Rizzetta & Company

Country Walk
Community Development District

Board of Supervisor's
Workshop Meeting
November 6, 2025

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	George O'Connor	Chairman
	Jami Rekar	Vice Chairman
	Heather Howell	Assistant Secretary
	Jane Kendall	Assistant Secretary
	David Van De Griek	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Whitney Sousa	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI Engineering

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
MAILING ADDRESS - 3434 COLWELL AVE - SUITE 200 - TAMPA, FL 33614
www.countrywalkcdd.org

October 30, 2025

Board of Supervisors
Country Walk Community
Development District

FINAL AGENDA

Dear Board Members:

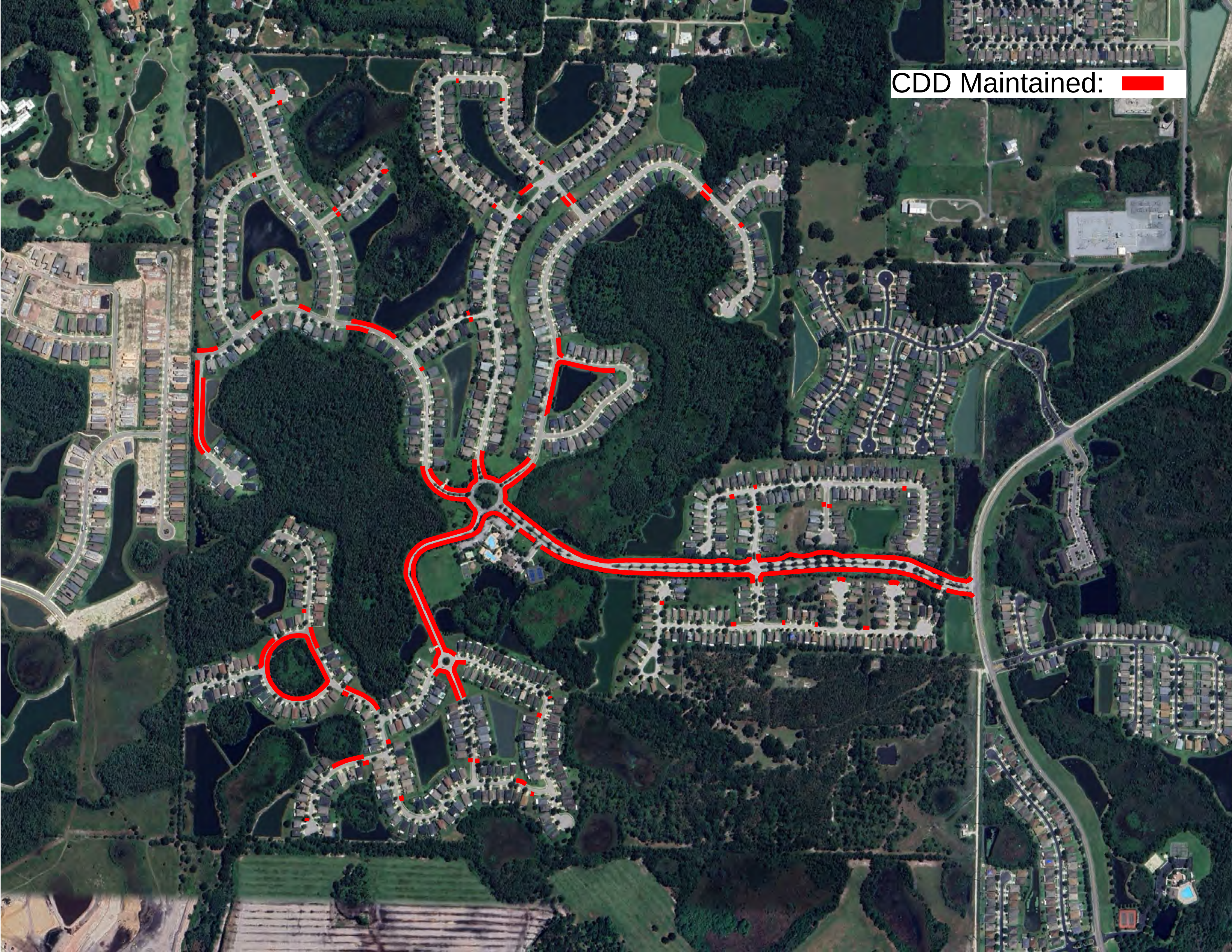
The community workshop meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, November 06, 2025 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ITEMS**
   - **A.** Discussion of Capital Improvement Projects ....Tab 1
   - **B.** Discussion of Current Reserve Study Maintenance And Repairs for FY25/26...Tab 2
   - **C.** Discussion of Permanent Lighting ....Tab 3
   - **D.** Discussion of Vendors Performance and Expectations
5. **AUDIENCE COMMENTS**
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.

Sincerely,
Lisa Castoria
District Manager

Tab 1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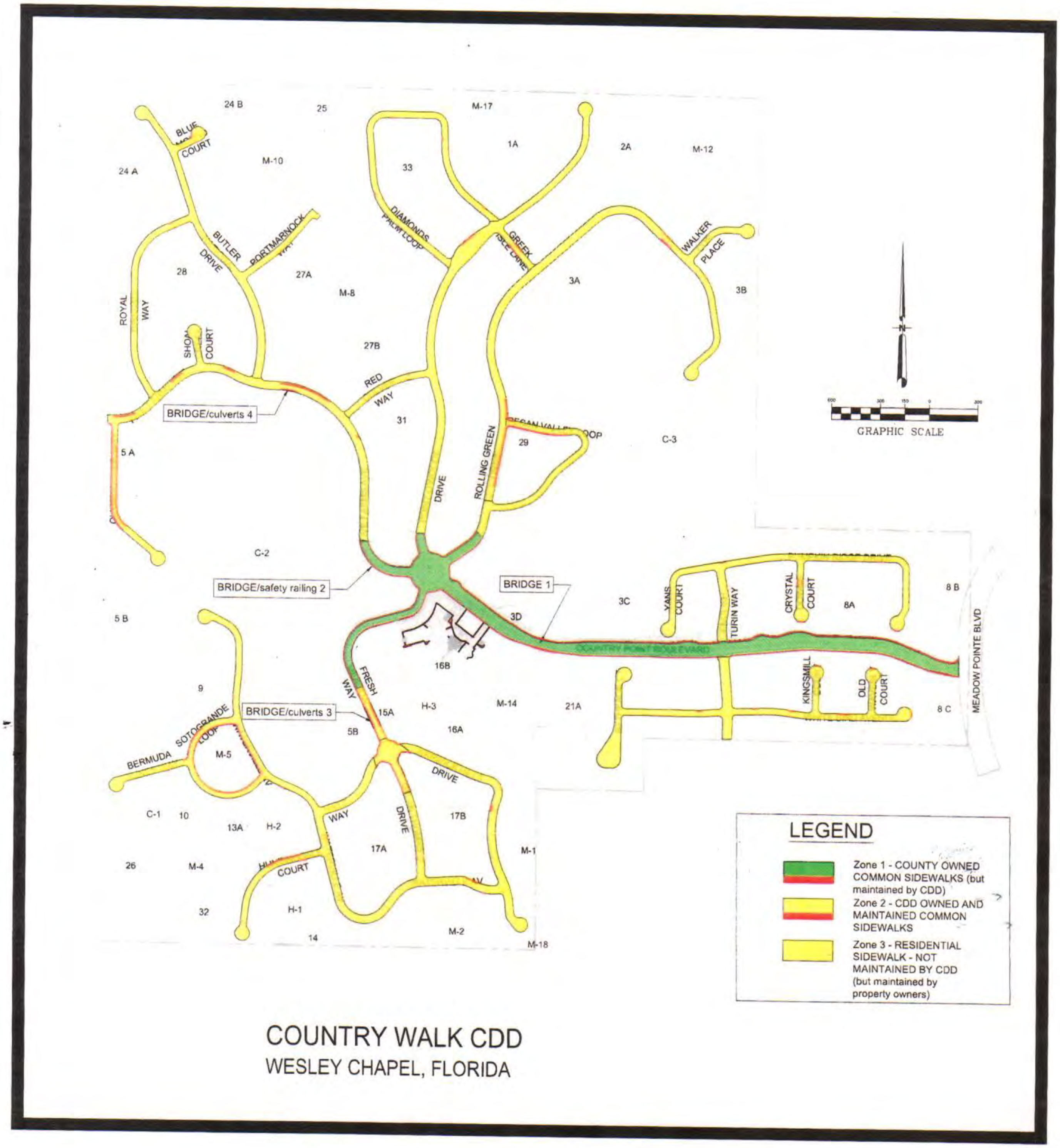

EXHIBIT A

COMMON SIDEWALKS

Tab 2

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 13, 2024

Funding Reserve Analysis

for

Country Walk CDD

Table of Contents

Florida Reserve Study and Appraisal, Inc.
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www.reservestudyfl.com

March 13, 2024

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 1, 2024 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.

