services

We are a full-service construction firm with experience in numerous construction delivery systems:

- Design-Build
- General Contracting
- Construction Management
- Integrated Project Delivery
- Property Development

We are currently doing work in 15 states (Midwestern United States) and have a strong in-house professional services staff.

- Estimators - 5
- Project Managers - 15
- Superintendents - 22
- Accounting Staff - 8
- Administration - 5
- Construction Yard Staff - 2
- Project Engineers - 8



3.1 Self-Perform

We currently employ over 150 carpenters, cement finishers, and laborers. We self-perform selective demolitions, rough carpentry, finish carpentry, concrete, rigging, and drywall. We are organized into 3 divisions: commercial, industrial, and paint systems.

4.0 Safety

We believe that safety training for our employees parallels the concept of preventative maintenance.

E&L Dunns # 004 843 348
ISN Certified with an A Grade
EMR – 0.74, RIR – 0, DART – 0
Single Project Bonding Capacity of \$60M
D&B rating of 1R2

5.0 Commercial

Our commercial division ranges from retail stores to offices. Our ability to manage fast-track schedules and meet Grand Opening dates is our strength.



5.1 Institutional

We are proud to have constructed many schools from Montessori Center to elementary, middle, and high schools, to colleges and universities. We hit schedules and budgets, no excuses.



5.2 Water and Wastewater

We bring strong management and experience to construct, perform maintenance, and upgrade these facilities. This capability has been critical to meeting rigorous requirements and adhering to a tight schedule.

Saline WWTP - \$3 Million

Milford WWTP - \$10 Million

KWA - \$13 Million



6.0 Industrial

Our first automotive construction project was the Fisher Body Plant 21 in 1957 in Detroit. Since then we have had a long track record with General Motors, Toyota, Ford, Nissan as well as recently with Kamax and Lear from pre-engineered metal buildings to the General Motors Project Delivery Program Manager (PDPM). The below photos give a "tour" of our initial work and skills.

GM SMC STALK MELTER RENOVATION PROJECT

Consisted of 350,000 sq. ft. plant that made cast iron engine blocks. We converted it to an aluminum smelter that currently makes aluminum engine blocks. Project located in Saginaw was completed in 14 months.



KAMAX – We completed a 140,000 sq. ft. addition to their plant in Lapeer Mi.



LEAR CORPORATION

We just completed a \$16M building that is a 170,000 sq. ft. new plant in Flint at the old Buick City Site. Construction was started mid-October of 2017; this building became operational in April of 2018. This was a fast track design-build project through a tough winter and on an extremely difficult site with many underground obstructions.



Summary

We are proud of our past and look forward to creating an even brighter future. To bring our experience and skills to you is a privilege. We deliver great value with an emphasis on safety every step of the way. Thank you for the opportunity to present the E&L Construction Group.



FINANCIAL STRENGTH & STABILITY INFORMATION



FIRM INFORMATION:

COMPANY NAME: Root & TMR, Inc. dba, E&L Construction Group, Inc.

HISTORY: The E&L Construction Group was founded in 1953 as Erickson & Lindstrom Construction Company and with the acquisition of Forrester Construction in 1997 became the E&L Construction Group, Inc. Our business is recognized to the State of Michigan as a registered C-Corporation and is in good standing with the State.

The E&L Construction Group is currently owned by Greg Krueger and Mark Krueger.

FINACIAL AND INSURANCE:

E&L Construction has an aggregate bonding capacity of \$80 million with single project limit of \$60 million. Our current bond rate is 0.7%

Banking for the company is with The State Bank; our primary contact is Andrew Gavulic who can be contacted at 810.714.3705 with any inquiries you may have regarding the financial stability of E&L.

E&L Construction Group carries full insurance for liability and professional services in the amount of \$1 million per occurrence with a \$15 million Umbrella coverage policy. Our insurance cost rate is 0.08892%

Our Dun & Bradstreet number is 004 843 348 with our D&B rating at 1R2 for more information on our financial strength and stability.

Cost control is very important on any construction project, which is why E&L utilizes the synergy of Timberline Accounting and Document Control software. Timberline software allows us to integrate our job cost, payables, contracts, payment applications, submittals, RFI's, transmittals, and many other documents into one system for maximum efficiency and control.

EXPERIENCE: Over the past 5 years, E&L has constructed an average of 400 projects per year and managed several \$10+ million projects as the Construction Manager or General Contractor. E&L constructed CM projects up to \$24 million, including the Felician Sisters and Madonna University in Livonia, MI, Genesee Valley Mall in Flint, MI in excess of \$25 million. E&L has just completed 2 Construction Management projects for Kamax L.P. (\$13.3 million) and Lear Corporation (\$15.5 million).

BID PROPOSAL

PROJECT IDENTIFICATION:

Country Walk CDD: Clubhouse Expansion Project
Wesley Chapel, Florida

THIS BID IS SUBMITTED TO:

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
mhuber@rizzetta.com

1. The undersigned BIDDER proposed and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders. This Bid will remain subject to acceptance for forty-five days after the day of Bid opening. BIDDER will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within fifteen days after the date of OWNER's Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - a. BIDDER has examined and carefully studied the Bidding Documents and the following Addenda receipt is hereby acknowledged: (List Addenda by Addendum Number and Date)
None
 - b. BIDDER has visited the site and become thoroughly familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work;
 - c. BIDDER is thoroughly familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
 - d. BIDDER is aware of the specific nature of Work to be performed by Owner and other at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
 - e. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
 - f. BIDDER has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that BIDDER has discovered in the Contract Documents and the written

resolution thereof by ENGINEER is acceptable to BIDDER, and the Contract Documents are sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

- g. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

4. BIDDER will complete the Base Bid Work in accordance with the Contract Documents for the following price (excluding Unit Price work):

- 4.1 LUMP SUM BID: Items 1-7 in the Sequence of construction drawing

One hundred twenty one thousand five 121,500.00
(Use Words) hundred dollars and zero cents (Figures)

- 4.2 BID ALTERNATE #1: Item 8 only (removal of 8" block wall and window) in the Sequence of construction drawing

Twenty thousand dollars and zero cents 20,000.00
(Use Words) (Figures)

5. BIDDER agrees that the Work will be substantially completed within 60 days after the Notice to Proceed is issued as provided in paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with paragraph 14.07A of the General Conditions within 90 days after the Notice to Proceed is issued.
6. The following documents are attached to and made a condition of this Bid:
- A. A list of Subcontractors, Suppliers and other persons and organizations required to be identified in this Bid.
 - B. Product information for modular block wall.
 - C. Construction Schedule
7. Communications concerning this Bid shall be addressed to:

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Email: mhuber@rizzetta.com
Phone: (813) 994-1001
Fax: (813) 994-2100

8. Terms used in this Bid which are defined in the General Conditions or Instructions will have the meanings indicated in the General Conditions or Instructions.

SUBMITTED on DECEMBER 7, 2018.

State Contractor License No. CBC1262682

If BIDDER IS:

A Corporation

By ERICKSON & LINDETROM CONSTRUCTION CO. (SEAL)
(Corporation Name)

MICHIGAN

(State of Incorporation)

By GREG KRUEGER (SEAL)
(Name of Person Authorized to Sign)

PRESIDENT & CEO

(Title)

(Corporate Seal)

Attest MARK KRUEGER (Secretary)

Business address: 3040 AIRPARK DRIVE SOUTH, FLINT, MI 48507

Phone Number/Email Address: 810-744-4300/GREGK@EANDLGROUP.COM

Date of Qualification to do business is: SEPTEMBER 26, 2018

AFFIDAVIT ON PUBLIC ENTITY CRIMES
SECTION 287, FLORIDA STATUTES
Country Walk Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: ERICKSON & LINDSTROM CONSTRUCTION CO.

Name of Authorized Signatory of Proposer: GREG KRUEGER

Title of Authorized Signatory of Proposer: PRESIDENT & CEO

1. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record, relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolocontendere.
3. I understand that an "affiliate" as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
4. I understand that a "person" as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the

provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, that statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Please indicate which statement applies.]**

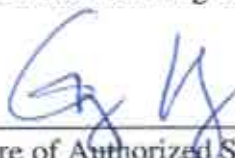
 x Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.

 There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]

 The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]

 The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the Country Walk Community Development District for which this Proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of Proposals for this project.



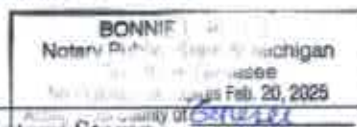
Signature of Authorized Signatory of Proposer GREG KRUEGER
PRESIDENT & CEO

DECEMBER 7, 2018

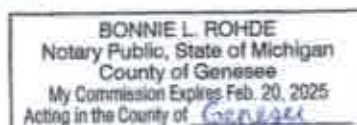
Sworn before me on DECEMBER 7, 2018



Notary Public, State of ~~Florida~~ MICHIGAN
BONNIE L. ROHDE



Notary Stamp



AFFIDAVIT FOR SCRUTINIZED COMPANIES
SECTION 287.135, FLORIDA STATUTES
Country Walk Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

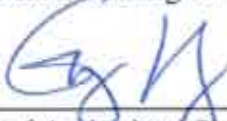
Name of Proposer: ERICKSON & LINDSTROM CONSTRUCTION CO.

Name of Authorized Signatory of Proposer: GREG KRUEGER

Title of Authorized Signatory of Proposer: PRESIDENT & CEO

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that: (1) I understand that a "scrutinized company" as defined in Section 287.135, Florida Statutes, would render us ineligible to bid on this project and (2) that we are not a "scrutinized company" and are eligible to bid on this project.


I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the Country Walk Community Development District for which this Proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of Proposals for this project.



Signature of Authorized Signatory of Proposer GREG KRUEGER
PRESIDENT & CEO

DECEMBER 7, 2018

Sworn before me on DECEMBER 7, 2018



Notary Public, State of ~~Florida~~ MICHIGAN
BONNIE L. ROHDE

BONNIE L. ROHDE
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 20, 2025
Acting in the County of Genesee

Notary Stamp

AFFIDAVIT OF NON-COLLUSION
Country Walk Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: ERICKSON & LINDSTROM CONSTRUCTION CO.

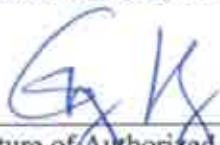
Name of Authorized Signatory of Proposer: GREG KRUEGER

Title of Authorized Signatory of Proposer: PRESIDENT & CEO

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

1. The price(s) and amount(s) of this Proposal have been arrived at independently and without consultation, communication or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) of this Proposal, and neither the approximate price(s) nor approximate amount(s) of this Proposal, have been disclosed to any other firm or person who is a proposer, potential proposer, proposal, or potential proposal, and they will not be disclosed before Proposal opening.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Proposal for this contract, or to submit a price(s) higher than the prices in this Proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Proposal.
4. The Proposal of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Proposal.
5. Proposer, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the Country Walk Community Development District for which this Proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of Proposals for this project.



Signature of Authorized Signatory of Proposer GREG KRUEGER
PRESIDENT & CEO

DECEMBER 7, 2018

Sworn before me on DECEMBER 7, 2018



Notary Public, State of ~~Florida~~ MICHIGAN
BONNIE L. ROHDE
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 20, 2025
Acting in the County of Genesee
Notary Stamp



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

KRUEGER, GREGORY JOSEPH

ERICKSON & LINDSTROM CONSTRUCTION CO.

3040 AIRPARK DRIVE S

FLINT MI 48507

LICENSE NUMBER: CBC1262682

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

RESOLUTION

From the Annual Meeting of the Board of Directors, held on May 23, 2018.

"It was unanimously resolved that Greg Krueger, President, or other such officials as the President may designate are hereby authorized to sign proposals and contracts on behalf of E&L Construction Group, Inc."



Greg Krueger, President

Mark Krueger, Corp. Secretary

5/23/2018

Date

5/23/2018

Date

PROPOSED MANUFACTURERS, SUPPLIERS AND/OR SUBCONTRACTORS:

ITEM(S)

MANUFACTURER/SUBCONTRACTOR/SUPPLIER

Architectural and Structural Engineering	Rolo Architectural
Final Clean	Cleaning Giants
Demolition	Allied Wrecking
Salvage	Shover A B
Toilet Accessories	Shover A B
Plumbing	Ortiz Plumbing

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Email: mhuber@rizzetta.com

Mr. Huber,

I would like to present the following proposal for your review regarding the Country Walk CDD Clubhouse Renovation project in Wesley Chapel, MI. The following scope of work will be the basis of this proposal:

Design

Architectural and Structural Design will include review of the original plans and existing structure. A complete set of drawings for permitting and bidding will be produced, including finishes as selected by Country Walk CDD and any necessary specifications. Mechanical and Electrical exploration and design will be completed as needed.

Demolition

Demolition of existing finishes to expand the Fitness Room and further reduce the noise from the Fitness Room has been included. This includes walls, drywall, and flooring.

Site work

There is no site work included for this design

Utilities

There are no utilities included for this design

Paving

There is no paving included for this design

Landscaping

There is no landscaping included for this design

Concrete

Concrete work has been limited to the patching of concrete after plumbing for the new bathroom has been completed.

Masonry

There is no masonry included in this design.

Insulation

Insulation to reduce noise from the Fitness Center will be added to new walls and to the existing NNW wall of the Fitness Center

Drywall/ Metal Stud

A new metal stud and drywall wall will be built to enclose the new bathroom. The existing doorway to the Fitness Center will be closed off and the existing entry way to the gallery will be closed off by building in the archway to a doorway. Drywall patch will be used as needed for repairs.

Glass / Glazing

The existing windows in the new bathroom will be made inoperable and frosted for privacy.

Doors / Frames / Hardware

Existing doors/frame/hardware will be salvaged during demolition and reinstalled in the new locations.

