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Funding Reserve Analysis
for
Country Walk CDD

March 11, 2019



Funding Reserve Analysis

for

Country Walk CDD

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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
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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

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



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

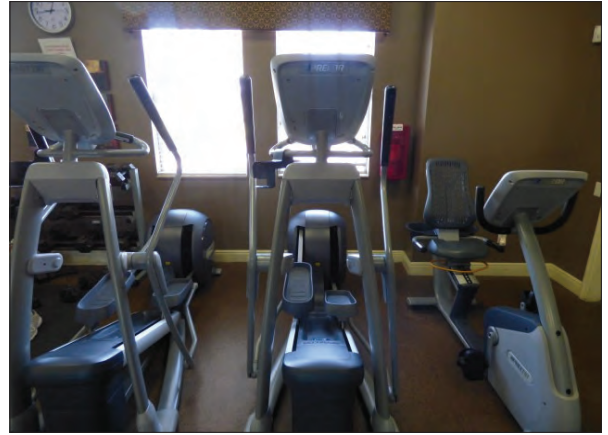


Pool Cabana Kitchen

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	2025	\$ 2,096
				10 Years		2035	\$ 2,691
						2045	\$ 3,454
						2055	\$ 4,434
Tennis Court Lighting	\$ 3,500 ea	4	\$ 14,000	20 Years	25 Years	2039	\$ 23,654
				25 Years		2064	\$ 44,162
Basketball Court Color Coat	\$ 0.80 / sf	4700 sf	\$ 3,760	3 Years	8 Years	2022	\$ 4,155
				8 Years		2030	\$ 5,074
						2038	\$ 6,196
						2046	\$ 7,566
						2054	\$ 9,239
Tot Lot Equipment	\$ 70,000 ea	1	\$ 70,000	3 Years	15 Years	2022	\$ 77,354
				15 Years		2037	\$ 112,505
						2052	\$ 163,631
Tot Lot Canvas	\$ 3,400 ea	1	\$ 3,400	2 Years	6 Years	2021	\$ 3,665
				6 Years		2027	\$ 4,257
						2033	\$ 4,945
						2039	\$ 5,744
						2045	\$ 6,673
						2051	\$ 7,752
Tennis Shed	\$ 2,300 ea	1	\$ 2,300	7 Years	20 Years	2026	\$ 2,809
				20 Years		2046	\$ 4,628
						2066	\$ 7,627
Recreation Pavilion Asphalt Shingle	\$ 4.00 / sf	1229 sf	\$ 4,916	7 Years	20 Years	2026	\$ 6,003
				20 Years		2046	\$ 9,892
						2066	\$ 16,301
Recreation Pavilion Picnic Tables	\$ 1,200 ea	2	\$ 2,400	8 Years	12 Years	2027	\$ 3,005
				12 Years		2039	\$ 4,055
						2051	\$ 5,472
Recreation Pavilion Benches	\$ 800 ea	1	\$ 800	8 Years	12 Years	2027	\$ 1,002
				12 Years		2039	\$ 1,352
						2051	\$ 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