Fiscal Calendar Year Begins	*October 1*
Reserve Study by Fiscal Calendar Year Starting	*October 1, 2024*
Funding Study Length	*30 Years*
Number of Assessment Paying Owners	*890*
Reserve Balance as of October 1, 2024[1]	*$ 1,040,828*
Annual Inflation Rate	*2.50%*
Tax Rate on Reserve Interest	*0.00%*
Minimum Reserve Account Balance	*$ 0*
Assessment Change Period	*1 Year*
Annual Operating Budget	*$ 0*

[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
2024	$ 260	$ 231,100	$ 1,046,239
2025	$ 266	$ 236,878	$ 1,111,644
2026	$ 273	$ 242,799	$ 922,952
2027	$ 280	$ 248,869	$ 989,252
2028	$ 287	$ 255,091	$ 994,138
2029	$ 294	$ 261,468	$ 1,093,431

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.
Fiscal Year beginning October 1, 2024

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 December 31, 2023, there was $1,120,663 set aside for reserves. These numbers were obtained from the District on the December 2023 balance sheet. The projected reserve balance on October 1, 2024 is $1,040,828. October 1, 2024 starts the next fiscal year. September 30, 2025 marks the end of the fiscal year.

Financial Condition of District

The pooled method reserve projections estimate $259.66 per owner per year in fiscal year 2024-2025 and $231,700 in total funding.

At the current time, the District is considered to be 103 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. 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'	40.00	$24,800
18"	19764'	90.00	$1,778,760

24"	5484'	114.00	$625,176
30"	2973'	138.00	$410,274

Outfall Structures	7@5000 =	$35,000
Manholes	27@3900 =	$105,300
Mitered End Sections	64@2000 =	$128,000
Inlets	211@5000 =	$1,055,000
Grand Total		$4,162,310

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 half of 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 $4,162,310, which would result in a yearly reserve of $20,800. 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 was actively working on a shoreline refurbishment project in a several areas at the time of the site visit. 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 10-year life and landscaping of turf has about a 15-20 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 16 years was used, resulting in a yearly reserve fund for landscaping of $135,800. However, the District already plans $50,000 annually for replacement of these items in their operating budget. Therefore, we suggest reserving $85,800 annually to bridge this difference.

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

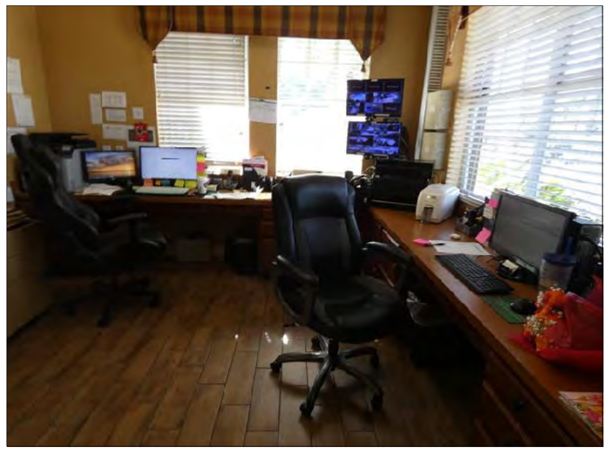
Enclosures:

11 Pages of Photographs Attached

Clubhouse Front

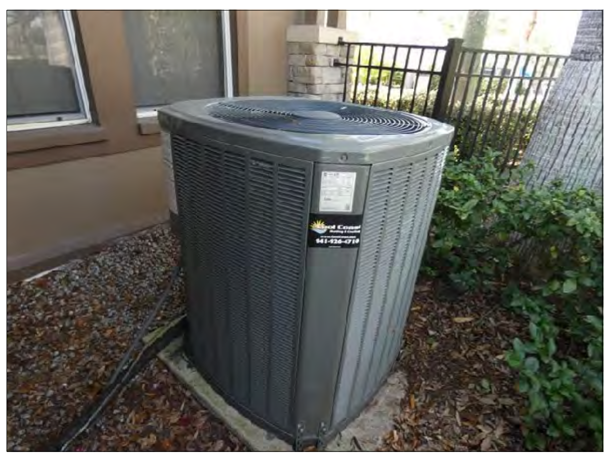
Clubhouse Rear

Clubhouse Interior



Clubhouse Office

Clubhouse HVAC



Clubhouse HVAC

Clubhouse Kitchen

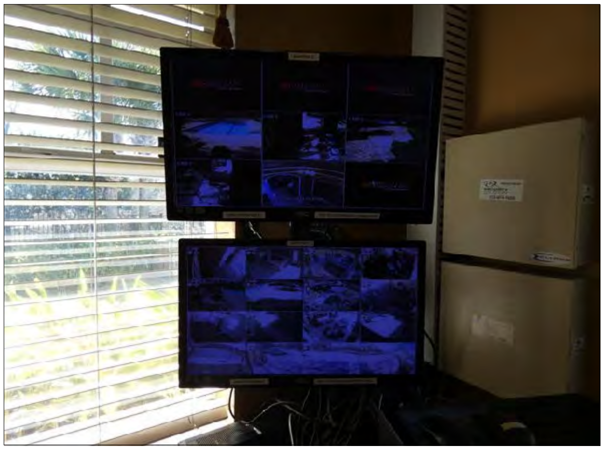
Clubhouse Kitchen Nook

Clubhouse Appliances

Clubhouse Restroom

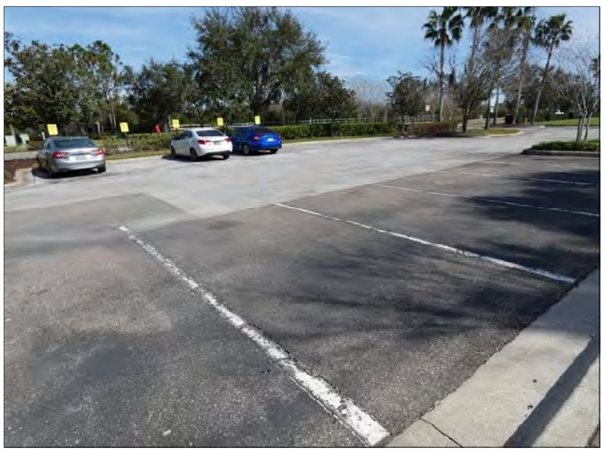
Clubhouse Lanai Furniture

Clubhouse Fire Alarm



Clubhouse Camera System

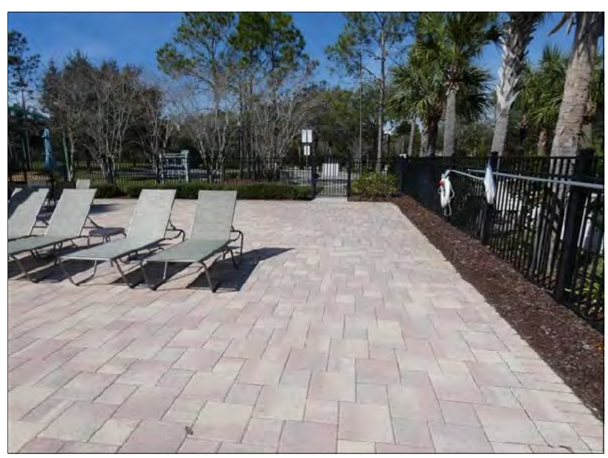
Clubhouse Parking Area



Clubhouse Parking Area

Pool Area

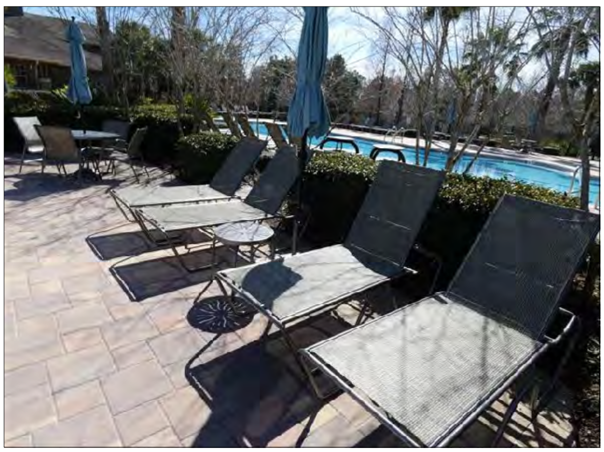
Pool Area



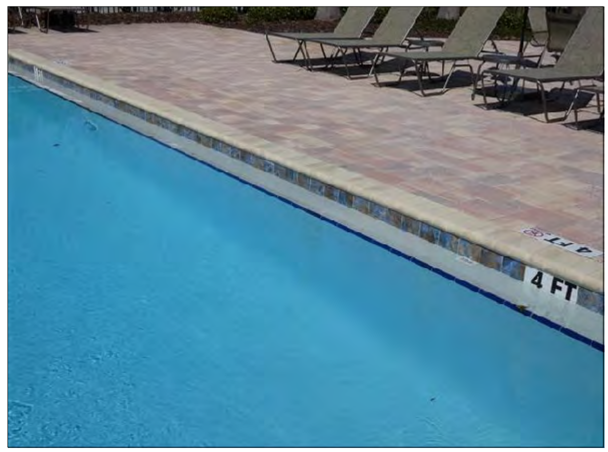
Pool Deck Pavers

Pool Equipment

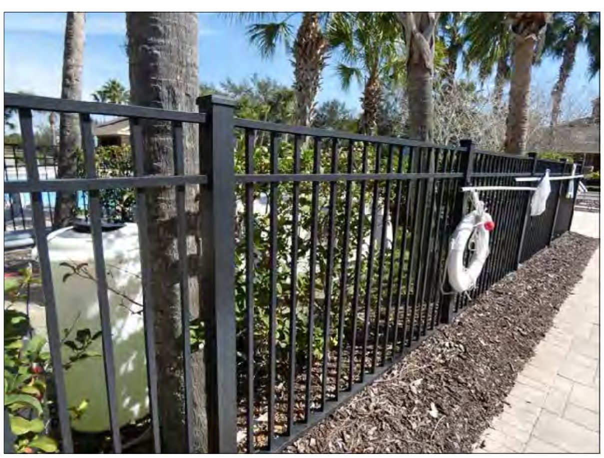
Pool Equipment Housing Boxes



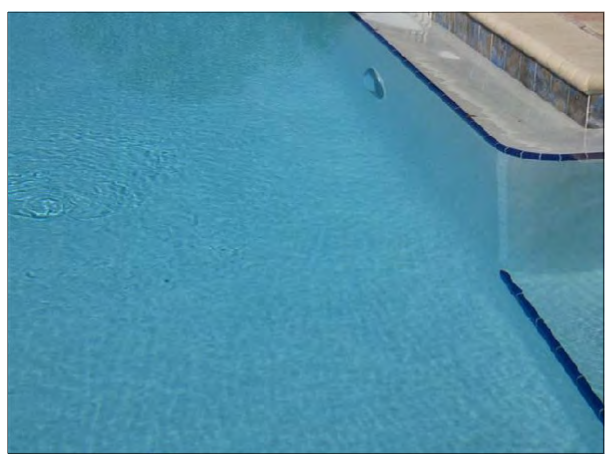
Pool Furniture



Recreation Pool Surface



Pool Fencing



Lap Pool Surface

Pool Chair Lifts

Pool Shower

Pool Heaters

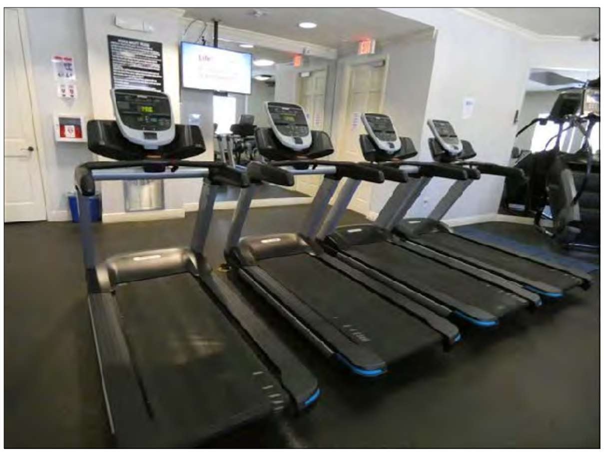
Pool Cabana

Pool Cabana Paint

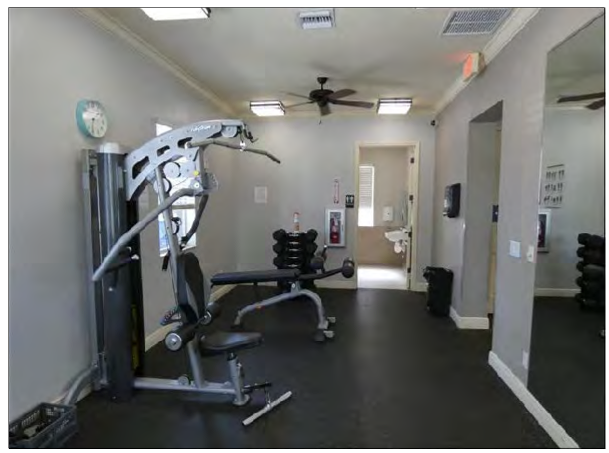
Pool Cabana Restroom

Pool Cabana Family Restroom

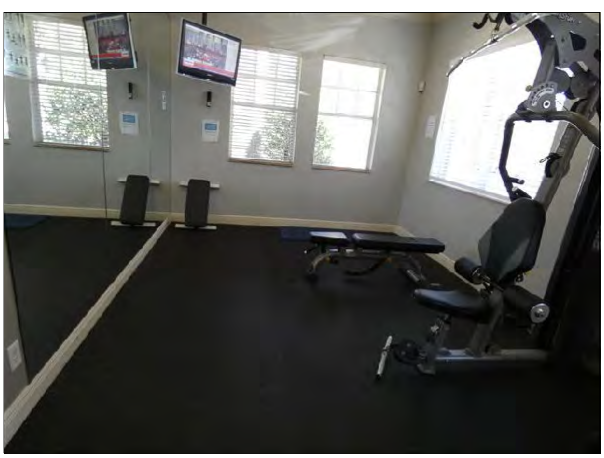
Pool Cabana Outdoor Cabinets



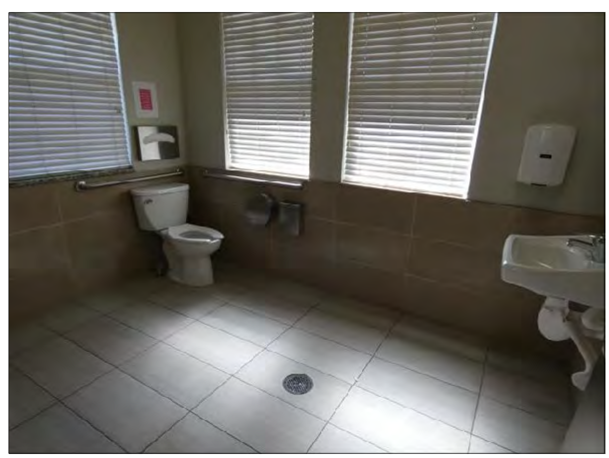
Fitness Cardio Equipment



Fitness Strength Equipment



Fitness Rubber Flooring



Fitness Restroom

Tennis Courts

Tennis Courts Fencing

Tennis Courts Benches

Tennis Courts Lighting

Basketball Court Hoop

Basketball Court

Tot Lot Equipment

Tot Lot Shade, Missing From Recent Storm

Tennis Shed

Recreation Pavilion

Dog Park Chain Link Fencing

Fence Near Basketball Party and Pond

Well

Guard Shack

Entrance Tower

Entry Signs

Stone Monuments

Pond Fountains


Aluminum Fencing on Country Point Blvd


Stormwater Drainage Curb Inlet


Stormwater Drainage Control Structure


Pond Banks


Pond Banks


Pond Banks

Pond Banks

Pond Banks

Landscaping

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	$ 43,370	1 Years	18 Year	$ 45,592	Yes
HVAC 5 Tons	$ 23,000	8 Years	12 Years	$ 28,797	Yes
Paint Exterior	$ 7,373	0 Years	8 Years	$ 7,559	Yes
Paint Interior	$ 19,410	2 Years	10 Years	$ 20,920	Yes
Kitchen Cabinets	$ 18,400	12 Years	30 Years	$ 25,458	Yes
Kitchen Nook Cabinets	$ 6,000	12 Years	30 Years	$ 8,301	Yes
Kitchen Appliances	$ 3,000	2 Years	15 Years	$ 3,233	Yes
Water Heaters	$ 2,600	5 Years	25 Years	$ 3,020	Yes
Restroom Refurbishment	$ 42,000	7 Years	25 Years	$ 51,288	Yes
Clubhouse Furniture and Decor	$ 23,000	3 Years	18 Years	$ 25,416	Yes
Clubhouse Lanai Furniture	$ 9,000	2 Years	20 Years	$ 9,700	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	$ 30,000	7 Years	25 Years	$ 36,634	Yes
Security Camera System	$ 25,000	9 Years	12 Years	$ 32,092	Yes
Access System	$ 16,000	0 Years	18 Years	$ 16,405	Yes
Clubhouse Parking Paving Mill and Overlay	$ 112,272	2 Years	20 Years	$ 121,007	Yes
Pool Area					
Pool Deck Pavers	$ 164,857	12 Years	30 Years	$ 228,090	Yes
Re-seal Pool Deck Pavers	$ 29,974	6 Years	8 Years	$ 35,700	Yes
Pool Equipment	$ 40,000	5 Years	7 Years	$ 46,466	Yes
Pool Equipment Housing Boxes	$ 25,000	7 Years	25 Years	$ 30,529	Yes
Pool Furniture	$ 45,000	6 Years	8 Years	$ 53,596	Yes
Recreation Pool Resurface	$ 55,350	8 Years	10 Years	$ 69,300	Yes
Pool Fence	$ 37,440	7 Years	25 Years	$ 45,720	Yes
Lap Pool Resurface	$ 44,220	8 Years	10 Years	$ 55,365	Yes
(1) Pool Chair Lifts	$ 19,000	4 Years	12 Years	$ 21,527	Yes
Pool Showers	$ 4,000	3 Years	20 Years	$ 4,420	Yes
Pool Heaters	$ 38,000	8 Years	10 Years	$ 47,577	Yes
Pool Lights	$ 8,500	10 Years	12 Years	$ 11,187	Yes
Pool Cabana					
Roof Asphalt	$ 10,647	1 Years	18 Year	$ 11,192	Yes
Paint Exterior	$ 2,806	0 Years	8 Years	$ 2,877	Yes
Paint Interior	$ 3,912	2 Years	10 Years	$ 4,216	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?
Mens and Womens Restroom Refurbishment	$ 32,000	2 Years	20 Years	$ 34,490	Yes
Family Restroom Refurbishment	$ 3,500	2 Years	20 Years	$ 3,772	Yes
Cabinets and Counters	$ 18,000	4 Years	22 Years	$ 20,394	Yes
Water Heater	$ 1,300	7 Years	25 Years	$ 1,587	Yes
Fitness Area					
Cardio Equipment	$ 74,000	0 Years	12 Years	$ 75,871	Yes
Weight Machines	$ 10,000	18 Years	20 Years	$ 16,072	Yes
Rubber Flooring	$ 9,280	12 Years	15 Years	$ 12,839	Yes
Fitness Restroom Refurbishment	$ 6,000	17 Years	20 Years	$ 9,405	Yes
Other Recreation					
Tennis Court Fencing	$ 24,200	7 Years	25 Years	$ 29,552	Yes
Tennis Court Color Coat	$ 16,080	6 Years	8 Years	$ 19,152	Yes
Tennis Court Wind Screens	$ 3,520	1 Years	6 Year	$ 3,700	Yes
Tennis Court Lighting	$ 20,000	15 Years	25 Years	$ 29,824	Yes
Tennis Court Awnings	$ 4,000	0 Years	10 Years	$ 4,101	Yes
Basketball Court Color Coat	$ 5,640	6 Years	8 Years	$ 6,717	Yes
Aluminum Fencing near Basketball	$ 8,360	16 Years	20 Years	$ 12,782	Yes
Tot Lot Equipment	$ 95,000	2 Years	20 Years	$ 102,391	Yes
Tot Lot Shade	$ 12,800	0 Years	6 Years	$ 13,124	Yes
Tennis Shed	$ 5,000	7 Years	25 Years	$ 6,106	Yes
Recreation Pavilion Asphalt Shingle	$ 6,452	1 Years	18 Year	$ 6,783	Yes
Recreation Pavilion Picnic Tables	$ 3,200	3 Years	12 Years	$ 3,536	Yes
Recreation Pavilion Benches	$ 1,100	3 Years	12 Years	$ 1,216	Yes