Flooring

New gym flooring will be installed at a material budget of \$3.30/sf

Tile

New tile flooring and 4' wainscot on the wet walls of the bathroom will be installed at a material budget of \$3.50/sf.

Painting

New walls and any areas of patch or repair will be painted to match existing.

Toilet Accessories

Toilet accessories will include a single Uline stainless steel toilet paper dispenser, a Uline wall mounted brushed steel paper towel dispenser, a Uline automatic foaming soap dispenser, (1) 36" stainless steel grab bar, and (1) 48" stainless steel grab bar.

Signage

A single ADA bathroom sign will be installed on the bathroom door.

Fire Protection

There is no fire protection included in this design

Plumbing

Plumbing has been included for the new restroom. Sawcutting the existing floor to bring in plumbing from the Janitors Room has also been included. A new wall hung lav with manual faucet set at ADA height as well as an ADA height new water closet with manual flush will be installed.

HVAC

There is no HVAC included in this design

Electrical

Electrical work will include relocating fire alarms/strobes and security items as needed. A new light switch for the bathroom will be installed for the existing fixtures. All existing light fixtures will be kept.

Exclusions

Electrical relocation within walls, new light fixtures, new wiring other than specified in above scope
Unforeseen conditions or debris, hazardous material removal
Intercom / Phone System

Total Cost for Above Work: \$ 121,500.00

Add Alternate 1: \$20,000.00

- Demolition of existing masonry structural wall creating an 8' opening
- Installing a laminated beam for structural support
- Drywall and painting of the structural support



Add Alternate 2: \$5,000.00

- Electrical and Mechanical Engineering if needed

Please do not hesitate to contact me if you have any questions regarding this proposal.

Wendy Heath
Director of Business Development Florida Division
Cell 760.415.8106 | Email: wendy.heath@eandlgroup.com

ID	Task Name	Duration	Start	Finish	1st Quarter	2nd Quarter	3rd Quarter
1	Contract Award/Notice to Proceed	11 days	Fri 12/22/18	Fri 12/22/18			
2	Design & Engineering	58 days	Wed 1/2/19	Fri 3/22/19			
3	Permitting	58 days	Mon 3/4/19	Wed 5/22/19			
4	Mobilization	4 days	Mon 5/6/19	Thu 5/9/19			
5	Demolition	11 days	Mon 5/23/19	Mon 5/27/19			
6	Foundation Rough	4 days	Mon 5/27/19	Thu 5/30/19			
7	Electrical Rough	11 days	Mon 5/27/19	Mon 6/10/19			
8	Build New Walls and Bulkheads	11 days	Mon 6/4/19	Mon 6/17/19			
9	Insulate New and Existing Walls	4 days	Mon 6/10/19	Thu 6/13/19			
10	Drywall New Walls/Patch Existing Walls and Ceiling	11 days	Mon 6/17/19	Mon 7/1/19			
11	Painting	8 days	Mon 7/1/19	Wed 7/10/19			
12	Install New Flooring	3 days	Fri 7/12/19	Tue 7/16/19			
13	Install Salvaged Baseboard and Crown Molding	1 day	Mon 7/15/19	Mon 7/15/19			
14	Install Salvaged Frames/Doors/Hardware	7 days	Tue 7/16/19	Wed 7/24/19			
15	Install Plumbing Fixtures	2 days	Tue 7/16/19	Wed 7/17/19			
16	Install Salvaged Mirrors & Electrical Fixtures	2 days	Wed 7/24/19	Thu 7/25/19			
17	Install Toilet Accessories	4 days	Mon 7/22/19	Thu 7/25/19			
18	Painting	10 days	Fri 7/26/19	Fri 7/26/19			

Task

Sub-Task

Sub-Task

Sub-Task

Project Summary

Project Summary

Project Summary

Material Take

Material Take

Material Take

Quantity

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Material Summary

Material Summary

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Material Summary

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Material Summary



32446 Scenic Hills Dr.
Mount Dora, Florida 32575
Phone: 352.720.3172
www.eandlgroup.com
December 6, 2018

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Email: mhuber@rizzetta.com

RE: Construction Management Option

Mr. Huber,

I am writing you to explain the benefits of a Construction Management Approach for your consideration with the upcoming project for the Country Walk CDD: Clubhouse Expansion Project.

A Construction Manager provides professional oversight of the project budgeting, schedule, bidding, and construction. Your Architect develops preliminary design drawings (site plan, floor plan, and exterior building elevations) along with an outline specification for the proposed new building system and finishes. As the Construction Manager, we would establish preliminary budgets broken down by trades for construction of the project along with a preliminary project development schedule. This schedule will be presented to your board for approval prior to commencing with the final design drawings.

Once the budget and schedule have been approved the Architect we will begin preparing the bidding documents using the approved building systems and finishes. During this phase, we will have periodic design development review meetings with the Client to seek additional information, validate budget compliance, and assure that the Clients expectations are being met. Upon completion of the documents a final review meeting will be held to secure Client and CM approvals.

As the Architect begins seeking municipal approvals (site plan & building plans), the Construction Manager would develop bid packages for each trade. We then would solicit our pre-approved list of qualified trade contractors for competitive bids for each trade. The bids would be reviewed with the Client for adherence with the budget. The low bidders are interviewed by the Construction Manager and Architect for completeness of the submitted bid and acceptance of the project schedule. Upon approval from the Client, the Construction Manager will develop and secure construction contracts for each respective trade.

During Construction the Construction Manager oversees all construction contracts and construction activity providing onsite supervision. Weekly progress meetings are held both with the Client and Contractors for review of the project progress. The Construction Manager with the assistance of the Architect performs all necessary administrative duties of the project during construction.

I have found this method of procurement more favorable with Clients and less adversarial during construction. Please feel free to call us if you have any questions or wish to discuss this further.

Sincerely,

Wendy Heath
Director of Business Development Florida Division
Cell 760.415.8106 | Email: wendy.heath@eandlgroup.com



32446 Scenic Hills Dr.
Mount Dora, Florida 32575
Phone: 352.720.3172
www.eandlgroup.com
December 6, 2018

Mr. Matthew E. Huber
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Email: mhuber@rizzetta.com

RE: Design Build Option

Mr. Huber,

I would like to address the Design Build Approach as a consideration to the upcoming project for the Country Walk CDD: Clubhouse Expansion Project which can bring several benefits to schedule and budget.

The Design Build Approach provides professional oversight of the project budget, schedule, bidding, and construction. However, with Design Build, the Architect is under contract by the Builder to develop design drawings and an outline specification for the proposed new building. The Design Builder would establish a preliminary design & budget for the project along with a preliminary project schedule. The budget, schedule and design will be presented the Owner for approval prior to proceeding to create the final design drawings.

Once the budget, schedule and design has been approved, the Design Builder will begin preparing the Construction Documents using the approved building design and finishes. During this phase, we will have periodic design development review meetings with the Client to seek additional information, validate budget compliance, and assure that the Clients expectations are being met. Upon completion of the Construction Documents a final review meeting will be held to secure Client and Builder approvals.

With the design under the contractual oversight of the Design Builder, the option of using MEP Design Assist can save time and money by having certain trades design their own systems. The Mechanical, Electrical, Plumbing, and Fire Protection trades can engineer, design, and certify their systems with time and money savings in mind. By using Design Assist by the trade contractors, we can design the most efficient systems using the newest trade products and techniques.

The Design Builder will develop a final budget and submit to the owner a Guaranteed Maximum Price for the project. The GMP will complete the initial contract between the Owner and Design Builder. At this point, the Design Builder will secure construction contracts for each respective trade. During Construction, the Design Builder will oversee all construction contracts and construction activities providing onsite supervision. Weekly progress meetings will be held with both the Client and Contractors for review of the project progress. The Design Builder will perform all necessary administrative duties of the project during construction.

I have found this method of Construction procurement to be the most cost effective and quickest for the project schedule from start to finish.

Please feel free to call us if you have any questions or wish to discuss this further.

Sincerely,

Wendy Heath
Director of Business Development Florida Division
Cell 760.415.8106 | Email: wendy.heath@gmail.com

- **Lear Corporation Seat Assembly Factory – Flint, MI**
 - 168,000 sq. ft. Automotive Seat Assembly Factory
 - Final Cost \$16 million
 - Construction Management CMNAR / Design-Build contract
 - Construction Start/Finish Date; October 2017 to June 2018
 - Client contact;
 - Lear Corporation; William Schoewe 248.470.2293
wschoewe@lear.com
 - Architect contact
 - Wah Yee Associates; Paul Eland 248.513.4431
peland@wahyeeassoc.com
- **Kamax - Lapeer MI**
 - 140,000 sq. ft. Automotive Fastener Stamping & Heat Treatment Facility
 - Final Cost \$15 million
 - Construction Management CMNAR contract
 - Construction Start/Finish Date; May 2016 to August 2017
 - Client contact;
 - Kamax L.P.; Tom Atkins 248.330.6307
tom.atkins@kamax.com
 - Architect contact;
 - CHMP Architects, Inc. Greg Mason 810.695.5910
gmason@chmpinc.com
- **Genesee County Medical Examiner's Office – Flint, MI**
 - Tenant Improvement of 5,000 sq. ft. Medical Examiners office & morgue
 - Final Cost \$765,000
 - General Contractor including Design/Build : Mech./Elec./Plumbing
 - Client contact;
 - Chief Medical Examiner; Brian Hunter 517.256.7901
bcolbyhunter@gmail.com
 - Genesee County Facilities Director; Ray Zanke 810.513.0827
RZanke@co.genesee.mi.us

Tab 6

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Country Walk CDD

March 11, 2019



Funding Reserve Analysis

for

Country Walk CDD

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March 11, 2019

Country Walk CDD
30400 Country Point Blvd
Wesley Chapel, Florida 33543

Board of Directors,

We are pleased to present to Country Walk CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Country Walk Community Development District ("Country Walk CDD" or "District") is an independent taxing district created and existing under Chapter 190 of the Florida Statutes. Country Walk CDD is a single family residential development that encompasses 890 lots. Construction in the district started in 2006 and 2007. The site size for the community is 490.77 acres, which includes 60.50 acres for ponds and 199.47 acres for lots. This reserve study focuses on the clubhouse, pool area, recreation areas, monuments, stormwater drainage, and landscaping.

Date of Physical Inspection

The subject property was physically inspected on February 19, 2019 by Paul Gallizzi and Steven Swartz.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Country Walk CDD for the Country Walk CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2019</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>890</i>
<i>Reserve Balance as of October 1, 2019¹</i>	<i>\$ 1,504,826</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2019	\$ 216	\$ 191,900	\$ 1,389,622
2020	\$ 221	\$ 196,698	\$ 1,472,766
2021	\$ 227	\$ 201,615	\$ 1,508,771
2022	\$ 232	\$ 206,655	\$ 1,447,376
2023	\$ 238	\$ 211,822	\$ 1,413,941
2024	\$ 244	\$ 217,117	\$ 1,464,051

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2019

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserves items may have the phrase maintenance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

Through January 31, 2019, there was \$1,504,826 set aside for reserves. These numbers were obtained from the District on the January 2019 balance sheet. The projected reserve balance on October 1, 2019 is \$1,504,826. October 1, 2019 starts the next fiscal year. September 30, 2020 marks the end of the fiscal year.

Financial Condition of District

The pooled method reserve projections estimate \$215.62 per owner per year in fiscal year 2019-2020 and \$191,600 in total funding.

At the current time, the District is considered to be 198 percent funded. This represents a very well funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded

100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Country Walk CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Country Walk CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the funding study, it is our professional opinion that owner monthly fees as shown in the attached "Country Walk CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense

items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Country Walk CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Country Walk CDD shall provide to us Country Walk CDD's best-estimated age of that item. If Country Walk CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management

- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formadehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Country Walk CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Storm Water Overview

Country Walk has an overall land area of 490.77 acres and a density of 0.55 dwelling units per acre comprising 890 home sites. The drainage for the district is comprised of 29 retention ponds consisting of 60.50 acres. There is a pond shoreline of 37,060 linear feet.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand. A reserve is established in this study for shore line restoration.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 309 drainage structures including 64 mitered end section outlet structures, 211 inlets, 27 manholes, and 7 outfall structures. In addition, there is 28,221 feet of reinforced concrete piping ranging in size from an 18 inch diameter, to a 30 a inch diameter, as well as 620 feet of 6 inch PVC Pipe.

Country Walk Storm Water Pipes

Diameter	Length	Cost/LF	Amount
----------	--------	---------	--------

6" (PVC)	620'	27.00	\$16,740
18"	19764'	60.00	\$1,185,840
24"	5484'	84.00	\$460,656
30"	2973'	108.00	\$321,084

Outfall Structures	7 @ 4000 = \$28,000
Manholes	27 @ 2650 = \$71,550
Mitered End Sections	64 @ 1800 = \$115,200
Inlets	211 @ 3500 = \$738,500

Grand Total \$2,866,020

Stormwater Drainage Notes

In general, the drainage system including drainage structures and drainage pipes have a long indefinite lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. For the purpose of this reserve study, it is our opinion that one percent of the original system cost should be set aside for reserves annually.

It has therefore been deemed necessary to set up a reserve for repair and replacement of the CDD owned drainage improvements. In this case, the total system cost is estimated to be \$2,866,020, which would result in a yearly reserve of \$28,700. It should be noted that there are additional reserves for pond bank erosion. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual expenditures for such items.

Drainage Pond Maintenance and Reserves

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Country Walk CDD, there are 29 retention ponds for stormwater drainage. These ponds are estimated to have 37,060 linear feet of shoreline area. It is not likely that all of the shoreline area will

erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 5-year period. The District recently completed a shoreline refurbishment project in a few areas. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the district. This number can be adjusted in future reserve planning if necessary.