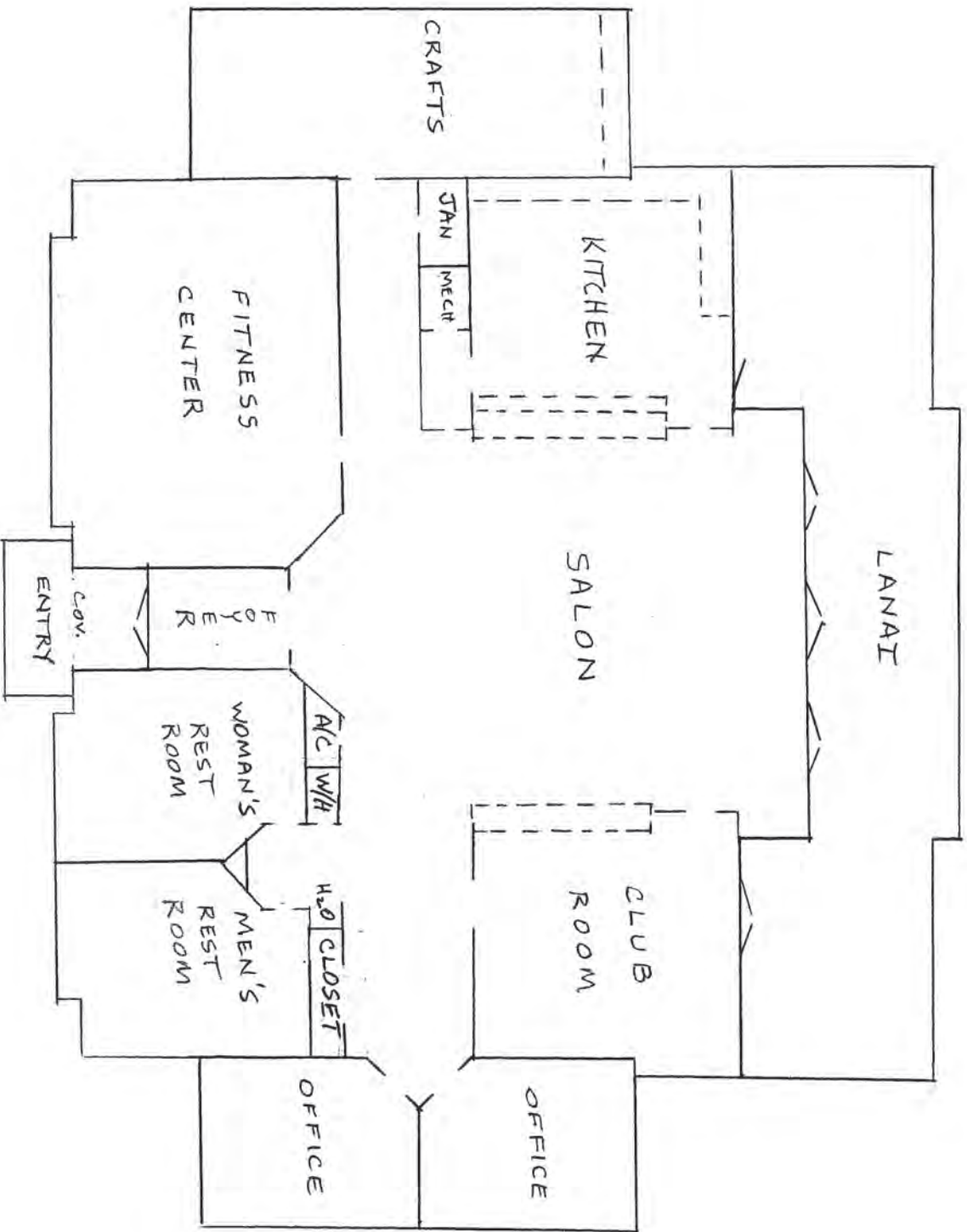
Year	Category	Item Name	Expense
FY 2035 Annual Expense Total = \$ 223,742			
FY 2036	Clubhouse	Paint Interior	\$ 19,016
		Kitchen Appliances	\$ 3,605
		Access System	\$ 17,714
	Clubhouse Subtotal = \$ 40,335.00		
	Pool Area	Pool Equipment	\$ 31,352
	Pool Cabana	Paint Interior	\$ 3,833
		Mens and Womens 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		

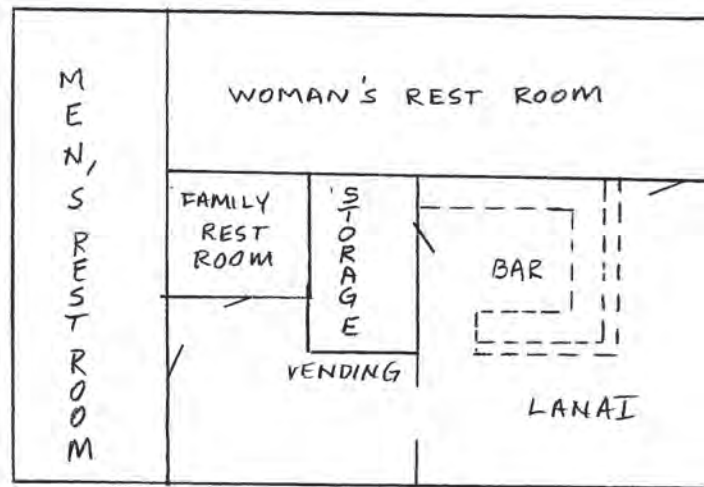
Year	Category	Item Name	Expense
FY 2039	Fitness Area	Cardio Equipment	\$ 52,376
	Other Recreation	Tennis Court Lighting	\$ 23,654
		Tot Lot Canvas	\$ 5,744
		Recreation Pavilion Picnic Tables	\$ 4,055
		Recreation Pavilion Benches	\$ 1,352
		Dog Park Benches	\$ 2,703
	Other Recreation Subtotal = \$ 37,508.00		
	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