Recreation Pavilion Paint	$ 2,200	0 Years	8 Years	$ 2,256	Yes
Dog Park Fencing Chain Link 4'	$ 11,472	6 Years	15 Years	$ 13,663	Yes
Dog Park Benches	$ 2,200	3 Years	12 Years	$ 2,431	Yes
Grounds					
Well Pumps	$ 13,500	3 Years	7 Years	$ 14,918	Yes
Guard Shack Paint	$ 1,100	0 Years	8 Years	$ 1,128	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?
Guard Shack Roof	$ 1,050	1 Years	18 Year	$ 1,104	Yes
Entrance Tower Paint	$ 1,600	0 Years	8 Years	$ 1,640	Yes
Entrance Tower Roof	$ 2,468	1 Years	18 Year	$ 2,594	Yes
Entry Signs	$ 6,600	19 Years	20 Years	$ 10,876	Yes
Stone Monuments Refurbishment	$ 7,000	3 Years	5 Years	$ 7,735	Yes
Utility Vehicle	$ 14,000	3 Years	10 Years	$ 15,471	Yes
Irrigation Upgrades and Modernization	$ 15,000	2 Years	5 Years	$ 16,167	Yes
Pond Fountain and Controls	$ 12,000	2 Years	12 Years	$ 12,934	Yes
Aluminum Fencing on Country Point Blvd	$ 28,380	7 Years	25 Years	$ 34,656	Yes
Stormwater Drainage					
Stormwater Drainage (Yearly Refurbishment)	$ 20,800	0 Year	1 Years	$ 21,326	Yes
Pond Bank Erosion Control	$ 87,000	4 Years	5 Years	$ 98,571	Yes
Landscaping					
Landscaping (Yearly Refurbishment)	$ 85,800	0 Year	1 Years	$ 87,970	Yes

Months Remaining in Fiscal Calendar Year 2024: 12
Expected annual inflation: 2.50%
Interest earned on reserve funds: 1.00%
Initial Reserve: $ 1,040,828

Reserve Item Comments

(1) Pool Chair Lifts were repaired in 2022.

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	$ 5.25 / sf	8261 sf	$ 43,370	1 Year 18 Year	18 Years	2025 2043 2061	$ 45,592 $ 71,468 $ 112,032
HVAC 5 Tons	$ 11,500 ea	2	$ 23,000	8 Years 12 Years	12 Years	2032 2044 2056	$ 28,797 $ 38,859 $ 52,438
Paint Exterior	$ 1.60 / sf	4608 sf	$ 7,373	0 Years 8 Years	8 Years	2024 2032 2040 2048 2056	$ 7,559 $ 9,231 $ 11,272 $ 13,765 $ 16,809
Paint Interior	$ 1.60 / sf	12131 sf	$ 19,410	2 Years 10 Years	10 Years	2026 2036 2046 2056	$ 20,920 $ 26,854 $ 34,473 $ 44,252
Kitchen Cabinets	$ 18,400 / total	1 total	$ 18,400	12 Years 30 Years	30 Years	2036 2066	$ 25,458 $ 53,852
Kitchen Nook Cabinets	$ 6,000 / total	1 total	$ 6,000	12 Years 30 Years	30 Years	2036 2066	$ 8,301 $ 17,560
Kitchen Appliances	$ 3,000 ea	1	$ 3,000	2 Years 15 Years	15 Years	2026 2041 2056	$ 3,233 $ 4,703 $ 6,840
Water Heaters	$ 1,300 ea	2	$ 2,600	5 Years 25 Years	25 Years	2029 2054	$ 3,020 $ 5,639
Restroom Refurbishment	$ 21,000 ea	2	$ 42,000	7 Years 25 Years	25 Years	2031 2056	$ 51,288 $ 95,757
Clubhouse Furniture and Decor	$ 23,000 / total	1 total	$ 23,000	3 Years 18 Years	18 Years	2027 2045 2063	$ 25,416 $ 39,842 $ 62,455
Clubhouse	$ 9,000 / total	1 total	$ 9,000	2 Years	20 Years	2026	$ 9,700

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
Clubhouse Lanai Furniture	$ 9,000 / total	1 total	$ 9,000	20 Years	20 Years	2046 2066	$ 15,985 $ 26,340
Carpeting	$ 4.50 / sf	629 sf	$ 2,831	0 Years 12 Years	12 Years	2024 2036 2048 2060	$ 2,902 $ 3,916 $ 5,285 $ 7,131
Crafts Room Cabinets	$ 4,500 / total	1 total	$ 4,500	20 Years 25 Years	25 Years	2044 2069	$ 7,603 $ 14,195
Fire Safety System	$ 30,000 ea	1	$ 30,000	7 Years 25 Years	25 Years	2031 2056	$ 36,634 $ 68,398
Security Camera System	$ 25,000 ea	1	$ 25,000	9 Years 12 Years	12 Years	2033 2045 2057	$ 32,092 $ 43,307 $ 58,439
Access System	$ 16,000 ea	1	$ 16,000	0 Years 18 Years	18 Years	2024 2042 2060	$ 16,405 $ 25,716 $ 40,311
Clubhouse Parking Paving Mill and Overlay	$ 2.30 / sf	48814 sf	$ 112,272	2 Years 20 Years	20 Years	2026 2046 2066	$ 121,007 $ 199,403 $ 328,589
Pool Area							
Pool Deck Pavers	$ 11.00 / sf	14987 sf	$ 164,857	12 Years 30 Years	30 Years	2036 2066	$ 228,090 $ 482,490
Re-seal Pool Deck Pavers	$ 2.00 ea	14987	$ 29,974	6 Years 8 Years	8 Years	2030 2038 2046 2054	$ 35,700 $ 43,595 $ 53,236 $ 65,009
Pool Equipment	$ 40,000 / total	1 total	$ 40,000	5 Years 7 Years	7 Years	2029 2036 2043	$ 46,466 $ 55,343 $ 65,915

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 Equipment	$ 40,000 / total	1 total	$ 40,000	7 Years	7 Years	2050 2057	$ 78,506 $ 93,503
Pool Equipment Housing Boxes	$ 25,000 / total	1 total	$ 25,000	7 Years 25 Years	25 Years	2031 2056	$ 30,529 $ 56,998
Pool Furniture	$ 45,000 / total	1 total	$ 45,000	6 Years 8 Years	8 Years	2030 2038 2046 2054	$ 53,596 $ 65,449 $ 79,923 $ 97,598
Recreation Pool Resurface	$ 15.00 / sf	3690 sf	$ 55,350	8 Years 10 Years	10 Years	2032 2042 2052 2062	$ 69,300 $ 88,960 $ 114,197 $ 146,593
Pool Fence	$ 60.00 / lf	624 lf	$ 37,440	7 Years 25 Years	25 Years	2031 2056	$ 45,720 $ 85,360
Lap Pool Resurface	$ 15.00 / sf	2948 sf	$ 44,220	8 Years 10 Years	10 Years	2032 2042 2052 2062	$ 55,365 $ 71,071 $ 91,234 $ 117,116
Pool Chair Lifts	$ 9,500 ea	2	$ 19,000	4 Years 12 Years	12 Years	2028 2040 2052 2064	$ 21,527 $ 29,049 $ 39,200 $ 52,898
Pool Showers	$ 2,000 ea	2	$ 4,000	3 Years 20 Years	20 Years	2027 2047 2067	$ 4,420 $ 7,284 $ 12,003
Pool Heaters	$ 9,500 ea	4	$ 38,000	8 Years 10 Years	10 Years	2032 2042 2052 2062	$ 47,577 $ 61,074 $ 78,401 $ 100,642
Pool Lights	$ 8,500 / total	1 total	$ 8,500	10 Years	12 Years	2034	$ 11,187