Landscaping Notes

In Country Walk CDD, there are 3 distinct areas of landscaping, as evidenced by community documents. The three areas are plants, plants and turf, and turf. The plants section has 6,340 SF of area, the plants and turf has 443,626 SF of area, and the sod has 1,285,284 SF of area. The estimated replacement cost of the landscaping is \$1,216,070.

In general, landscaping of shrubs has about an 8-year life and landscaping of turf has about a 15-year life. However, certain areas and shrubs may need to be replaced at different times due to varying conditions, such as proper accessibility to irrigation, original design, precise location, and the weather. It is not likely that multiple areas will need to be replaced at the exact same time. As a result, we think that a phased reserve fund would be more appropriate. Since most of the landscaping is the longer lasting sod, a weighted estimated lifespan of 13 years was used, resulting in a yearly reserve fund for landscaping of \$93,500.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

As the preparer of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Country Walk CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

8 Pages of Photographs Attached



Clubhouse



Clubhouse Roof



Clubhouse HVAC



Clubhouse Rear



Clubhouse Kitchen



Clubhouse Water Heater

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Clubhouse Restroom



Clubhouse Interior



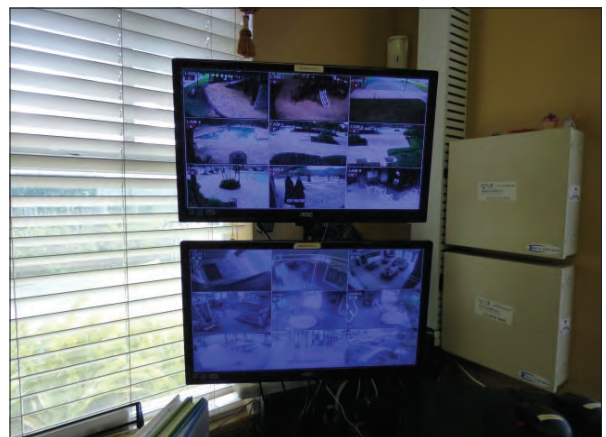
Clubhouse Lanai



Clubhouse Craft Room



Clubhouse Fire Panel



Clubhouse Security System

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Clubhouse Parking Lot



Pool Pavers



Pool Equipment



Pool Furniture



Recreation Pool Marcite



Pool Fence

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Lap Pool



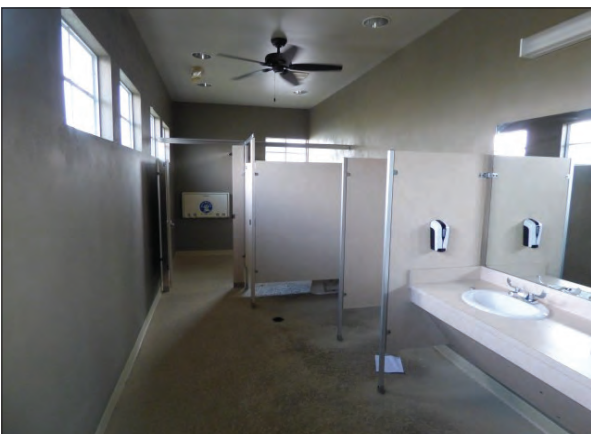
Pool Lift



Pool Cabana



Pool Cabana



Pool Cabana Restroom



Pool Cabana Kitchen

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Fitness Area



Fitness Area



Fitness Area Flooring



Tennis Courts



Tennis Courts Fencing



Basketball Court

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Basketball Court, Suggested Fence Area



Tot Lot



Tot Lot Canvas



Tennis Shed



Recreation Pavilion



Recreation Pavilion

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Recreation Pavilion



Well



Guard House



Entrance Tower



Stone Monument



Stormwater Drainage

Prepared by Florida Reserve Study and Appraisal
Country Walk CDD Funding Study Summary - Continued



Ponds



Ponds



Pond Fountain



Soccer Field, Note Standing Water



Dog Park



Landscaping

Country Walk CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Clubhouse					
Roof Asphalt Shingle	\$ 33,044	7 Years	20 Years	\$ 40,352	Yes
HVAC 5 Tons	\$ 17,000	0 Years	12 Years	\$ 17,430	Yes
Paint Exterior	\$ 5,069	5 Years	8 Years	\$ 5,888	Yes
Paint Interior	\$ 12,131	7 Years	10 Years	\$ 14,814	Yes
Kitchen Cabinets	\$ 13,600	12 Years	25 Years	\$ 18,816	Yes
Kitchen Nook Cabinets	\$ 4,500	12 Years	25 Years	\$ 6,226	Yes
Kitchen Appliances	\$ 2,300	2 Years	15 Years	\$ 2,479	Yes
Water Heaters	\$ 1,800	10 Years	25 Years	\$ 2,369	Yes
Restroom Refurbishment	\$ 30,000	7 Years	20 Years	\$ 36,634	Yes
Clubhouse Furniture and Decor	\$ 17,000	8 Years	18 Years	\$ 21,285	Yes
Clubhouse Lanai Furniture	\$ 6,500	5 Years	18 Years	\$ 7,551	Yes
Carpeting	\$ 2,831	0 Years	12 Years	\$ 2,902	Yes
Crafts Room Cabinets	\$ 4,500	20 Years	25 Years	\$ 7,603	Yes
Fire Safety System	\$ 23,000	12 Years	25 Years	\$ 31,822	Yes
Security Camera System	\$ 15,000	0 Years	12 Years	\$ 15,379	Yes
Access System	\$ 11,300	2 Years	15 Years	\$ 12,179	Yes
Clubhouse Parking Paving Mill and Overlay	\$ 63,458	7 Years	20 Years	\$ 77,492	Yes
Flooring Vinyl	\$ 2,258	12 Years	25 Years	\$ 3,123	Yes
Pool Area					
Pool Deck Pavers	\$ 127,390	12 Years	25 Years	\$ 176,251	Yes
Re-seal Pool Deck Pavers	\$ 22,481	0 Years	8 Years	\$ 23,049	Yes
Pool Equipment	\$ 20,000	3 Years	7 Years	\$ 22,101	Yes
Pool Furniture	\$ 33,900	4 Years	8 Years	\$ 38,409	Yes
Recreation Pool Re-Marcite	\$ 44,280	0 Years	10 Years	\$ 45,400	Yes
Pool Fence	\$ 24,960	7 Years	20 Years	\$ 30,480	Yes
Lap Pool Re-Marcite	\$ 35,376	0 Years	10 Years	\$ 36,271	Yes
Pool Lifts	\$ 12,000	3 Years	10 Years	\$ 13,261	Yes
Pool Showers	\$ 2,200	7 Years	20 Years	\$ 2,687	Yes
Pool Cabana					
Roof Asphalt	\$ 8,112	7 Years	20 Years	\$ 9,906	Yes
Paint Exterior	\$ 1,929	5 Years	8 Years	\$ 2,241	Yes
Paint Interior	\$ 2,445	7 Years	10 Years	\$ 2,986	Yes
Mens and Womens Restroom Refurbishment	\$ 24,000	2 Years	15 Years	\$ 25,867	Yes
Family Restroom Refurbishment	\$ 2,500	2 Years	15 Years	\$ 2,695	Yes

Country Walk CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Cabinets	\$ 12,000	6 Years	20 Years	\$ 14,292	Yes
Water Heater	\$ 900	12 Years	25 Years	\$ 1,245	Yes
Fitness Area					
Cardio Equipment	\$ 31,000	0 Years	10 Years	\$ 31,784	Yes
Weight Machines	\$ 10,200	7 Years	20 Years	\$ 12,456	Yes
Rubber Flooring	\$ 2,580	2 Years	15 Years	\$ 2,781	Yes
Other Recreation					
Tennis Court Fencing	\$ 19,800	12 Years	25 Years	\$ 27,395	Yes
Tennis Court Color Coat	\$ 10,720	3 Years	8 Years	\$ 11,846	Yes
Tennis Court Wind Screens	\$ 1,760	6 Years	10 Years	\$ 2,096	Yes
Tennis Court Lighting	\$ 14,000	20 Years	25 Years	\$ 23,654	Yes
(1) Basketball Court Color Coat	\$ 3,760	3 Years	8 Years	\$ 4,155	Yes
Tot Lot Equipment	\$ 70,000	3 Years	15 Years	\$ 77,354	Yes
Tot Lot Canvas	\$ 3,400	2 Years	6 Years	\$ 3,665	Yes
Tennis Shed	\$ 2,300	7 Years	20 Years	\$ 2,809	Yes
Recreation Pavilion Asphalt Shingle	\$ 4,916	7 Years	20 Years	\$ 6,003	Yes
Recreation Pavilion Picnic Tables	\$ 2,400	8 Years	12 Years	\$ 3,005	Yes
Recreation Pavilion Benches	\$ 800	8 Years	12 Years	\$ 1,002	Yes
Recreation Pavilion Paint	\$ 1,200	5 Years	8 Years	\$ 1,394	Yes
Dog Park Fencing Chain Link 4'	\$ 8,604	21 Years	25 Years	\$ 14,904	Yes
Dog Park Benches	\$ 1,600	8 Years	12 Years	\$ 2,003	Yes
Grounds					
Well Pumps	\$ 13,500	3 Years	7 Years	\$ 14,918	Yes
Guard Shack Paint	\$ 800	5 Years	8 Years	\$ 929	Yes
Guard Shack Roof	\$ 800	7 Years	20 Years	\$ 977	Yes
Entrance Tower Paint	\$ 1,200	5 Years	8 Years	\$ 1,394	Yes
Entrance Tower Roof	\$ 1,880	7 Years	20 Years	\$ 2,296	Yes
Entry Signs	\$ 9,000	7 Years	20 Years	\$ 10,990	Yes
Stone Monuments Refurbishment	\$ 5,000	3 Years	5 Years	\$ 5,525	Yes
Utility Vehicle	\$ 11,000	8 Years	10 Years	\$ 13,772	Yes
Irrigation Upgrades and Modernization	\$ 10,000	0 Years	5 Years	\$ 10,253	Yes

Country Walk CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Water Filtration System	\$ 15,000	0 Years	10 Years	\$ 15,379	Yes
Pond Fountain and Controls	\$ 8,000	5 Years	10 Years	\$ 9,293	Yes
Aluminum Fencing on Country Point Blvd	\$ 18,060	7 Years	20 Years	\$ 22,054	Yes
Stormwater Drainage					
Stormwater Drainage (Yearly Refurbishment)	\$ 28,600	0 Year	1 Years	\$ 29,323	Yes
Pond Bank Erosion Control	\$ 74,100	4 Years	5 Years	\$ 83,955	Yes
Landscaping					
Landscaping (Yearly Refurbishment)	\$ 93,500	0 Year	1 Years	\$ 95,864	Yes

Months Remaining in Fiscal Calendar Year 2019: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,504,826

Reserve Item Comments

(1) A fence at the border of the pond bank by the playground and basketball court is suggested for safety reasons.

Country Walk CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Clubhouse							
Roof Asphalt Shingle	\$ 4.00 / sf	8261 sf	\$ 33,044	7 Years	20 Years	2026	\$ 40,352
				20 Years		2046	\$ 66,494
						2066	\$ 109,573
HVAC 5 Tons	\$ 8,500 ea	2	\$ 17,000	0 Years	12 Years	2019	\$ 17,430
				12 Years		2031	\$ 23,521
						2043	\$ 31,740
						2055	\$ 42,831
Paint Exterior	\$ 1.10 / sf	4608 sf	\$ 5,069	5 Years	8 Years	2024	\$ 5,888
				8 Years		2032	\$ 7,190
						2040	\$ 8,780
						2048	\$ 10,722
Paint Interior	\$ 1.00 / sf	12131 sf	\$ 12,131	7 Years	10 Years	2026	\$ 14,814
				10 Years		2036	\$ 19,016
						2046	\$ 24,411
						2056	\$ 31,336
Kitchen Cabinets	\$ 13,600 / total	1 total	\$ 13,600	12 Years	25 Years	2031	\$ 18,816
				25 Years		2056	\$ 35,131
Kitchen Nook Cabinets	\$ 4,500 / total	1 total	\$ 4,500	12 Years	25 Years	2031	\$ 6,226
				25 Years		2056	\$ 11,624
Kitchen Appliances	\$ 2,300 ea	1	\$ 2,300	2 Years	15 Years	2021	\$ 2,479
				15 Years		2036	\$ 3,605
						2051	\$ 5,244
Water Heaters	\$ 900 ea	2	\$ 1,800	10 Years	25 Years	2029	\$ 2,369
				25 Years		2054	\$ 4,423
Restroom Refurbishment	\$ 15,000 ea	2	\$ 30,000	7 Years	20 Years	2026	\$ 36,634
				20 Years		2046	\$ 60,369
						2066	\$ 99,479
Clubhouse Furniture and Decor	\$ 17,000 / total	1 total	\$ 17,000	8 Years	18 Years	2027	\$ 21,285
				18 Years		2045	\$ 33,365
						2063	\$ 52,302
Clubhouse Lanai Furniture	\$ 6,500 / total	1 total	\$ 6,500	5 Years	18 Years	2024	\$ 7,551
				18 Years		2042	\$ 11,836
						2060	\$ 18,554