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 Lights	$ 8,500 / total	1 total	$ 8,500	12 Years	12 Years	2046 2058	$ 15,097 $ 20,372
Pool Cabana							
Roof Asphalt	$ 5.25 / sf	2028 sf	$ 10,647	1 Year 18 Year	18 Years	2025 2043 2061	$ 11,192 $ 17,545 $ 27,503
Paint Exterior	$ 1.60 / sf	1754 sf	$ 2,806	0 Years 8 Years	8 Years	2024 2032 2040 2048 2056	$ 2,877 $ 3,514 $ 4,291 $ 5,240 $ 6,398
Paint Interior	$ 1.60 / sf	2445 sf	$ 3,912	2 Years 10 Years	10 Years	2026 2036 2046 2056	$ 4,216 $ 5,412 $ 6,948 $ 8,919
Mens and Womens Restroom Refurbishment	$ 16,000 ea	2	$ 32,000	2 Years 20 Years	20 Years	2026 2046 2066	$ 34,490 $ 56,834 $ 93,655
Family Restroom Refurbishment	$ 3,500 ea	1	$ 3,500	2 Years 20 Years	20 Years	2026 2046 2066	$ 3,772 $ 6,216 $ 10,244
Cabinets and Counters	$ 18,000 / total	1 total	$ 18,000	4 Years 22 Years	22 Years	2028 2050 2072	$ 20,394 $ 35,328 $ 61,197
Water Heater	$ 1,300 ea	1	$ 1,300	7 Years 25 Years	25 Years	2031 2056	$ 1,587 $ 2,964
Fitness Area							
Cardio	$ 74,000 / total	1 total	$ 74,000	0 Years	12 Years	2024	$ 75,871

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
Cardio Equipment	$ 74,000 / total	1 total	$ 74,000	12 Years	12 Years	2036 2048 2060	$ 102,384 $ 138,160 $ 186,439
Weight Machines	$ 10,000 / total	1 total	$ 10,000	18 Years 20 Years	20 Years	2042 2062	$ 16,072 $ 26,485
Rubber Flooring	$ 8.00 / sf	1160 sf	$ 9,280	12 Years 15 Years	15 Years	2036 2051 2066	$ 12,839 $ 18,674 $ 27,160
Fitness Restroom Refurbishment	$ 6,000 ea	1	$ 6,000	17 Years 20 Years	20 Years	2041 2061	$ 9,405 $ 15,499
Other Recreation							
Tennis Court Fencing	$ 55.00 / lf	440 lf	$ 24,200	7 Years 25 Years	25 Years	2031 2056	$ 29,552 $ 55,174
Tennis Court Color Coat	$ 1.20 / sf	13400 sf	$ 16,080	6 Years 8 Years	8 Years	2030 2038 2046 2054	$ 19,152 $ 23,387 $ 28,559 $ 34,875
Tennis Court Wind Screens	$ 8.00 / lf	440 lf	$ 3,520	1 Year 6 Year	6 Years	2025 2031 2037 2043 2049 2055	$ 3,700 $ 4,298 $ 4,993 $ 5,800 $ 6,738 $ 7,827
Tennis Court Lighting	$ 5,000 ea	4	$ 20,000	15 Years 25 Years	25 Years	2039 2064	$ 29,824 $ 55,683
Tennis Court Awnings	$ 4,000 / total	1 total	$ 4,000	0 Years 10 Years	10 Years	2024 2034 2044 2054	$ 4,101 $ 5,265 $ 6,758 $ 8,675

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
Basketball Court Color Coat	$ 1.20 / sf	4700 sf	$ 5,640	6 Years 8 Years	8 Years	2030 2038 2046 2054	$ 6,717 $ 8,203 $ 10,017 $ 12,232
Aluminum Fencing near Basketball	$ 55.00 ea	152	$ 8,360	16 Years 20 Years	20 Years	2040 2060	$ 12,782 $ 21,063
Tot Lot Equipment	$ 95,000 ea	1	$ 95,000	2 Years 20 Years	20 Years	2026 2046 2066	$ 102,391 $ 168,726 $ 278,038
Tot Lot Shade	$ 6.40 / sf	2000 sf	$ 12,800	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	$ 13,124 $ 15,245 $ 17,710 $ 20,572 $ 23,898 $ 27,761
Tennis Shed	$ 5,000 ea	1	$ 5,000	7 Years 25 Years	25 Years	2031 2056	$ 6,106 $ 11,400
Recreation Pavilion Asphalt Shingle	$ 5.25 / sf	1229 sf	$ 6,452	1 Year 18 Year	18 Years	2025 2043 2061	$ 6,783 $ 10,632 $ 16,667
Recreation Pavilion Picnic Tables	$ 1,600 ea	2	$ 3,200	3 Years 12 Years	12 Years	2027 2039 2051 2063	$ 3,536 $ 4,772 $ 6,439 $ 8,689
Recreation Pavilion Benches	$ 1,100 ea	1	$ 1,100	3 Years 12 Years	12 Years	2027 2039 2051 2063	$ 1,216 $ 1,640 $ 2,214 $ 2,987
Recreation Pavilion Paint	$ 2,200 / total	1 total	$ 2,200	0 Years 8 Years	8 Years	2024 2032	$ 2,256 $ 2,754

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	$ 2,200 / total	1 total	$ 2,200	8 Years	8 Years	2040 2048 2056	$ 3,364 $ 4,107 $ 5,016
Dog Park Fencing Chain Link 4'	$ 24.00 / lf	478 lf	$ 11,472	6 Years 15 Years	15 Years	2030 2045 2060	$ 13,663 $ 19,873 $ 28,903
Dog Park Benches	$ 1,100 ea	2	$ 2,200	3 Years 12 Years	12 Years	2027 2039 2051 2063	$ 2,431 $ 3,281 $ 4,427 $ 5,974
Grounds							
Well Pumps	$ 4,500 ea	3	$ 13,500	3 Years 7 Years	7 Years	2027 2034 2041 2048 2055	$ 14,918 $ 17,768 $ 21,162 $ 25,205 $ 30,020
Guard Shack Paint	$ 1,100 / total	1 total	$ 1,100	0 Years 8 Years	8 Years	2024 2032 2040 2048 2056	$ 1,128 $ 1,377 $ 1,682 $ 2,054 $ 2,508
Guard Shack Roof	$ 5.25 / sf	200 sf	$ 1,050	1 Year 18 Year	18 Years	2025 2043 2061	$ 1,104 $ 1,730 $ 2,712
Entrance Tower Paint	$ 1,600 ea	1	$ 1,600	0 Years 8 Years	8 Years	2024 2032 2040 2048 2056	$ 1,640 $ 2,003 $ 2,446 $ 2,987 $ 3,648

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
Entrance Tower Roof	$ 5.25 / sf	470 sf	$ 2,468	1 Year 18 Year	18 Years	2025 2043 2061	$ 2,594 $ 4,066 $ 6,374
Entry Signs	$ 3,300 ea	2	$ 6,600	19 Years 20 Years	20 Years	2043 2063	$ 10,876 $ 17,922
Stone Monuments Refurbishment	$ 7,000 ea	1	$ 7,000	3 Years 5 Years	5 Years	2027 2032 2037 2042 2047 2052 2057	$ 7,735 $ 8,764 $ 9,930 $ 11,251 $ 12,747 $ 14,442 $ 16,363
Utility Vehicle	$ 14,000 ea	1	$ 14,000	3 Years 10 Years	10 Years	2027 2037 2047 2057	$ 15,471 $ 19,860 $ 25,494 $ 32,726
Irrigation Upgrades and Modernization	$ 15,000 ea	1	$ 15,000	2 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	$ 16,167 $ 18,317 $ 20,753 $ 23,514 $ 26,641 $ 30,184 $ 34,199
Pond Fountain and Controls	$ 12,000 ea	1	$ 12,000	2 Years 12 Years	12 Years	2026 2038 2050 2062	$ 12,934 $ 17,453 $ 23,552 $ 31,782
Aluminum Fencing on Country Point Blvd	$ 55.00 / lf	516 lf	$ 28,380	7 Years 25 Years	25 Years	2031 2056	$ 34,656 $ 64,704

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							
Stormwater Drainage (Yearly Refurbishment)	$ 20,800 / total	1 total	$ 20,800	0 Years	1 Year	2024	$ 21,326
				1 Years		2025	$ 21,865
						2026	$ 22,418
						2027	$ 22,985
						2028	$ 23,566
						2029	$ 24,162
						2030	$ 24,773
						2031	$ 25,400
						2032	$ 26,042
						2033	$ 26,701
						2034	$ 27,376
						2035	$ 28,068
						2036	$ 28,778
						2037	$ 29,506
						2038	$ 30,252
						2039	$ 31,017
						2040	$ 31,801
						2041	$ 32,606
						2042	$ 33,430
						2043	$ 34,276
						2044	$ 35,142
						2045	$ 36,031
						2046	$ 36,942
						2047	$ 37,876
						2048	$ 38,834
						2049	$ 39,816
						2050	$ 40,823
						2051	$ 41,856