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Carpeting	\$ 4.50 / sf	629 sf	\$ 2,831	0 Years	12 Years	2019	\$ 2,902
				12 Years		2031	\$ 3,916
						2043	\$ 5,285
						2055	\$ 7,131
Crafts Room Cabinets	\$ 4,500 / total	1 total	\$ 4,500	20 Years	25 Years	2039	\$ 7,603
				25 Years		2064	\$ 14,195
Fire Safety System	\$ 23,000 ea	1	\$ 23,000	12 Years	25 Years	2031	\$ 31,822
				25 Years		2056	\$ 59,413
Security Camera System	\$ 15,000 ea	1	\$ 15,000	0 Years	12 Years	2019	\$ 15,379
				12 Years		2031	\$ 20,753
						2043	\$ 28,005
						2055	\$ 37,792
Access System	\$ 11,300 ea	1	\$ 11,300	2 Years	15 Years	2021	\$ 12,179
				15 Years		2036	\$ 17,714
						2051	\$ 25,763
Clubhouse Parking Paving Mill and Overlay	\$ 1.30 / sf	48814 sf	\$ 63,458	7 Years	20 Years	2026	\$ 77,492
				20 Years		2046	\$ 127,696
						2066	\$ 210,426
Flooring Vinyl	\$ 3.50 / sf	645 sf	\$ 2,258	12 Years	25 Years	2031	\$ 3,123
				25 Years		2056	\$ 5,831
Pool Area							
Pool Deck Pavers	\$ 8.50 / sf	14987 sf	\$ 127,390	12 Years	25 Years	2031	\$ 176,251
				25 Years		2056	\$ 329,067
Re-seal Pool Deck Pavers	\$ 1.50 ea	14987	\$ 22,481	0 Years	8 Years	2019	\$ 23,049
				8 Years		2027	\$ 28,146
						2035	\$ 34,371
						2043	\$ 41,972
						2051	\$ 51,254
Pool Equipment	\$ 20,000 / total	1 total	\$ 20,000	3 Years	7 Years	2022	\$ 22,101
				7 Years		2029	\$ 26,323
						2036	\$ 31,352
						2043	\$ 37,341
						2050	\$ 44,474

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pool Furniture	\$ 33,900 / total	1 total	\$ 33,900	4 Years	8 Years	2023	\$ 38,409
				8 Years		2031	\$ 46,903
						2039	\$ 57,275
						2047	\$ 69,942
						2055	\$ 85,409
Recreation Pool Re-Marcite	\$ 12.00 / sf	3690 sf	\$ 44,280	0 Years	10 Years	2019	\$ 45,400
				10 Years		2029	\$ 58,279
						2039	\$ 74,813
						2049	\$ 96,036
Pool Fence	\$ 40.00 / lf	624 lf	\$ 24,960	7 Years	20 Years	2026	\$ 30,480
				20 Years		2046	\$ 50,227
						2066	\$ 82,767
Lap Pool Re-Marcite	\$ 12.00 / sf	2948 sf	\$ 35,376	0 Years	10 Years	2019	\$ 36,271
				10 Years		2029	\$ 46,560
						2039	\$ 59,769
						2049	\$ 76,725
Pool Lifts	\$ 6,000 ea	2	\$ 12,000	3 Years	10 Years	2022	\$ 13,261
				10 Years		2032	\$ 17,023
						2042	\$ 21,852
						2052	\$ 28,051
Pool Showers	\$ 1,100 ea	2	\$ 2,200	7 Years	20 Years	2026	\$ 2,687
				20 Years		2046	\$ 4,427
						2066	\$ 7,295
Pool Cabana							
Roof Asphalt	\$ 4.00 / sf	2028 sf	\$ 8,112	7 Years	20 Years	2026	\$ 9,906
				20 Years		2046	\$ 16,324
						2066	\$ 26,899
Paint Exterior	\$ 1.10 / sf	1754 sf	\$ 1,929	5 Years	8 Years	2024	\$ 2,241
				8 Years		2032	\$ 2,737
						2040	\$ 3,342
						2048	\$ 4,081
Paint Interior	\$ 1.00 / sf	2445 sf	\$ 2,445	7 Years	10 Years	2026	\$ 2,986
				10 Years		2036	\$ 3,833

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Paint Interior	\$ 1.00 / sf	2445 sf	\$ 2,445	10 Years	10 Years	2046 2056	\$ 4,920 \$ 6,316
Mens and Womens Restroom Refurbishment	\$ 12,000 ea	2	\$ 24,000	2 Years 15 Years	15 Years	2021 2036 2051	\$ 25,867 \$ 37,622 \$ 54,718
Family Restroom Refurbishment	\$ 2,500 ea	1	\$ 2,500	2 Years 15 Years	15 Years	2021 2036 2051	\$ 2,695 \$ 3,919 \$ 5,700
Cabinets	\$ 12,000 / total	1 total	\$ 12,000	6 Years 20 Years	20 Years	2025 2045 2065	\$ 14,292 \$ 23,552 \$ 38,810
Water Heater	\$ 900 ea	1	\$ 900	12 Years 25 Years	25 Years	2031 2056	\$ 1,245 \$ 2,325
Fitness Area							
Cardio Equipment	\$ 31,000 / total	1 total	\$ 31,000	0 Years 10 Years	10 Years	2019 2029 2039 2049	\$ 31,784 \$ 40,801 \$ 52,376 \$ 67,234
Weight Machines	\$ 10,200 / total	1 total	\$ 10,200	7 Years 20 Years	20 Years	2026 2046 2066	\$ 12,456 \$ 20,525 \$ 33,823
Rubber Flooring	\$ 4.00 / sf	645 sf	\$ 2,580	2 Years 15 Years	15 Years	2021 2036 2051	\$ 2,781 \$ 4,044 \$ 5,882
Other Recreation							
Tennis Court Fencing	\$ 45.00 / lf	440 lf	\$ 19,800	12 Years 25 Years	25 Years	2031 2056	\$ 27,395 \$ 51,146
Tennis Court Color Coat	\$ 0.80 / sf	13400 sf	\$ 10,720	3 Years 8 Years	8 Years	2022 2030 2038 2046 2054	\$ 11,846 \$ 14,466 \$ 17,665 \$ 21,572 \$ 26,342

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Tennis Court Wind Screens	\$ 4.00 / lf	440 lf	\$ 1,760	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 2,096 \$ 2,691 \$ 3,454 \$ 4,434
Tennis Court Lighting	\$ 3,500 ea	4	\$ 14,000	20 Years 25 Years	25 Years	2039 2064	\$ 23,654 \$ 44,162
Basketball Court Color Coat	\$ 0.80 / sf	4700 sf	\$ 3,760	3 Years 8 Years	8 Years	2022 2030 2038 2046 2054	\$ 4,155 \$ 5,074 \$ 6,196 \$ 7,566 \$ 9,239
Tot Lot Equipment	\$ 70,000 ea	1	\$ 70,000	3 Years 15 Years	15 Years	2022 2037 2052	\$ 77,354 \$ 112,505 \$ 163,631
Tot Lot Canvas	\$ 3,400 ea	1	\$ 3,400	2 Years 6 Years	6 Years	2021 2027 2033 2039 2045 2051	\$ 3,665 \$ 4,257 \$ 4,945 \$ 5,744 \$ 6,673 \$ 7,752
Tennis Shed	\$ 2,300 ea	1	\$ 2,300	7 Years 20 Years	20 Years	2026 2046 2066	\$ 2,809 \$ 4,628 \$ 7,627
Recreation Pavilion Asphalt Shingle	\$ 4.00 / sf	1229 sf	\$ 4,916	7 Years 20 Years	20 Years	2026 2046 2066	\$ 6,003 \$ 9,892 \$ 16,301
Recreation Pavilion Picnic Tables	\$ 1,200 ea	2	\$ 2,400	8 Years 12 Years	12 Years	2027 2039 2051	\$ 3,005 \$ 4,055 \$ 5,472
Recreation Pavilion Benches	\$ 800 ea	1	\$ 800	8 Years 12 Years	12 Years	2027 2039 2051	\$ 1,002 \$ 1,352 \$ 1,824
Recreation	\$ 1,200 / total	1 total	\$ 1,200	5 Years	8 Years	2024	\$ 1,394

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Recreation Pavilion Paint	\$ 1,200 / total	1 total	\$ 1,200	8 Years	8 Years	2032 2040 2048	\$ 1,702 \$ 2,079 \$ 2,538
Dog Park Fencing Chain Link 4'	\$ 18.00 / lf	478 lf	\$ 8,604	21 Years 25 Years	25 Years	2040 2065	\$ 14,904 \$ 27,827
Dog Park Benches	\$ 800 ea	2	\$ 1,600	8 Years 12 Years	12 Years	2027 2039 2051	\$ 2,003 \$ 2,703 \$ 3,648
Grounds							
Well Pumps	\$ 4,500 ea	3	\$ 13,500	3 Years 7 Years	7 Years	2022 2029 2036 2043 2050	\$ 14,918 \$ 17,768 \$ 21,162 \$ 25,205 \$ 30,020
Guard Shack Paint	\$ 800 / total	1 total	\$ 800	5 Years 8 Years	8 Years	2024 2032 2040 2048	\$ 929 \$ 1,135 \$ 1,386 \$ 1,692
Guard Shack Roof	\$ 4.00 / sf	200 sf	\$ 800	7 Years 20 Years	20 Years	2026 2046 2066	\$ 977 \$ 1,610 \$ 2,653
Entrance Tower Paint	\$ 1,200 ea	1	\$ 1,200	5 Years 8 Years	8 Years	2024 2032 2040 2048	\$ 1,394 \$ 1,702 \$ 2,079 \$ 2,538
Entrance Tower Roof	\$ 4.00 / sf	470 sf	\$ 1,880	7 Years 20 Years	20 Years	2026 2046 2066	\$ 2,296 \$ 3,783 \$ 6,234
Entry Signs	\$ 4,500 ea	2	\$ 9,000	7 Years 20 Years	20 Years	2026 2046 2066	\$ 10,990 \$ 18,111 \$ 29,844
Stone	\$ 5,000 ea	1	\$ 5,000	3 Years	5 Years	2022	\$ 5,525

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stone Monuments Refurbishment	\$ 5,000 ea	1	\$ 5,000	5 Years	5 Years	2027	\$ 6,260
						2032	\$ 7,093
						2037	\$ 8,036
						2042	\$ 9,105
						2047	\$ 10,316
						2052	\$ 11,688
Utility Vehicle	\$ 11,000 ea	1	\$ 11,000	8 Years	10 Years	2027	\$ 13,772
				10 Years		2037	\$ 17,679
						2047	\$ 22,695
						2057	\$ 29,133
Irrigation Upgrades and Modernization	\$ 10,000 ea	1	\$ 10,000	0 Years	5 Years	2019	\$ 10,253
				5 Years		2024	\$ 11,617
						2029	\$ 13,162
						2034	\$ 14,912
						2039	\$ 16,895
						2044	\$ 19,142
2049	\$ 21,688						
Water Filtration System	\$ 15,000 / total	1 total	\$ 15,000	0 Years	10 Years	2019	\$ 15,379
				10 Years		2029	\$ 19,742
						2039	\$ 25,343
						2049	\$ 32,533
Pond Fountain and Controls	\$ 8,000 ea	1	\$ 8,000	5 Years	10 Years	2024	\$ 9,293
				10 Years		2034	\$ 11,930
						2044	\$ 15,314
						2054	\$ 19,658
Aluminum Fencing on Country Point Blvd	\$ 35.00 / lf	516 lf	\$ 18,060	7 Years	20 Years	2026	\$ 22,054
				20 Years		2046	\$ 36,342
						2066	\$ 59,887
Stormwater Drainage							
Stormwater Drainage (Yearly Refurbishment)	\$ 28,600 / total	1 total	\$ 28,600	0 Years	1 Year	2019	\$ 29,323
				1 Years		2020	\$ 30,065
						2021	\$ 30,825

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stormwater Drainage (Yearly Refurbishment)	\$ 28,600 / total	1 total	\$ 28,600	1 Years	1 Year	2022	\$ 31,605
						2023	\$ 32,404
						2024	\$ 33,223
						2025	\$ 34,063
						2026	\$ 34,925
						2027	\$ 35,808
						2028	\$ 36,714
						2029	\$ 37,642
						2030	\$ 38,594
						2031	\$ 39,570
						2032	\$ 40,571
						2033	\$ 41,597
						2034	\$ 42,648
						2035	\$ 43,727
						2036	\$ 44,833
						2037	\$ 45,966
						2038	\$ 47,129
						2039	\$ 48,321
						2040	\$ 49,543
						2041	\$ 50,796
						2042	\$ 52,080
						2043	\$ 53,397
						2044	\$ 54,747
						2045	\$ 56,132
						2046	\$ 57,551
						2047	\$ 59,007
						2048	\$ 60,499
						2049	\$ 62,029
Pond Bank Erosion Control	\$ 74,100 / total	1 total	\$ 74,100	4 Years	5 Years	2023	\$ 83,955
				5 Years		2028	\$ 95,122
						2033	\$ 107,773
						2038	\$ 122,107
						2043	\$ 138,347

Country Walk CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pond Bank	\$ 74,100 / total	1 total	\$ 74,100	5 Years	5 Years	2048	\$ 156,747
Landscaping							
Landscaping (Yearly Refurbishment)	\$ 93,500 / total	1 total	\$ 93,500	0 Years	1 Year	2019	\$ 95,864
				2020		\$ 98,289	
				2021		\$ 100,774	
				2022		\$ 103,323	
				2023		\$ 105,936	
				2024		\$ 108,615	
				2025		\$ 111,361	
				2026		\$ 114,177	
				2027		\$ 117,065	
				2028		\$ 120,025	
				2029		\$ 123,060	
				2030		\$ 126,172	
				2031		\$ 129,363	
				2032		\$ 132,635	
				2033		\$ 135,989	
				2034		\$ 139,428	
				2035		\$ 142,953	
				2036		\$ 146,569	
				2037		\$ 150,275	
				2038		\$ 154,075	
				2039		\$ 157,972	
				2040		\$ 161,966	
				2041		\$ 166,062	
				2042		\$ 170,262	
				2043		\$ 174,567	
				2044		\$ 178,982	
				2045		\$ 183,508	
				2046		\$ 188,149	
				2047		\$ 192,907	
				2048		\$ 197,785	
				2049		\$ 202,787	