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)	$ 20,800 / total	1 total	$ 20,800	1 Years	1 Year	2052	$ 42,914
						2053	$ 43,999
						2054	$ 45,112
Pond Bank Erosion Control	$ 87,000 / total	1 total	$ 87,000	4 Years	5 Years	2028	$ 98,571
				5 Years		2033	$ 111,681
						2038	$ 126,535
						2043	$ 143,364
						2048	$ 162,432
						2053	$ 184,035
Landscaping							
Landscaping (Yearly Refurbishment)	$ 85,800 / total	1 total	$ 85,800	0 Years	1 Year	2024	$ 87,970
				1 Years		2025	$ 90,194
						2026	$ 92,475
						2027	$ 94,814
						2028	$ 97,211
						2029	$ 99,670
						2030	$ 102,190
						2031	$ 104,775
						2032	$ 107,424
						2033	$ 110,141
						2034	$ 112,926
						2035	$ 115,782
						2036	$ 118,710
						2037	$ 121,712
						2038	$ 124,790
						2039	$ 127,945
						2040	$ 131,181
						2041	$ 134,498
						2042	$ 137,899

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
Landscaping (Yearly Refurbishment)	$ 85,800 / total	1 total	$ 85,800	1 Years	1 Year	2043	$ 141,387
						2044	$ 144,962
						2045	$ 148,628
						2046	$ 152,387
						2047	$ 156,240
						2048	$ 160,191
						2049	$ 164,242
						2050	$ 168,396
						2051	$ 172,654
						2052	$ 177,020
						2053	$ 181,497
						2054	$ 186,087

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50%   Interest earned on reserve funds: 1.00%   Initial Reserve: $ 1,040,828

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Clubhouse	Roof Asphalt Shingle	8261 sf	$ 5.25 / sf	$ 43,370.25
	HVAC 5 Tons	2	$ 11,500.00 ea	$ 23,000.00
	Paint Exterior	4608 sf	$ 1.60 / sf	$ 7,372.80
	Paint Interior	12131 sf	$ 1.60 / sf	$ 19,409.60
	Kitchen Cabinets	1 total	$ 18,400.00 / total	$ 18,400.00
	Kitchen Nook Cabinets	1 total	$ 6,000.00 / total	$ 6,000.00
	Kitchen Appliances	1	$ 3,000.00 ea	$ 3,000.00
	Water Heaters	2	$ 1,300.00 ea	$ 2,600.00
	Restroom Refurbishment	2	$ 21,000.00 ea	$ 42,000.00
	Clubhouse Furniture and Decor	1 total	$ 23,000.00 / total	$ 23,000.00
	Clubhouse Lanai Furniture	1 total	$ 9,000.00 / total	$ 9,000.00
	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	$ 30,000.00 ea	$ 30,000.00
	Security Camera System	1	$ 25,000.00 ea	$ 25,000.00
	Access System	1	$ 16,000.00 ea	$ 16,000.00
	Clubhouse Parking Paving Mill and Overlay	48814 sf	$ 2.30 / sf	$ 112,272.20
			Clubhouse Sub Total =	$ 387,755.35
Pool Area	Pool Deck Pavers	14987 sf	$ 11.00 / sf	$ 164,857.00
	Re-seal Pool Deck Pavers	14987	$ 2.00 ea	$ 29,974.00
	Pool Equipment	1 total	$ 40,000.00 / total	$ 40,000.00
	Pool Equipment Housing Boxes	1 total	$ 25,000.00 / total	$ 25,000.00
	Pool Furniture	1 total	$ 45,000.00 / total	$ 45,000.00
	Recreation Pool Resurface	3690 sf	$ 15.00 / sf	$ 55,350.00
	Pool Fence	624 lf	$ 60.00 / lf	$ 37,440.00
	Lap Pool Resurface	2948 sf	$ 15.00 / sf	$ 44,220.00
	Pool Chair Lifts	2	$ 9,500.00 ea	$ 19,000.00
	Pool Showers	2	$ 2,000.00 ea	$ 4,000.00
	Pool Heaters	4	$ 9,500.00 ea	$ 38,000.00
	Pool Lights	1 total	$ 8,500.00 / total	$ 8,500.00
			Pool Area Sub Total =	$ 511,341.00
Pool Cabana	Roof Asphalt	2028 sf	$ 5.25 / sf	$ 10,647.00
	Paint Exterior	1754 sf	$ 1.60 / sf	$ 2,806.40
	Paint Interior	2445 sf	$ 1.60 / sf	$ 3,912.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Pool Cabana	Mens and Womens Restroom Refurbishment	2	$ 16,000.00 ea	$ 32,000.00
	Family Restroom Refurbishment	1	$ 3,500.00 ea	$ 3,500.00
	Cabinets and Counters	1 total	$ 18,000.00 / total	$ 18,000.00
	Water Heater	1	$ 1,300.00 ea	$ 1,300.00
			Pool Cabana Sub Total =	$ 72,165.40
Fitness Area	Cardio Equipment	1 total	$ 74,000.00 / total	$ 74,000.00
	Weight Machines	1 total	$ 10,000.00 / total	$ 10,000.00
	Rubber Flooring	1160 sf	$ 8.00 / sf	$ 9,280.00
	Fitness Restroom Refurbishment	1	$ 6,000.00 ea	$ 6,000.00
			Fitness Area Sub Total =	$ 99,280.00
Other Recreation	Tennis Court Fencing	440 lf	$ 55.00 / lf	$ 24,200.00
	Tennis Court Color Coat	13400 sf	$ 1.20 / sf	$ 16,080.00
	Tennis Court Wind Screens	440 lf	$ 8.00 / lf	$ 3,520.00
	Tennis Court Lighting	4	$ 5,000.00 ea	$ 20,000.00
	Tennis Court Awnings	1 total	$ 4,000.00 / total	$ 4,000.00
	Basketball Court Color Coat	4700 sf	$ 1.20 / sf	$ 5,640.00
	Aluminum Fencing near Basketball	152	$ 55.00 ea	$ 8,360.00
	Tot Lot Equipment	1	$ 95,000.00 ea	$ 95,000.00
	Tot Lot Shade	2000 sf	$ 6.40 / sf	$ 12,800.00
	Tennis Shed	1	$ 5,000.00 ea	$ 5,000.00
	Recreation Pavilion Asphalt Shingle	1229 sf	$ 5.25 / sf	$ 6,452.25
	Recreation Pavilion Picnic Tables	2	$ 1,600.00 ea	$ 3,200.00
	Recreation Pavilion Benches	1	$ 1,100.00 ea	$ 1,100.00
	Recreation Pavilion Paint	1 total	$ 2,200.00 / total	$ 2,200.00
	Dog Park Fencing Chain Link 4'	478 lf	$ 24.00 / lf	$ 11,472.00
	Dog Park Benches	2	$ 1,100.00 ea	$ 2,200.00
			Other Recreation Sub Total =	$ 221,224.25
Grounds	Well Pumps	3	$ 4,500.00 ea	$ 13,500.00
	Guard Shack Paint	1 total	$ 1,100.00 / total	$ 1,100.00
	Guard Shack Roof	200 sf	$ 5.25 / sf	$ 1,050.00
	Entrance Tower Paint	1	$ 1,600.00 ea	$ 1,600.00
	Entrance Tower Roof	470 sf	$ 5.25 / sf	$ 2,467.50

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Entry Signs	2	$ 3,300.00 ea	$ 6,600.00
	Stone Monuments Refurbishment	1	$ 7,000.00 ea	$ 7,000.00
	Utility Vehicle	1	$ 14,000.00 ea	$ 14,000.00
	Irrigation Upgrades and Modernization	1	$ 15,000.00 ea	$ 15,000.00
	Pond Fountain and Controls	1	$ 12,000.00 ea	$ 12,000.00
	Aluminum Fencing on Country Point Blvd	516 lf	$ 55.00 / lf	$ 28,380.00
			Grounds Sub Total =	$ 102,697.50
Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	1 total	$ 20,800.00 / total	$ 20,800.00
	Pond Bank Erosion Control	1 total	$ 87,000.00 / total	$ 87,000.00
			Stormwater Drainage Sub Total =	$ 107,800.00
Landscaping	Landscaping (Yearly Refurbishment)	1 total	$ 85,800.00 / total	$ 85,800.00
			Totals =	$ 1,588,063.50

Country Walk CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2024	$ 231,100	$ 11,470	$ 237,159	$ 1,046,239	96.4%
2025	$ 236,878	$ 11,551	$ 183,024	$ 1,111,644	101.7%
2026	$ 242,799	$ 12,232	$ 443,724	$ 922,952	79.4%
2027	$ 248,869	$ 10,373	$ 192,943	$ 989,252	101.6%
2028	$ 255,091	$ 11,065	$ 261,270	$ 994,138	95.2%
2029	$ 261,468	$ 11,143	$ 173,319	$ 1,093,431	103.6%
2030	$ 268,005	$ 12,166	$ 271,038	$ 1,102,564	94.6%
2031	$ 274,705	$ 12,288	$ 388,863	$ 1,000,695	84.4%
2032	$ 281,573	$ 11,301	$ 362,149	$ 931,421	85.2%
2033	$ 288,612	$ 10,641	$ 280,615	$ 950,059	91.8%
2034	$ 295,828	$ 10,860	$ 174,522	$ 1,082,224	101.6%
2035	$ 303,223	$ 12,216	$ 143,850	$ 1,253,813	103.4%
2036	$ 310,804	$ 13,967	$ 654,548	$ 924,035	65.9%
2037	$ 318,574	$ 10,705	$ 186,000	$ 1,067,313	98.6%
2038	$ 326,538	$ 12,174	$ 439,664	$ 966,362	77.7%
2039	$ 334,702	$ 11,202	$ 198,479	$ 1,113,786	96.4%
2040	$ 343,069	$ 12,715	$ 227,868	$ 1,241,702	94.0%
2041	$ 351,646	$ 14,033	$ 225,888	$ 1,381,493	94.0%
2042	$ 360,437	$ 15,472	$ 466,046	$ 1,291,356	79.1%
2043	$ 369,448	$ 14,612	$ 507,059	$ 1,168,357	74.8%
2044	$ 378,684	$ 13,424	$ 233,325	$ 1,327,140	91.0%
2045	$ 388,151	$ 15,055	$ 287,680	$ 1,442,667	87.9%
2046	$ 397,855	$ 16,255	$ 891,387	$ 965,390	54.2%
2047	$ 407,802	$ 11,528	$ 239,641	$ 1,145,079	86.8%
2048	$ 417,997	$ 13,372	$ 582,159	$ 994,289	65.4%
2049	$ 428,446	$ 11,912	$ 210,797	$ 1,223,850	88.1%
2050	$ 439,158	$ 14,257	$ 346,605	$ 1,330,660	80.9%
2051	$ 450,137	$ 15,375	$ 276,448	$ 1,519,724	85.5%
2052	$ 461,390	$ 17,318	$ 557,408	$ 1,441,024	72.1%
2053	$ 472,925	$ 16,584	$ 409,532	$ 1,521,001	78.1%
2054	$ 484,748	$ 17,438	$ 482,988	$ 1,540,199	76.2%
Totals :	**$ 10,630,663**	**$ 404,704**	**$ 10,535,996**		

[1] Cash Reserves minus Fully Funded Value

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

<u>Basis of Funding Study - Modified Cash Flow</u>

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 2024: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = $ 1,040,828.00 Final Reserve Value = $ 1,540,198.77

Country Walk CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2024	$ 259.66	$ 231,100
2025	$ 266.15	$ 236,878
2026	$ 272.81	$ 242,799
2027	$ 279.63	$ 248,869
2028	$ 286.62	$ 255,091
2029	$ 293.78	$ 261,468
2030	$ 301.13	$ 268,005
2031	$ 308.66	$ 274,705
2032	$ 316.37	$ 281,573
2033	$ 324.28	$ 288,612
2034	$ 332.39	$ 295,828
2035	$ 340.70	$ 303,223
2036	$ 349.22	$ 310,804
2037	$ 357.95	$ 318,574
2038	$ 366.90	$ 326,538
2039	$ 376.07	$ 334,702
2040	$ 385.47	$ 343,069
2041	$ 395.11	$ 351,646
2042	$ 404.99	$ 360,437
2043	$ 415.11	$ 369,448
2044	$ 425.49	$ 378,684
2045	$ 436.13	$ 388,151
2046	$ 447.03	$ 397,855
2047	$ 458.20	$ 407,802
2048	$ 469.66	$ 417,997
2049	$ 481.40	$ 428,446
2050	$ 493.44	$ 439,158
2051	$ 505.77	$ 450,137
2052	$ 518.42	$ 461,390
2053	$ 531.38	$ 472,925
2054	$ 544.66	$ 484,748

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 2024: 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

Item Description	*FY 2024*	*FY 2025*	*FY 2026*	*FY 2027*	*FY 2028*	*FY 2029*	*FY 2030*	*FY 2031*	*FY 2032*	*FY 2033*	*FY 2034*	*FY 2035*	*FY 2036*	*FY 2037*	*FY 2038*	*FY 2039*	*FY 2040*	*FY 2041*	*FY 2042*
Reserve Category : Clubhouse																			
Roof Asphalt Shingle		*$ 45,592*																	
HVAC 5 Tons									*$ 28,797*										
Paint Exterior	*$ 7,559*								*$ 9,231*								*$ 11,272*		
Paint Interior			*$ 20,920*										*$ 26,854*						
Kitchen Cabinets													*$ 25,458*						
Kitchen Nook Cabinets													*$ 8,301*						
Kitchen Appliances			*$ 3,233*															*$ 4,703*	
Water Heaters						*$ 3,020*													
Restroom Refurbishment								*$ 51,288*											
Clubhouse Furniture and Decor				*$ 25,416*															
Clubhouse Lanai Furniture			*$ 9,700*																
Carpeting	*$ 2,902*												*$ 3,916*						
Crafts Room Cabinets																			
Fire Safety System								*$ 36,634*											
Security Camera System										*$ 32,092*									
Access System	*$ 16,405*																		*$ 25,716*
Clubhouse Parking Paving Mill and Overlay			*$ 121,007*																
Category Subtotal :	$ 26,866	$ 45,592	$ 154,860	$ 25,416		$ 3,020		$ 87,922	$ 38,028	$ 32,092			$ 64,529				$ 11,272	$ 4,703	$ 25,716
Reserve Category : Pool Area																			
Pool Deck Pavers													*$ 228,090*						
Re-seal Pool Deck Pavers							*$ 35,700*								*$ 43,595*				
Pool Equipment						*$ 46,466*							*$ 55,343*						
Pool Equipment Housing Boxes								*$ 30,529*											
Pool Furniture							*$ 53,596*								*$ 65,449*				
Recreation Pool Resurface									*$ 69,300*										*$ 88,960*
Pool Fence								*$ 45,720*											
Lap Pool Resurface									*$ 55,365*										*$ 71,071*
Pool Chair Lifts					*$ 21,527*												*$ 29,049*		
Pool Showers				*$ 4,420*															
Pool Heaters									*$ 47,577*										*$ 61,074*
Pool Lights											*$ 11,187*								
Category Subtotal :				$ 4,420	$ 21,527	$ 46,466	$ 89,296	$ 76,249	$ 172,242		$ 11,187		$ 283,433		$ 109,044		$ 29,049		$ 221,105

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

Item Description	*FY 2024*	*FY 2025*	*FY 2026*	*FY 2027*	*FY 2028*	*FY 2029*	*FY 2030*	*FY 2031*	*FY 2032*	*FY 2033*	*FY 2034*	*FY 2035*	*FY 2036*	*FY 2037*	*FY 2038*	*FY 2039*	*FY 2040*	*FY 2041*	*FY 2042*
Reserve Category : Pool Cabana																			
Roof Asphalt		*$ 11,192*																	
Paint Exterior	*$ 2,877*								*$ 3,514*								*$ 4,291*		
Paint Interior			*$ 4,216*										*$ 5,412*						
Mens and Womens Restroom Refurbishment			*$ 34,490*																
Family Restroom Refurbishment			*$ 3,772*																
Cabinets and Counters					*$ 20,394*														
Water Heater								*$ 1,587*											
Category Subtotal :	$ 2,877	$ 11,192	$ 42,478		$ 20,394			$ 1,587	$ 3,514				$ 5,412				$ 4,291		
Reserve Category : Fitness Area																			
Cardio Equipment	*$ 75,871*												*$ 102,384*						
Weight Machines																			*$ 16,072*
Rubber Flooring													*$ 12,839*						
Fitness Restroom Refurbishment																		*$ 9,405*	
Category Subtotal :	$ 75,871												$ 115,223					$ 9,405	$ 16,072
Reserve Category : Other Recreation																			
Tennis Court Fencing								*$ 29,552*											
Tennis Court Color Coat							*$ 19,152*								*$ 23,387*				
Tennis Court Wind Screens		*$ 3,700*						*$ 4,298*						*$ 4,993*					
Tennis Court Lighting																*$ 29,824*			
Tennis Court Awnings	*$ 4,101*										*$ 5,265*								
Basketball Court Color Coat							*$ 6,717*								*$ 8,203*				
Aluminum Fencing near Basketball																	*$ 12,782*		
Tot Lot Equipment			*$ 102,391*																
Tot Lot Shade	*$ 13,124*						*$ 15,245*						*$ 17,710*						*$ 20,572*
Tennis Shed								*$ 6,106*											
Recreation Pavilion Asphalt Shingle		*$ 6,783*																	
Recreation Pavilion Picnic Tables				*$ 3,536*												*$ 4,772*			
Recreation Pavilion Benches				*$ 1,216*												*$ 1,640*			
Recreation Pavilion Paint	*$ 2,256*								*$ 2,754*								*$ 3,364*		