Country Walk CDD Reserve Study Expense Item Listing - Continued

Months Remaining in Fiscal Calendar Year 2019: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 1,504,826

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Clubhouse	Roof Asphalt Shingle	8261 sf	\$ 4.00 / sf	\$ 33,044.00
	HVAC 5 Tons	2	\$ 8,500.00 ea	\$ 17,000.00
	Paint Exterior	4608 sf	\$ 1.10 / sf	\$ 5,068.80
	Paint Interior	12131 sf	\$ 1.00 / sf	\$ 12,131.00
	Kitchen Cabinets	1 total	\$ 13,600.00 / total	\$ 13,600.00
	Kitchen Nook Cabinets	1 total	\$ 4,500.00 / total	\$ 4,500.00
	Kitchen Appliances	1	\$ 2,300.00 ea	\$ 2,300.00
	Water Heaters	2	\$ 900.00 ea	\$ 1,800.00
	Restroom Refurbishment	2	\$ 15,000.00 ea	\$ 30,000.00
	Clubhouse Furniture and Decor	1 total	\$ 17,000.00 / total	\$ 17,000.00
	Clubhouse Lanai Furniture	1 total	\$ 6,500.00 / total	\$ 6,500.00
	Carpeting	629 sf	\$ 4.50 / sf	\$ 2,830.50
	Crafts Room Cabinets	1 total	\$ 4,500.00 / total	\$ 4,500.00
	Fire Safety System	1	\$ 23,000.00 ea	\$ 23,000.00
	Security Camera System	1	\$ 15,000.00 ea	\$ 15,000.00
	Access System	1	\$ 11,300.00 ea	\$ 11,300.00
	Clubhouse Parking Paving Mill and Overlay	48814 sf	\$ 1.30 / sf	\$ 63,458.20
	Flooring Vinyl	645 sf	\$ 3.50 / sf	\$ 2,257.50
Clubhouse Sub Total =				\$ 265,290.00
Pool Area	Pool Deck Pavers	14987 sf	\$ 8.50 / sf	\$ 127,389.50
	Re-seal Pool Deck Pavers	14987	\$ 1.50 ea	\$ 22,480.50
	Pool Equipment	1 total	\$ 20,000.00 / total	\$ 20,000.00
	Pool Furniture	1 total	\$ 33,900.00 / total	\$ 33,900.00
	Recreation Pool Re-Marcite	3690 sf	\$ 12.00 / sf	\$ 44,280.00
	Pool Fence	624 lf	\$ 40.00 / lf	\$ 24,960.00
	Lap Pool Re-Marcite	2948 sf	\$ 12.00 / sf	\$ 35,376.00
	Pool Lifts	2	\$ 6,000.00 ea	\$ 12,000.00
	Pool Showers	2	\$ 1,100.00 ea	\$ 2,200.00
Pool Area Sub Total =				\$ 322,586.00
Pool Cabana	Roof Asphalt	2028 sf	\$ 4.00 / sf	\$ 8,112.00
	Paint Exterior	1754 sf	\$ 1.10 / sf	\$ 1,929.40
	Paint Interior	2445 sf	\$ 1.00 / sf	\$ 2,445.00
	Mens and Womens Restroom Refurbishment	2	\$ 12,000.00 ea	\$ 24,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Pool Cabana	Family Restroom Refurbishment	1	\$ 2,500.00 ea	\$ 2,500.00
	Cabinets	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Water Heater	1	\$ 900.00 ea	\$ 900.00
Pool Cabana Sub Total =				\$ 51,886.40
Fitness Area	Cardio Equipment	1 total	\$ 31,000.00 / total	\$ 31,000.00
	Weight Machines	1 total	\$ 10,200.00 / total	\$ 10,200.00
	Rubber Flooring	645 sf	\$ 4.00 / sf	\$ 2,580.00
Fitness Area Sub Total =				\$ 43,780.00
Other Recreation	Tennis Court Fencing	440 lf	\$ 45.00 / lf	\$ 19,800.00
	Tennis Court Color Coat	13400 sf	\$ 0.80 / sf	\$ 10,720.00
	Tennis Court Wind Screens	440 lf	\$ 4.00 / lf	\$ 1,760.00
	Tennis Court Lighting	4	\$ 3,500.00 ea	\$ 14,000.00
	Basketball Court Color Coat	4700 sf	\$ 0.80 / sf	\$ 3,760.00
	Tot Lot Equipment	1	\$ 70,000.00 ea	\$ 70,000.00
	Tot Lot Canvas	1	\$ 3,400.00 ea	\$ 3,400.00
	Tennis Shed	1	\$ 2,300.00 ea	\$ 2,300.00
	Recreation Pavilion Asphalt Shingle	1229 sf	\$ 4.00 / sf	\$ 4,916.00
	Recreation Pavilion Picnic Tables	2	\$ 1,200.00 ea	\$ 2,400.00
	Recreation Pavilion Benches	1	\$ 800.00 ea	\$ 800.00
	Recreation Pavilion Paint	1 total	\$ 1,200.00 / total	\$ 1,200.00
	Dog Park Fencing Chain Link 4'	478 lf	\$ 18.00 / lf	\$ 8,604.00
	Dog Park Benches	2	\$ 800.00 ea	\$ 1,600.00
Other Recreation Sub Total =				\$ 145,260.00
Grounds	Well Pumps	3	\$ 4,500.00 ea	\$ 13,500.00
	Guard Shack Paint	1 total	\$ 800.00 / total	\$ 800.00
	Guard Shack Roof	200 sf	\$ 4.00 / sf	\$ 800.00
	Entrance Tower Paint	1	\$ 1,200.00 ea	\$ 1,200.00
	Entrance Tower Roof	470 sf	\$ 4.00 / sf	\$ 1,880.00
	Entry Signs	2	\$ 4,500.00 ea	\$ 9,000.00
	Stone Monuments Refurbishment	1	\$ 5,000.00 ea	\$ 5,000.00
	Utility Vehicle	1	\$ 11,000.00 ea	\$ 11,000.00
	Irrigation Upgrades and Modernization	1	\$ 10,000.00 ea	\$ 10,000.00
	Water Filtration System	1 total	\$ 15,000.00 / total	\$ 15,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Pond Fountain and Controls	1	\$ 8,000.00 ea	\$ 8,000.00
	Aluminum Fencing on Country Point Blvd	516 lf	\$ 35.00 / lf	\$ 18,060.00
Grounds Sub Total =				\$ 94,240.00
Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	1 total	\$ 28,600.00 / total	\$ 28,600.00
	Pond Bank Erosion Control	1 total	\$ 74,100.00 / total	\$ 74,100.00
Stormwater Drainage Sub Total =				\$ 102,700.00
Landscaping	Landscaping (Yearly Refurbishment)	1 total	\$ 93,500.00 / total	\$ 93,500.00
Totals =				\$ 1,119,242.40

Country Walk CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2019	\$ 191,900	\$ 15,930	\$ 323,035	\$ 1,389,622	171.7%
2020	\$ 196,698	\$ 14,800	\$ 128,354	\$ 1,472,766	208.1%
2021	\$ 201,615	\$ 15,654	\$ 181,264	\$ 1,508,771	186.7%
2022	\$ 206,655	\$ 16,038	\$ 284,088	\$ 1,447,376	167.8%
2023	\$ 211,822	\$ 15,447	\$ 260,704	\$ 1,413,941	172.4%
2024	\$ 217,117	\$ 15,137	\$ 182,145	\$ 1,464,051	180.8%
2025	\$ 222,545	\$ 15,663	\$ 161,813	\$ 1,540,446	173.9%
2026	\$ 228,109	\$ 16,453	\$ 422,037	\$ 1,362,971	137.6%
2027	\$ 233,812	\$ 14,704	\$ 232,603	\$ 1,378,884	164.4%
2028	\$ 239,657	\$ 14,890	\$ 251,860	\$ 1,381,571	156.3%
2029	\$ 245,648	\$ 14,945	\$ 385,707	\$ 1,256,457	137.1%
2030	\$ 251,789	\$ 13,722	\$ 184,306	\$ 1,337,662	163.1%
2031	\$ 258,084	\$ 14,563	\$ 528,905	\$ 1,081,404	115.7%
2032	\$ 264,536	\$ 12,030	\$ 211,787	\$ 1,146,183	162.3%
2033	\$ 271,150	\$ 12,708	\$ 290,303	\$ 1,139,738	141.6%
2034	\$ 277,928	\$ 12,675	\$ 208,918	\$ 1,221,423	146.7%
2035	\$ 284,877	\$ 13,524	\$ 223,742	\$ 1,296,082	136.1%
2036	\$ 291,999	\$ 14,303	\$ 333,668	\$ 1,268,715	118.8%
2037	\$ 299,299	\$ 14,063	\$ 334,462	\$ 1,247,613	115.3%
2038	\$ 306,781	\$ 13,886	\$ 347,172	\$ 1,221,108	110.7%
2039	\$ 314,450	\$ 13,656	\$ 537,874	\$ 1,011,341	90.2%
2040	\$ 322,312	\$ 11,595	\$ 244,079	\$ 1,101,168	115.6%
2041	\$ 330,370	\$ 12,530	\$ 216,858	\$ 1,227,210	112.6%
2042	\$ 338,629	\$ 13,828	\$ 265,135	\$ 1,314,532	103.7%
2043	\$ 347,095	\$ 14,741	\$ 535,859	\$ 1,140,509	80.9%
2044	\$ 355,772	\$ 13,040	\$ 268,186	\$ 1,241,135	96.4%
2045	\$ 364,666	\$ 14,087	\$ 306,684	\$ 1,313,204	90.7%
2046	\$ 373,783	\$ 14,850	\$ 724,597	\$ 977,240	61.8%
2047	\$ 383,127	\$ 11,533	\$ 354,866	\$ 1,017,035	78.2%
2048	\$ 392,706	\$ 11,975	\$ 436,604	\$ 985,112	70.2%
2049	\$ 402,523	\$ 11,701	\$ 559,032	\$ 840,304	60.0%
Totals :	\$ 8,827,452	\$ 434,673	\$ 9,926,647		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2019: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 1,504,826.00 Final Reserve Value = \$ 840,303.76

Country Walk CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2019	\$ 215.62	\$ 191,900
2020	\$ 221.01	\$ 196,698
2021	\$ 226.53	\$ 201,615
2022	\$ 232.20	\$ 206,655
2023	\$ 238.00	\$ 211,822
2024	\$ 243.95	\$ 217,117
2025	\$ 250.05	\$ 222,545
2026	\$ 256.30	\$ 228,109
2027	\$ 262.71	\$ 233,812
2028	\$ 269.28	\$ 239,657
2029	\$ 276.01	\$ 245,648
2030	\$ 282.91	\$ 251,789
2031	\$ 289.98	\$ 258,084
2032	\$ 297.23	\$ 264,536
2033	\$ 304.66	\$ 271,150
2034	\$ 312.28	\$ 277,928
2035	\$ 320.09	\$ 284,877
2036	\$ 328.09	\$ 291,999
2037	\$ 336.29	\$ 299,299
2038	\$ 344.70	\$ 306,781
2039	\$ 353.32	\$ 314,450
2040	\$ 362.15	\$ 322,312
2041	\$ 371.20	\$ 330,370
2042	\$ 380.48	\$ 338,629
2043	\$ 389.99	\$ 347,095
2044	\$ 399.74	\$ 355,772
2045	\$ 409.74	\$ 364,666
2046	\$ 419.98	\$ 373,783
2047	\$ 430.48	\$ 383,127
2048	\$ 441.24	\$ 392,706
2049	\$ 452.27	\$ 402,523

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2019: 12

Number of Years of Constant Payments: 1

Country Walk CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 890

Country Walk CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>
Reserve Category : Clubhouse																			
<i>Roof Asphalt Shingle</i>								\$ 40,352											
<i>HVAC 5 Tons</i>	\$ 17,430												\$ 23,521						
<i>Paint Exterior</i>						\$ 5,888								\$ 7,190					
<i>Paint Interior</i>								\$ 14,814										\$ 19,016	
<i>Kitchen Cabinets</i>													\$ 18,816						
<i>Kitchen Nook Cabinets</i>													\$ 6,226						
<i>Kitchen Appliances</i>			\$ 2,479															\$ 3,605	
<i>Water Heaters</i>											\$ 2,369								
<i>Restroom Refurbishment</i>								\$ 36,634											
<i>Clubhouse Furniture and Decor</i>									\$ 21,285										
<i>Clubhouse Lanai Furniture</i>						\$ 7,551													
<i>Carpeting</i>	\$ 2,902												\$ 3,916						
<i>Crafts Room Cabinets</i>																			
<i>Fire Safety System</i>													\$ 31,822						
<i>Security Camera System</i>	\$ 15,379												\$ 20,753						
<i>Access System</i>			\$ 12,179															\$ 17,714	
<i>Clubhouse Parking Paving Mill and Overlay</i>								\$ 77,492											
<i>Flooring Vinyl</i>													\$ 3,123						
Category Subtotal :	\$ 35,711		\$ 14,658			\$ 13,439		\$ 169,292	\$ 21,285		\$ 2,369		\$ 108,177	\$ 7,190				\$ 40,335	
Reserve Category : Pool Area																			
<i>Pool Deck Pavers</i>													\$ 176,251						
<i>Re-seal Pool Deck Pavers</i>	\$ 23,049								\$ 28,146								\$ 34,371		
<i>Pool Equipment</i>				\$ 22,101							\$ 26,323							\$ 31,352	
<i>Pool Furniture</i>					\$ 38,409								\$ 46,903						
<i>Recreation Pool Re-Marcite</i>	\$ 45,400										\$ 58,279								
<i>Pool Fence</i>								\$ 30,480											
<i>Lap Pool Re-Marcite</i>	\$ 36,271										\$ 46,560								
<i>Pool Lifts</i>				\$ 13,261										\$ 17,023					
<i>Pool Showers</i>								\$ 2,687											
Category Subtotal :	\$ 104,720			\$ 35,362	\$ 38,409			\$ 33,167	\$ 28,146		\$ 131,162		\$ 223,154	\$ 17,023			\$ 34,371	\$ 31,352	

Country Walk CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>
Reserve Category : Pool Cabana																			
<i>Roof Asphalt</i>								\$ 9,906											
<i>Paint Exterior</i>						\$ 2,241								\$ 2,737					
<i>Paint Interior</i>								\$ 2,986										\$ 3,833	
<i>Mens and Womens Restroom Refurbishment</i>			\$ 25,867															\$ 37,622	
<i>Family Restroom Refurbishment</i>			\$ 2,695															\$ 3,919	
<i>Cabinets</i>							\$ 14,292												
<i>Water Heater</i>													\$ 1,245						
Category Subtotal :			\$ 28,562			\$ 2,241	\$ 14,292	\$ 12,892					\$ 1,245	\$ 2,737				\$ 45,374	
Reserve Category : Fitness Area																			
<i>Cardio Equipment</i>	\$ 31,784										\$ 40,801								
<i>Weight Machines</i>								\$ 12,456											
<i>Rubber Flooring</i>			\$ 2,781															\$ 4,044	
Category Subtotal :	\$ 31,784		\$ 2,781					\$ 12,456			\$ 40,801							\$ 4,044	
Reserve Category : Other Recreation																			
<i>Tennis Court Fencing</i>													\$ 27,395						
<i>Tennis Court Color Coat</i>				\$ 11,846								\$ 14,466							
<i>Tennis Court Wind Screens</i>							\$ 2,096										\$ 2,691		
<i>Tennis Court Lighting</i>																			
<i>Basketball Court Color Coat</i>				\$ 4,155								\$ 5,074							
<i>Tot Lot Equipment</i>				\$ 77,354															\$ 112,505
<i>Tot Lot Canvas</i>			\$ 3,665						\$ 4,257					\$ 4,945					
<i>Tennis Shed</i>								\$ 2,809											
<i>Recreation Pavilion Asphalt Shingle</i>								\$ 6,003											
<i>Recreation Pavilion Picnic Tables</i>									\$ 3,005										
<i>Recreation Pavilion Benches</i>									\$ 1,002										
<i>Recreation Pavilion Paint</i>						\$ 1,394								\$ 1,702					
<i>Dog Park Fencing Chain Link 4'</i>																			
<i>Dog Park Benches</i>									\$ 2,003										
Category Subtotal :			\$ 3,665	\$ 93,355		\$ 1,394	\$ 2,096	\$ 8,812	\$ 10,267			\$ 19,540	\$ 27,395	\$ 1,702	\$ 4,945		\$ 2,691		\$ 112,505

Country Walk CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>
Reserve Category : Grounds																			
<i>Well Pumps</i>				\$ 14,918							\$ 17,768							\$ 21,162	
<i>Guard Shack Paint</i>						\$ 929								\$ 1,135					
<i>Guard Shack Roof</i>								\$ 977											
<i>Entrance Tower Paint</i>						\$ 1,394								\$ 1,702					
<i>Entrance Tower Roof</i>								\$ 2,296											
<i>Entry Signs</i>								\$ 10,990											
<i>Stone Monuments Refurbishment</i>				\$ 5,525					\$ 6,260					\$ 7,093					\$ 8,036
<i>Utility Vehicle</i>									\$ 13,772										\$ 17,679
<i>Irrigation Upgrades and Modernization</i>	\$ 10,253					\$ 11,617					\$ 13,162					\$ 14,912			
<i>Water Filtration System</i>	\$ 15,379										\$ 19,742								
<i>Pond Fountain and Controls</i>						\$ 9,293										\$ 11,930			
<i>Aluminum Fencing on Country Point Blvd</i>								\$ 22,054											
Category Subtotal :	\$ 25,632			\$ 20,443		\$ 23,233		\$ 36,317	\$ 20,032		\$ 50,672			\$ 9,930		\$ 26,842		\$ 21,162	\$ 25,715
Reserve Category : Stormwater Drainage																			
<i>Stormwater Drainage (Yearly Refurbishment)</i>	\$ 29,323	\$ 30,065	\$ 30,825	\$ 31,605	\$ 32,404	\$ 33,223	\$ 34,063	\$ 34,925	\$ 35,808	\$ 36,714	\$ 37,642	\$ 38,594	\$ 39,570	\$ 40,571	\$ 41,597	\$ 42,648	\$ 43,727	\$ 44,833	\$ 45,966
<i>Pond Bank Erosion Control</i>					\$ 83,955					\$ 95,122					\$ 107,773				
Category Subtotal :	\$ 29,323	\$ 30,065	\$ 30,825	\$ 31,605	\$ 116,359	\$ 33,223	\$ 34,063	\$ 34,925	\$ 35,808	\$ 131,836	\$ 37,642	\$ 38,594	\$ 39,570	\$ 40,571	\$ 149,370	\$ 42,648	\$ 43,727	\$ 44,833	\$ 45,966
Reserve Category : Landscaping																			
<i>Landscaping (Yearly Refurbishment)</i>	\$ 95,864	\$ 98,289	\$ 100,774	\$ 103,323	\$ 105,936	\$ 108,615	\$ 111,361	\$ 114,177	\$ 117,065	\$ 120,025	\$ 123,060	\$ 126,172	\$ 129,363	\$ 132,635	\$ 135,989	\$ 139,428	\$ 142,953	\$ 146,569	\$ 150,275
Expense Totals :	\$ 323,035	\$ 128,354	\$ 181,264	\$ 284,088	\$ 260,704	\$ 182,145	\$ 161,813	\$ 422,037	\$ 232,603	\$ 251,860	\$ 385,707	\$ 184,306	\$ 528,905	\$ 211,787	\$ 290,303	\$ 208,918	\$ 223,742	\$ 333,668	\$ 334,462

Country Walk CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049
Reserve Category : Clubhouse												
Roof Asphalt Shingle									\$ 66,494			
HVAC 5 Tons						\$ 31,740						
Paint Exterior			\$ 8,780								\$ 10,722	
Paint Interior									\$ 24,411			
Kitchen Cabinets												
Kitchen Nook Cabinets												
Kitchen Appliances												
Water Heaters												
Restroom Refurbishment									\$ 60,369			
Clubhouse Furniture and Decor								\$ 33,365				
Clubhouse Lanai Furniture					\$ 11,836							
Carpeting						\$ 5,285						
Crafts Room Cabinets		\$ 7,603										
Fire Safety System												
Security Camera System						\$ 28,005						
Access System												
Clubhouse Parking Paving Mill and Overlay									\$ 127,696			
Flooring Vinyl												
Category Subtotal :		\$ 7,603	\$ 8,780		\$ 11,836	\$ 65,030		\$ 33,365	\$ 278,970		\$ 10,722	
Reserve Category : Pool Area												
Pool Deck Pavers												
Re-seal Pool Deck Pavers						\$ 41,972						
Pool Equipment						\$ 37,341						
Pool Furniture		\$ 57,275								\$ 69,942		
Recreation Pool Re-Marcite		\$ 74,813										\$ 96,036
Pool Fence									\$ 50,227			
Lap Pool Re-Marcite		\$ 59,769										\$ 76,725
Pool Lifts					\$ 21,852							
Pool Showers									\$ 4,427			
Category Subtotal :		\$ 191,857			\$ 21,852	\$ 79,313			\$ 54,654	\$ 69,942		\$ 172,761

Country Walk CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>
Reserve Category : Pool Cabana												
<i>Roof Asphalt</i>									\$ 16,324			
<i>Paint Exterior</i>			\$ 3,342								\$ 4,081	
<i>Paint Interior</i>									\$ 4,920			
<i>Mens and Womens Restroom Refurbishment</i>												
<i>Family Restroom Refurbishment</i>												
<i>Cabinets</i>								\$ 23,552				
<i>Water Heater</i>												
Category Subtotal :			\$ 3,342					\$ 23,552	\$ 21,244		\$ 4,081	
Reserve Category : Fitness Area												
<i>Cardio Equipment</i>		\$ 52,376										\$ 67,234
<i>Weight Machines</i>									\$ 20,525			
<i>Rubber Flooring</i>												
Category Subtotal :		\$ 52,376							\$ 20,525			\$ 67,234
Reserve Category : Other Recreation												
<i>Tennis Court Fencing</i>												
<i>Tennis Court Color Coat</i>	\$ 17,665								\$ 21,572			
<i>Tennis Court Wind Screens</i>								\$ 3,454				
<i>Tennis Court Lighting</i>		\$ 23,654										
<i>Basketball Court Color Coat</i>	\$ 6,196								\$ 7,566			
<i>Tot Lot Equipment</i>												
<i>Tot Lot Canvas</i>		\$ 5,744						\$ 6,673				
<i>Tennis Shed</i>									\$ 4,628			
<i>Recreation Pavilion Asphalt Shingle</i>									\$ 9,892			
<i>Recreation Pavilion Picnic Tables</i>		\$ 4,055										
<i>Recreation Pavilion Benches</i>		\$ 1,352										
<i>Recreation Pavilion Paint</i>			\$ 2,079								\$ 2,538	
<i>Dog Park Fencing Chain Link 4'</i>			\$ 14,904									
<i>Dog Park Benches</i>		\$ 2,703										
Category Subtotal :	\$ 23,861	\$ 37,508	\$ 16,983					\$ 10,127	\$ 43,658		\$ 2,538	

Country Walk CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>
Reserve Category : Grounds												
Well Pumps						\$ 25,205						
Guard Shack Paint			\$ 1,386								\$ 1,692	
Guard Shack Roof									\$ 1,610			
Entrance Tower Paint			\$ 2,079								\$ 2,538	
Entrance Tower Roof									\$ 3,783			
Entry Signs									\$ 18,111			
Stone Monuments Refurbishment					\$ 9,105					\$ 10,316		
Utility Vehicle										\$ 22,695		
Irrigation Upgrades and Modernization		\$ 16,895					\$ 19,142					\$ 21,688
Water Filtration System		\$ 25,343										\$ 32,533
Pond Fountain and Controls							\$ 15,314					
Aluminum Fencing on Country Point Blvd									\$ 36,342			
Category Subtotal :		\$ 42,238	\$ 3,465		\$ 9,105	\$ 25,205	\$ 34,456		\$ 59,846	\$ 33,011	\$ 4,230	\$ 54,221
Reserve Category : Stormwater Drainage												
Stormwater Drainage (Yearly Refurbishment)	\$ 47,129	\$ 48,321	\$ 49,543	\$ 50,796	\$ 52,080	\$ 53,397	\$ 54,747	\$ 56,132	\$ 57,551	\$ 59,007	\$ 60,499	\$ 62,029
Pond Bank Erosion Control	\$ 122,107					\$ 138,347					\$ 156,747	
Category Subtotal :	\$ 169,236	\$ 48,321	\$ 49,543	\$ 50,796	\$ 52,080	\$ 191,744	\$ 54,747	\$ 56,132	\$ 57,551	\$ 59,007	\$ 217,246	\$ 62,029
Reserve Category : Landscaping												
Landscaping (Yearly Refurbishment)	\$ 154,075	\$ 157,972	\$ 161,966	\$ 166,062	\$ 170,262	\$ 174,567	\$ 178,982	\$ 183,508	\$ 188,149	\$ 192,907	\$ 197,785	\$ 202,787
Expense Totals :	\$ 347,172	\$ 537,874	\$ 244,079	\$ 216,858	\$ 265,135	\$ 535,859	\$ 268,186	\$ 306,684	\$ 724,597	\$ 354,866	\$ 436,604	\$ 559,032

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March 11, 2019

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2019	Clubhouse	HVAC 5 Tons	\$ 17,430
		Carpeting	\$ 2,902
		Security Camera System	\$ 15,379
	Clubhouse Subtotal = \$ 35,711.00		
	Pool Area	Re-seal Pool Deck Pavers	\$ 23,049
		Recreation Pool Re-Marcite	\$ 45,400
		Lap Pool Re-Marcite	\$ 36,271
	Pool Area Subtotal = \$ 104,720.00		
	Fitness Area	Cardio Equipment	\$ 31,784
	Grounds	Irrigation Upgrades and Modernization	\$ 10,253
		Water Filtration System	\$ 15,379
	Grounds Subtotal = \$ 25,632.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 29,323
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 95,864
FY 2019 Annual Expense Total = \$ 323,034			
FY 2020	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 30,065
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 98,289
FY 2020 Annual Expense Total = \$ 128,354			
FY 2021	Clubhouse	Kitchen Appliances	\$ 2,479
		Access System	\$ 12,179
	Clubhouse Subtotal = \$ 14,658.00		
	Pool Cabana	Mens and Womens Restroom Refurbishment	\$ 25,867
		Family Restroom Refurbishment	\$ 2,695
	Pool Cabana Subtotal = \$ 28,562.00		
	Fitness Area	Rubber Flooring	\$ 2,781
	Other Recreation	Tot Lot Canvas	\$ 3,665
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 30,825
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 100,774

Year	Category	Item Name	Expense
FY 2021 Annual Expense Total = \$ 181,265			
FY 2022	Pool Area	Pool Equipment	\$ 22,101
		Pool Lifts	\$ 13,261
	Pool Area Subtotal = \$ 35,362.00		
	Other Recreation	Tennis Court Color Coat	\$ 11,846
		Basketball Court Color Coat	\$ 4,155
		Tot Lot Equipment	\$ 77,354
	Other Recreation Subtotal = \$ 93,355.00		
	Grounds	Well Pumps	\$ 14,918
		Stone Monuments Refurbishment	\$ 5,525
	Grounds Subtotal = \$ 20,443.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 31,605
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 103,323
FY 2022 Annual Expense Total = \$ 284,088			
FY 2023	Pool Area	Pool Furniture	\$ 38,409
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 32,404
		Pond Bank Erosion Control	\$ 83,955
	Stormwater Drainage Subtotal = \$ 116,359.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 105,936
Annual Expense Total = \$ 260,704			
FY 2024	Clubhouse	Paint Exterior	\$ 5,888
		Clubhouse Lanai Furniture	\$ 7,551
	Clubhouse Subtotal = \$ 13,439.00		
	Pool Cabana	Paint Exterior	\$ 2,241
	Other Recreation	Recreation Pavilion Paint	\$ 1,394
	Grounds	Guard Shack Paint	\$ 929
		Entrance Tower Paint	\$ 1,394
		Irrigation Upgrades and Modernization	\$ 11,617
		Pond Fountain and Controls	\$ 9,293
	Grounds Subtotal = \$ 23,233.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 33,223
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 108,615
FY 2024 Annual Expense Total = \$ 182,145			
FY 2025	Pool Cabana	Cabinets	\$ 14,292
	Other Recreation	Tennis Court Wind Screens	\$ 2,096

Year	Category	Item Name	Expense
FY 2025	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 34,063
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 111,361
FY 2025 Annual Expense Total = \$ 161,812			
FY 2026	Clubhouse	Roof Asphalt Shingle	\$ 40,352
		Paint Interior	\$ 14,814
		Restroom Refurbishment	\$ 36,634
		Clubhouse Parking Paving Mill and Overlay	\$ 77,492
	Clubhouse Subtotal = \$ 169,292.00		
	Pool Area	Pool Fence	\$ 30,480
		Pool Showers	\$ 2,687
	Pool Area Subtotal = \$ 33,167.00		
	Pool Cabana	Roof Asphalt	\$ 9,906
		Paint Interior	\$ 2,986
	Pool Cabana Subtotal = \$ 12,892.00		
	Fitness Area	Weight Machines	\$ 12,456
	Other Recreation	Tennis Shed	\$ 2,809
		Recreation Pavilion Asphalt Shingle	\$ 6,003
	Other Recreation Subtotal = \$ 8,812.00		
	Grounds	Guard Shack Roof	\$ 977
		Entrance Tower Roof	\$ 2,296
		Entry Signs	\$ 10,990
		Aluminum Fencing on Country Point Blvd	\$ 22,054
	Grounds Subtotal = \$ 36,317.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 34,925
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 114,177
FY 2026 Annual Expense Total = \$ 422,038			
FY 2027	Clubhouse	Clubhouse Furniture and Decor	\$ 21,285
	Pool Area	Re-seal Pool Deck Pavers	\$ 28,146
	Other Recreation	Tot Lot Canvas	\$ 4,257
		Recreation Pavilion Picnic Tables	\$ 3,005
		Recreation Pavilion Benches	\$ 1,002
		Dog Park Benches	\$ 2,003
	Other Recreation Subtotal = \$ 10,267.00		
	Grounds	Stone Monuments Refurbishment	\$ 6,260
		Utility Vehicle	\$ 13,772
	Grounds Subtotal = \$ 20,032.00		

Year	Category	Item Name	Expense
FY 2027	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 35,808
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 117,065
FY 2027 Annual Expense Total = \$ 232,603			
FY 2028	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 36,714
		Pond Bank Erosion Control	\$ 95,122
	Stormwater Drainage Subtotal = \$ 131,836.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 120,025
Annual Expense Total = \$ 251,861			
FY 2029	Clubhouse	Water Heaters	\$ 2,369
	Pool Area	Pool Equipment	\$ 26,323
		Recreation Pool Re-Marcite	\$ 58,279
		Lap Pool Re-Marcite	\$ 46,560
	Pool Area Subtotal = \$ 131,162.00		
	Fitness Area	Cardio Equipment	\$ 40,801
	Grounds	Well Pumps	\$ 17,768
		Irrigation Upgrades and Modernization	\$ 13,162
		Water Filtration System	\$ 19,742
	Grounds Subtotal = \$ 50,672.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 37,642
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 123,060
FY 2029 Annual Expense Total = \$ 385,706			
FY 2030	Other Recreation	Tennis Court Color Coat	\$ 14,466
		Basketball Court Color Coat	\$ 5,074
	Other Recreation Subtotal = \$ 19,540.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 38,594
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 126,172
FY 2030 Annual Expense Total = \$ 184,306			
FY 2031	Clubhouse	HVAC 5 Tons	\$ 23,521
		Kitchen Cabinets	\$ 18,816
		Kitchen Nook Cabinets	\$ 6,226
		Carpeting	\$ 3,916
		Fire Safety System	\$ 31,822
		Security Camera System	\$ 20,753
		Flooring Vinyl	\$ 3,123
	Clubhouse Subtotal = \$ 108,177.00		

Year	Category	Item Name	Expense
FY 2031	Pool Area	Pool Deck Pavers	\$ 176,251
		Pool Furniture	\$ 46,903
	Pool Area Subtotal = \$ 223,154.00		
	Pool Cabana	Water Heater	\$ 1,245
	Other Recreation	Tennis Court Fencing	\$ 27,395
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 39,570
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 129,363
FY 2031 Annual Expense Total = \$ 528,904			
FY 2032	Clubhouse	Paint Exterior	\$ 7,190
	Pool Area	Pool Lifts	\$ 17,023
	Pool Cabana	Paint Exterior	\$ 2,737
	Other Recreation	Recreation Pavilion Paint	\$ 1,702
	Grounds	Guard Shack Paint	\$ 1,135
		Entrance Tower Paint	\$ 1,702
		Stone Monuments Refurbishment	\$ 7,093
	Grounds Subtotal = \$ 9,930.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 40,571
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 132,635
FY 2032 Annual Expense Total = \$ 211,788			
FY 2033	Other Recreation	Tot Lot Canvas	\$ 4,945
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 41,597
		Pond Bank Erosion Control	\$ 107,773
	Stormwater Drainage Subtotal = \$ 149,370.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 135,989
Annual Expense Total = \$ 290,304			
FY 2034	Grounds	Irrigation Upgrades and Modernization	\$ 14,912
		Pond Fountain and Controls	\$ 11,930
	Grounds Subtotal = \$ 26,842.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 42,648
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 139,428
FY 2034 Annual Expense Total = \$ 208,918			
FY 2035	Pool Area	Re-seal Pool Deck Pavers	\$ 34,371
	Other Recreation	Tennis Court Wind Screens	\$ 2,691
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 43,727
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 142,953

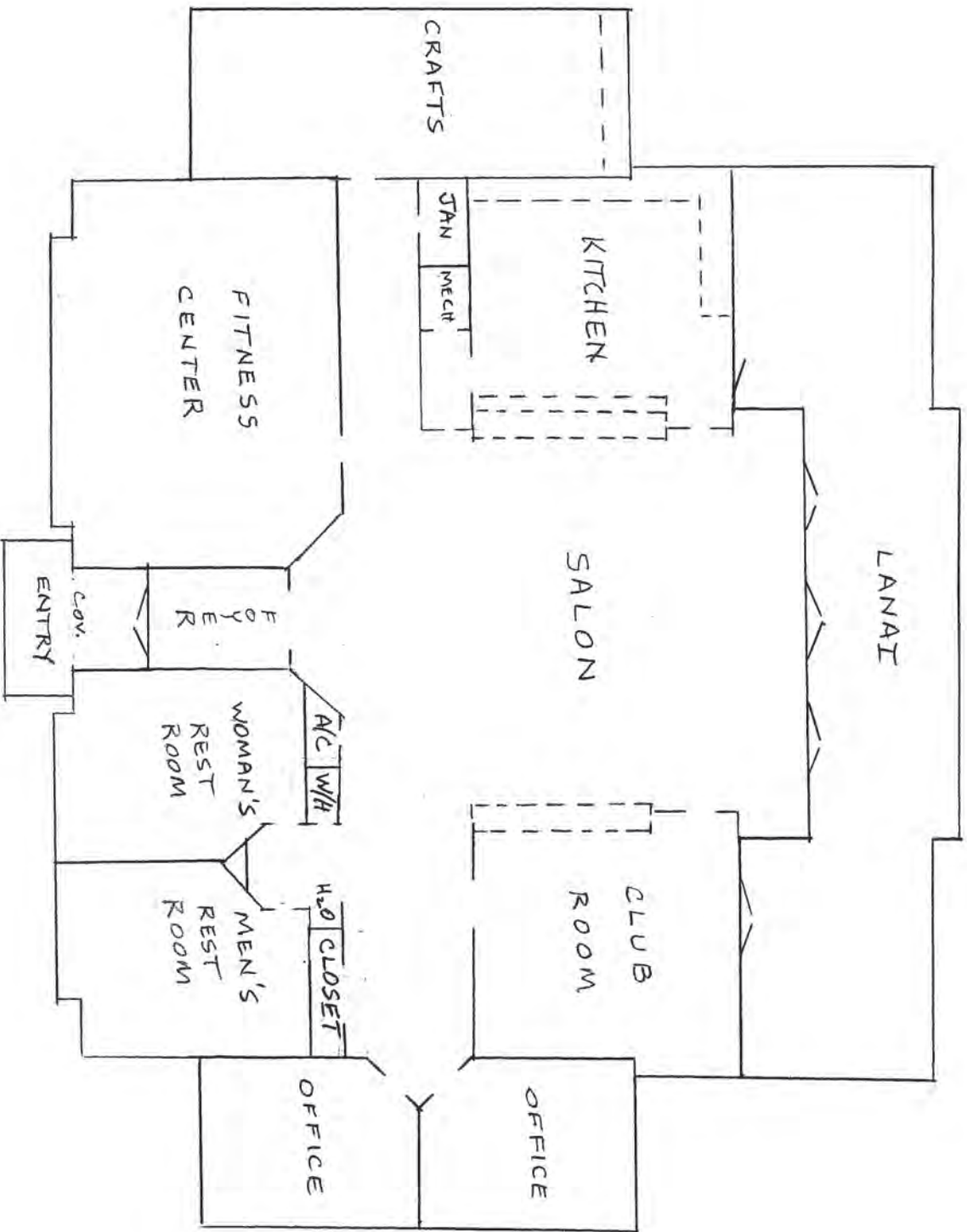
Year	Category	Item Name	Expense
FY 2035 Annual Expense Total = \$ 223,742			
FY 2036	Clubhouse	Paint Interior	\$ 19,016
		Kitchen Appliances	\$ 3,605
		Access System	\$ 17,714
	Clubhouse Subtotal = \$ 40,335.00		
	Pool Area	Pool Equipment	\$ 31,352
	Pool Cabana	Paint Interior	\$ 3,833
		Mens and Womens Restroom Refurbishment	\$ 37,622
		Family Restroom Refurbishment	\$ 3,919
	Pool Cabana Subtotal = \$ 45,374.00		
	Fitness Area	Rubber Flooring	\$ 4,044
	Grounds	Well Pumps	\$ 21,162
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 44,833
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 146,569
FY 2036 Annual Expense Total = \$ 333,669			
FY 2037	Other Recreation	Tot Lot Equipment	\$ 112,505
	Grounds	Stone Monuments Refurbishment	\$ 8,036
		Utility Vehicle	\$ 17,679
	Grounds Subtotal = \$ 25,715.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 45,966
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 150,275
FY 2037 Annual Expense Total = \$ 334,461			
FY 2038	Other Recreation	Tennis Court Color Coat	\$ 17,665
		Basketball Court Color Coat	\$ 6,196
	Other Recreation Subtotal = \$ 23,861.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 47,129
		Pond Bank Erosion Control	\$ 122,107
	Stormwater Drainage Subtotal = \$ 169,236.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 154,075
Annual Expense Total = \$ 347,172			
FY 2039	Clubhouse	Crafts Room Cabinets	\$ 7,603
	Pool Area	Pool Furniture	\$ 57,275
		Recreation Pool Re-Marcite	\$ 74,813
		Lap Pool Re-Marcite	\$ 59,769
	Pool Area Subtotal = \$ 191,857.00		

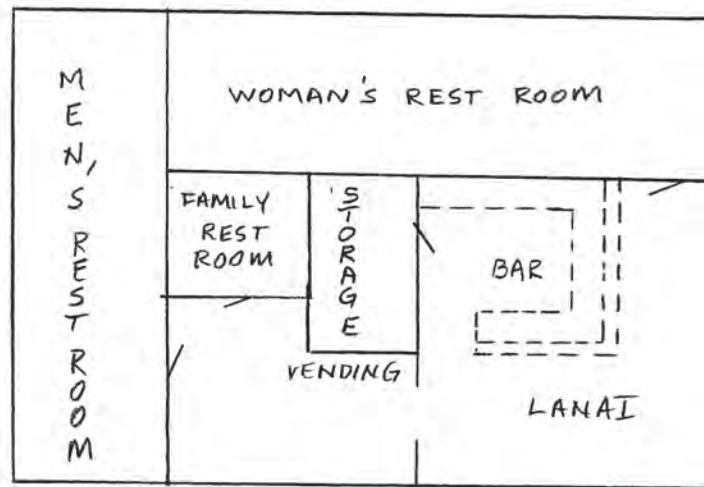
Year	Category	Item Name	Expense
FY 2039	Fitness Area	Cardio Equipment	\$ 52,376
	Other Recreation	Tennis Court Lighting	\$ 23,654
		Tot Lot Canvas	\$ 5,744
		Recreation Pavilion Picnic Tables	\$ 4,055
		Recreation Pavilion Benches	\$ 1,352
		Dog Park Benches	\$ 2,703
	Other Recreation Subtotal = \$ 37,508.00		
	Grounds	Irrigation Upgrades and Modernization	\$ 16,895
		Water Filtration System	\$ 25,343
	Grounds Subtotal = \$ 42,238.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 48,321
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 157,972
FY 2039 Annual Expense Total = \$ 537,875			
FY 2040	Clubhouse	Paint Exterior	\$ 8,780
	Pool Cabana	Paint Exterior	\$ 3,342
	Other Recreation	Recreation Pavilion Paint	\$ 2,079
		Dog Park Fencing Chain Link 4'	\$ 14,904
	Other Recreation Subtotal = \$ 16,983.00		
	Grounds	Guard Shack Paint	\$ 1,386
		Entrance Tower Paint	\$ 2,079
	Grounds Subtotal = \$ 3,465.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 49,543
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 161,966
FY 2040 Annual Expense Total = \$ 244,079			
FY 2041	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 50,796
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 166,062
FY 2041 Annual Expense Total = \$ 216,858			
FY 2042	Clubhouse	Clubhouse Lanai Furniture	\$ 11,836
	Pool Area	Pool Lifts	\$ 21,852
	Grounds	Stone Monuments Refurbishment	\$ 9,105
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 52,080
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 170,262
FY 2042 Annual Expense Total = \$ 265,135			
FY 2043	Clubhouse	HVAC 5 Tons	\$ 31,740
		Carpeting	\$ 5,285

Year	Category	Item Name	Expense
FY 2043	Clubhouse	Security Camera System	\$ 28,005
	Clubhouse Subtotal = \$ 65,030.00		
	Pool Area	Re-seal Pool Deck Pavers	\$ 41,972
		Pool Equipment	\$ 37,341
	Pool Area Subtotal = \$ 79,313.00		
	Grounds	Well Pumps	\$ 25,205
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 53,397
		Pond Bank Erosion Control	\$ 138,347
	Stormwater Drainage Subtotal = \$ 191,744.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 174,567
Annual Expense Total = \$ 535,859			
FY 2044	Grounds	Irrigation Upgrades and Modernization	\$ 19,142
		Pond Fountain and Controls	\$ 15,314
	Grounds Subtotal = \$ 34,456.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 54,747
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 178,982
FY 2044 Annual Expense Total = \$ 268,185			
FY 2045	Clubhouse	Clubhouse Furniture and Decor	\$ 33,365
	Pool Cabana	Cabinets	\$ 23,552
	Other Recreation	Tennis Court Wind Screens	\$ 3,454
		Tot Lot Canvas	\$ 6,673
	Other Recreation Subtotal = \$ 10,127.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 56,132
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 183,508
FY 2045 Annual Expense Total = \$ 306,684			
FY 2046	Clubhouse	Roof Asphalt Shingle	\$ 66,494
		Paint Interior	\$ 24,411
		Restroom Refurbishment	\$ 60,369
		Clubhouse Parking Paving Mill and Overlay	\$ 127,696
	Clubhouse Subtotal = \$ 278,970.00		
	Pool Area	Pool Fence	\$ 50,227
		Pool Showers	\$ 4,427
	Pool Area Subtotal = \$ 54,654.00		
	Pool Cabana	Roof Asphalt	\$ 16,324
		Paint Interior	\$ 4,920

Year	Category	Item Name	Expense
	Pool Cabana Subtotal = \$ 21,244.00		
	Fitness Area	Weight Machines	\$ 20,525
	Other Recreation	Tennis Court Color Coat	\$ 21,572
		Basketball Court Color Coat	\$ 7,566
		Tennis Shed	\$ 4,628
		Recreation Pavilion Asphalt Shingle	\$ 9,892
	Other Recreation Subtotal = \$ 43,658.00		
	Grounds	Guard Shack Roof	\$ 1,610
		Entrance Tower Roof	\$ 3,783
		Entry Signs	\$ 18,111
		Aluminum Fencing on Country Point Blvd	\$ 36,342
	Grounds Subtotal = \$ 59,846.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 57,551
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 188,149
FY 2046 Annual Expense Total = \$ 724,597			
FY 2047	Pool Area	Pool Furniture	\$ 69,942
	Grounds	Stone Monuments Refurbishment	\$ 10,316
		Utility Vehicle	\$ 22,695
	Grounds Subtotal = \$ 33,011.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 59,007
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 192,907
FY 2047 Annual Expense Total = \$ 354,867			
FY 2048	Clubhouse	Paint Exterior	\$ 10,722
	Pool Cabana	Paint Exterior	\$ 4,081
	Other Recreation	Recreation Pavilion Paint	\$ 2,538
	Grounds	Guard Shack Paint	\$ 1,692
		Entrance Tower Paint	\$ 2,538
	Grounds Subtotal = \$ 4,230.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 60,499
		Pond Bank Erosion Control	\$ 156,747
	Stormwater Drainage Subtotal = \$ 217,246.00		
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 197,785
Annual Expense Total = \$ 436,602			
FY 2049	Pool Area	Recreation Pool Re-Marcite	\$ 96,036
		Lap Pool Re-Marcite	\$ 76,725

Year	Category	Item Name	Expense
	Pool Area Subtotal = \$ 172,761.00		
	Fitness Area	Cardio Equipment	\$ 67,234
	Grounds	Irrigation Upgrades and Modernization	\$ 21,688
		Water Filtration System	\$ 32,533
	Grounds Subtotal = \$ 54,221.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	\$ 62,029
	Landscaping	Landscaping (Yearly Refurbishment)	\$ 202,787
FY 2049 Annual Expense Total = \$ 559,032			





POOL CABANA

Tab 7

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, March 14, 2019 at 9:34 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Nina Siegel	Board Supervisor, Chairman
Steve Hyde	Board Supervisor, Vice Chairman
George O'Connor	Board Supervisor, Assistant Secretary
Margo Rae Moulton	Board Supervisor, Assistant Secretary
Luanne Dennis	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Sean Craft	Clubhouse Manager
Kristen Schalter	District Counsel, Straley & Robin
Gerry Fezzuoglio	District Engineer, AECOM (via conference call)
Erwing Martinez	Representative, Down2Earth
Ken Roth	Representative, Down2Earth
Paul Giordano	Representative, Down2Earth
Shane Mosler	Representative, Down2Earth

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
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SECOND ORDER OF BUSINESS

Audience Comments

The audience commented on the crafts program for kids, police presence, soccer field, pool, sidewalks, basketball hoops, term limits for Supervisors, church event and speeding throughout the community.

Mr. Gonzales would like to use to CDD property to have his pool installed. The Board discussed sending the HOA a formal letter requesting language be added to their Architectural Request Committee forms language referencing CDD property.

On a Motion by Ms. Dennis, seconded by Mr. O'Connor, with all in favor, the Board of Supervisors authorized use of the CDD property for Mr. Gonzales' pool installation, subject to vendor's proof of insurance and to have staff send a formal letter to the HOA requesting language be added to their Architectural Request Committee forms referencing CDD property, for Country Walk Community Development District.

THIRD ORDER OF BUSINESS

Discussion of Down2Earth Invoices

The Board reviewed the outstanding invoices that were not previously provided to the District from Down2Earth.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors authorized staff to pay the outstanding invoices for Down2Earth, for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

Review of Audit Committee Ranking

On a Motion by Mr. Hyde, seconded by Ms. Moulton, with all in favor, the Board of Supervisors approved the Audit Committee Ranking with Grau & Associates as #1, Berger, Tombs, Elam, Gaines & Frank as #2 and Carr, Riggs & Ingram as #3, for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of 2018 Audit

Mr. Huber presented the 2018 Audit to the Board of Supervisors.

On a Motion by Ms. Dennis, seconded by Ms. Moulton, with all in favor, the Board of Supervisors accepted as presented the 2018 Audit, for Country Walk Community Development District.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
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SIXTH ORDER OF BUSINESS

**Review of Ecological Consultant's
Wetland/Conservation area trash
removal proposal**

Mr. Huber presented Ms. Pertee's e-mail to the Board of Supervisors. Mr. Huber stated that he had spoken with Ms. McCann at SWFWMD on March 8, 2019 at 9:25 a.m. Ms. McCann advised that this is a County issue in regards to the builder trash due to their permit process being closed out. Refer all complaints to Pasco Code Enforcement at 727-847-8171. The Board requested that Mr. Huber reach out to Ms. Pertee and inform her to reach out to the County regarding this issue.

SEVENTH ORDER OF BUSINESS

**Consideration of Irrigation Repair
Proposal**

Mr. Huber presented the Irrigation Repair proposal to the Board. The Board tabled this item, pending the review of Mr. Fezzuoglio.

EIGHTH ORDER OF BUSINESS

**Consideration of Tennis Court Security
Proposal**

The Board reviewed the Tennis Court Security Proposal. Mr. Craft will obtain a revised proposal and bring it to the next meeting.

NINTH ORDER OF BUSINESS

Discussion of Clubhouse Remodel

Mr. Fezzuoglio presented the one proposal he received from the RFP for the Clubhouse remodel project. The Board would like Staff to obtain two more proposals for price comparison.

TENTH ORDER OF BUSINESS

**Discussion of FY 19-20 Budget related
Projects**

The Board decided to table this item until their April 2019 meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A District Counsel

Present and No Report.

B. District Engineer

Present and covered his report during the clubhouse remodel project.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
March 14, 2019 Minutes of Meeting
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C. Field Service Manager

Not Present.

D. Clubhouse Manager Report

Mr. Craft presented his report to the Board of Supervisors.

E. District Manager

Mr. informed the Board that the next scheduled meeting is April 11, 2019, at 9:30 a.m.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting held on February
14, 2019**

Mr. Huber presented the Minutes of the Audit Committee Meeting held on February 14, 2019 at the Board of Supervisors.

On a Motion by Mr. O'Connor, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on February 14, 2019, for Country Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
February 14, 2019**

Mr. Huber presented the Minutes of the Board of Supervisors Meeting held on February 14, 2019 at the Board of Supervisors.

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on February 14, 2019, for Country Walk Community Development District.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
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FOURTEENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for February 2019**

Mr. Huber presented the Operation and Maintenance Expenditures for February 2019 to the Board of Supervisors.

On a Motion by Ms. Dennis, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2019 in the amount of \$95,562.40, for Country Walk Community Development District.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

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

On a Motion by Mr. Hyde, seconded by Ms. Siegel, with all in favor the Board of Supervisors adjourned the meeting at 12:38 p.m., for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

March 14, 2019 – Meeting Minutes

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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 audit committee meeting of the Country Walk Community Development District was held on **Thursday, March 14, 2019 at 9:00 a.m.** at the Country Walk Clubhouse, located at 30400 Country Point Blvd., Wesley Chapel, FL 33543

Audit Committee Present:

Nina Siegel	Committee Member
Steve Hyde	Committee Member
George O'Connor	Committee Member
Luanne Dennis	Committee Member
Margo Rae Moulton	Committee Member

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jordan Lansford	District Manager, Rizzetta & Company, Inc.
Kristen Schalter	District Counsel, Straley & Robin
Gerry Fezzuoglio	District Engineer, AECOM
	(via conference call)
Sean Craft	Clubhouse Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and performed roll call.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

March 14, 2019 – Meeting Minutes

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SECOND ORDER OF BUSINESS

**Consideration of Proposals Received
for Audit RFP**

Mr. Huber presented the proposals received from Berger, Toombs, Elam, Gaines & Frank, Grau & Associates, and Carr, Riggs & Ingram. The Board ranked the proposals as follows:

1. Grau & Associates with 95 total points
2. Berger, Toombs, Elam, Gaines & Frank with 90 points
3. Carr, Riggs & Ingram with 75 points

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Audit Committee recommended that the District enter into contract with the number one ranked proposer, Grau & Associates for the District's Auditing Services for Fiscal Years 2019-2021 for Country Walk Community Development District.

THIRD ORDER OF BUSINESS

Adjournment

Mr. Huber asked the Board for a Motion to adjourn the meeting.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Audit Committee adjourned the meeting at 9:34 a.m., for Country Walk Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 9



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

March 2019 Clubhouse Operations/Maintenance Updates:

- Executed proposal to order remaining pieces of Radar Signs. Will install on main drag of Country Point Blvd. when the poles arrive (estimated early to mid April).
- Executed proposal to repair bridge on Five Farms Rd. which had come loose at the foundation
- Obtained proposals to pressure wash playground and pool fencing areas
- Obtained proposals to pressure wash the main drag as well as the exterior of the clubhouse
- Executed proposal to repair French doors in clubhouse which had utterly fallen apart
- Obtained proposal to replace lights at front entrance which had been damaged from an auto accident. Opened claim with State Farm and provided them with all pertinent information (police report, photographs from the scene, etc.)
- Executed proposal to repair steps to the pool which had rusted out and tiling which had come loose at the depth indicators
- Obtained proposals to add new tables to the pool area and picnic tables to the soccer field
- Obtained proposals to add fencing to the basketball court area
- Obtained proposal to widen the sidewalk in the visitors parking lot
- Obtained proposals to repaint patio furniture, pool fencing, existing picnic tables, front door of the building and the ramp to the outdoor shed
- Ordered and installed new umbrellas for back patio
- Replaced several burned out light bulbs in the fitness room
- Ordered two No Fishing/Trespassing signs for an area of the community where the existing signs had badly faded
- Obtained proposal to replace light fixtures around the entrance which are non-functioning or are functioning at less than full capacity, not related to the auto accident
- Deputy report attached



Items to Discuss:

- **Erosion under sidewalk at Five Farms has a projected repair date of February 2020 according to Pasco County. Working with our landscaper to obtain a separate proposal that would allow us to get the work done faster, but at our expense.**
- **Soccer field closure continues to be an issue. Group of residents very eager to get their group back on the field for play.**



Upcoming Events / Program Updates:

- **Easter party scheduled for April 13th**
- **Community Garage Sale scheduled for May 4th**