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

Item Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Dog Park Fencing Chain Link 4'							*$ 13,663*												
Dog Park Benches				*$ 2,431*												*$ 3,281*			
Category Subtotal :	$ 19,481	$ 10,483	$ 102,391	$ 7,183			$ 54,777	$ 39,956	$ 2,754		$ 5,265		$ 17,710	$ 4,993	$ 31,590	$ 39,517	$ 16,146		$ 20,572
Reserve Category : Grounds																			
Well Pumps				*$ 14,918*							*$ 17,768*							*$ 21,162*	
Guard Shack Paint	*$ 1,128*								*$ 1,377*								*$ 1,682*		
Guard Shack Roof		*$ 1,104*																	
Entrance Tower Paint	*$ 1,640*								*$ 2,003*								*$ 2,446*		
Entrance Tower Roof		*$ 2,594*																	
Entry Signs																			
Stone Monuments Refurbishment				*$ 7,735*					*$ 8,764*					*$ 9,930*					*$ 11,251*
Utility Vehicle				*$ 15,471*										*$ 19,860*					
Irrigation Upgrades and Modernization			*$ 16,167*					*$ 18,317*					*$ 20,753*					*$ 23,514*	
Pond Fountain and Controls			*$ 12,934*												*$ 17,453*				
Aluminum Fencing on Country Point Blvd								*$ 34,656*											
Category Subtotal :	$ 2,768	$ 3,698	$ 29,101	$ 38,124				$ 52,973	$ 12,144		$ 17,768		$ 20,753	$ 29,790	$ 17,453		$ 4,128	$ 44,676	$ 11,251
Reserve Category : Stormwater Drainage																			
Stormwater Drainage (Yearly Refurbishment)	*$ 21,326*	*$ 21,865*	*$ 22,418*	*$ 22,985*	*$ 23,566*	*$ 24,162*	*$ 24,773*	*$ 25,400*	*$ 26,042*	*$ 26,701*	*$ 27,376*	*$ 28,068*	*$ 28,778*	*$ 29,506*	*$ 30,252*	*$ 31,017*	*$ 31,801*	*$ 32,606*	*$ 33,430*
Pond Bank Erosion Control					*$ 98,571*					*$ 111,681*					*$ 126,535*				
Category Subtotal :	$ 21,326	$ 21,865	$ 22,418	$ 22,985	$ 122,137	$ 24,162	$ 24,773	$ 25,400	$ 26,042	$ 138,382	$ 27,376	$ 28,068	$ 28,778	$ 29,506	$ 156,787	$ 31,017	$ 31,801	$ 32,606	$ 33,430
Reserve Category : Landscaping																			
Landscaping (Yearly Refurbishment)	*$ 87,970*	*$ 90,194*	*$ 92,475*	*$ 94,814*	*$ 97,211*	*$ 99,670*	*$ 102,190*	*$ 104,775*	*$ 107,424*	*$ 110,141*	*$ 112,926*	*$ 115,782*	*$ 118,710*	*$ 121,712*	*$ 124,790*	*$ 127,945*	*$ 131,181*	*$ 134,498*	*$ 137,899*
Expense Totals :	***$ 237,159***	***$ 183,024***	***$ 443,724***	***$ 192,943***	***$ 261,270***	***$ 173,319***	***$ 271,038***	***$ 388,863***	***$ 362,149***	***$ 280,615***	***$ 174,522***	***$ 143,850***	***$ 654,548***	***$ 186,000***	***$ 439,664***	***$ 198,479***	***$ 227,868***	***$ 225,888***	***$ 466,046***

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

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054
Reserve Category : Clubhouse												
Roof Asphalt Shingle	$ 71,468											
HVAC 5 Tons		$ 38,859										
Paint Exterior						$ 13,765						
Paint Interior				$ 34,473								
Kitchen Cabinets												
Kitchen Nook Cabinets												
Kitchen Appliances												
Water Heaters												$ 5,639
Restroom Refurbishment												
Clubhouse Furniture and Decor			$ 39,842									
Clubhouse Lanai Furniture				$ 15,985								
Carpeting						$ 5,285						
Crafts Room Cabinets		$ 7,603										
Fire Safety System												
Security Camera System			$ 43,307									
Access System												
Clubhouse Parking Paving Mill and Overlay				$ 199,403								
Category Subtotal :	$ 71,468	$ 46,462	$ 83,149	$ 249,861		$ 19,050						$ 5,639
Reserve Category : Pool Area												
Pool Deck Pavers												
Re-seal Pool Deck Pavers				$ 53,236								$ 65,009
Pool Equipment	$ 65,915							$ 78,506				
Pool Equipment Housing Boxes												
Pool Furniture				$ 79,923								$ 97,598
Recreation Pool Resurface										$ 114,197		
Pool Fence												
Lap Pool Resurface										$ 91,234		
Pool Chair Lifts										$ 39,200		
Pool Showers					$ 7,284							
Pool Heaters										$ 78,401		
Pool Lights				$ 15,097								
Category Subtotal :	$ 65,915			$ 148,256	$ 7,284			$ 78,506		$ 323,032		$ 162,607

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

Item Description	***FY 2043***	***FY 2044***	***FY 2045***	***FY 2046***	***FY 2047***	***FY 2048***	***FY 2049***	***FY 2050***	***FY 2051***	***FY 2052***	***FY 2053***	***FY 2054***
Reserve Category : Pool Cabana												
Roof Asphalt	*$ 17,545*											
Paint Exterior						*$ 5,240*						
Paint Interior				*$ 6,948*								
Mens and Womens Restroom Refurbishment				*$ 56,834*								
Family Restroom Refurbishment				*$ 6,216*								
Cabinets and Counters								*$ 35,328*				
Water Heater												
Category Subtotal :	$ 17,545			$ 69,998		$ 5,240		$ 35,328				
Reserve Category : Fitness Area												
Cardio Equipment						*$ 138,160*						
Weight Machines												
Rubber Flooring									*$ 18,674*			
Fitness Restroom Refurbishment												
Category Subtotal :						$ 138,160			$ 18,674			
Reserve Category : Other Recreation												
Tennis Court Fencing												
Tennis Court Color Coat				*$ 28,559*								*$ 34,875*
Tennis Court Wind Screens	*$ 5,800*						*$ 6,738*					
Tennis Court Lighting												
Tennis Court Awnings		*$ 6,758*										*$ 8,675*
Basketball Court Color Coat				*$ 10,017*								*$ 12,232*
Aluminum Fencing near Basketball												
Tot Lot Equipment				*$ 168,726*								
Tot Lot Shade						*$ 23,898*						*$ 27,761*
Tennis Shed												
Recreation Pavilion Asphalt Shingle	*$ 10,632*											
Recreation Pavilion Picnic Tables									*$ 6,439*			
Recreation Pavilion Benches									*$ 2,214*			
Recreation Pavilion Paint						*$ 4,107*						

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

Item Description	***FY 2043***	***FY 2044***	***FY 2045***	***FY 2046***	***FY 2047***	***FY 2048***	***FY 2049***	***FY 2050***	***FY 2051***	***FY 2052***	***FY 2053***	***FY 2054***
Dog Park Fencing Chain Link 4'			*$ 19,873*									
Dog Park Benches									*$ 4,427*			
Category Subtotal :	$ 16,432	$ 6,758	$ 19,873	$ 207,302		$ 28,005	$ 6,738		$ 13,080			$ 83,543
Reserve Category : Grounds												
Well Pumps						*$ 25,205*						
Guard Shack Paint						*$ 2,054*						
Guard Shack Roof	*$ 1,730*											
Entrance Tower Paint						*$ 2,987*						
Entrance Tower Roof	*$ 4,066*											
Entry Signs	*$ 10,876*											
Stone Monuments Refurbishment					*$ 12,747*					*$ 14,442*		
Utility Vehicle					*$ 25,494*							
Irrigation Upgrades and Modernization				*$ 26,641*					*$ 30,184*			
Pond Fountain and Controls								*$ 23,552*				
Aluminum Fencing on Country Point Blvd												
Category Subtotal :	$ 16,672			$ 26,641	$ 38,241	$ 30,246		$ 23,552	$ 30,184	$ 14,442		
Reserve Category : Stormwater Drainage												
Stormwater Drainage (Yearly Refurbishment)	*$ 34,276*	*$ 35,142*	*$ 36,031*	*$ 36,942*	*$ 37,876*	*$ 38,834*	*$ 39,816*	*$ 40,823*	*$ 41,856*	*$ 42,914*	*$ 43,999*	*$ 45,112*
Pond Bank Erosion Control	*$ 143,364*					*$ 162,432*					*$ 184,035*	
Category Subtotal :	$ 177,640	$ 35,142	$ 36,031	$ 36,942	$ 37,876	$ 201,266	$ 39,816	$ 40,823	$ 41,856	$ 42,914	$ 228,034	$ 45,112
Reserve Category : Landscaping												
Landscaping (Yearly Refurbishment)	*$ 141,387*	*$ 144,962*	*$ 148,628*	*$ 152,387*	*$ 156,240*	*$ 160,191*	*$ 164,242*	*$ 168,396*	*$ 172,654*	*$ 177,020*	*$ 181,497*	*$ 186,087*
Expense Totals :	***$ 507,059***	***$ 233,325***	***$ 287,680***	***$ 891,387***	***$ 239,641***	***$ 582,159***	***$ 210,797***	***$ 346,605***	***$ 276,448***	***$ 557,408***	***$ 409,532***	***$ 482,988***

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March 13, 2024

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2024	Clubhouse	Paint Exterior	$ 7,559
		Carpeting	$ 2,902
		Access System	$ 16,405
	Clubhouse Subtotal = $ 26,866.00		
	Pool Cabana	Paint Exterior	$ 2,877
	Fitness Area	Cardio Equipment	$ 75,871
	Other Recreation	Tennis Court Awnings	$ 4,101
		Tot Lot Shade	$ 13,124
		Recreation Pavilion Paint	$ 2,256
	Other Recreation Subtotal = $ 19,481.00		
	Grounds	Guard Shack Paint	$ 1,128
		Entrance Tower Paint	$ 1,640
	Grounds Subtotal = $ 2,768.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 21,326
	Landscaping	Landscaping (Yearly Refurbishment)	$ 87,970
FY 2024 Annual Expense Total = $ 237,159			
FY 2025	Clubhouse	Roof Asphalt Shingle	$ 45,592
	Pool Cabana	Roof Asphalt	$ 11,192
	Other Recreation	Tennis Court Wind Screens	$ 3,700
		Recreation Pavilion Asphalt Shingle	$ 6,783
	Other Recreation Subtotal = $ 10,483.00		
	Grounds	Guard Shack Roof	$ 1,104
		Entrance Tower Roof	$ 2,594
	Grounds Subtotal = $ 3,698.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 21,865
	Landscaping	Landscaping (Yearly Refurbishment)	$ 90,194
FY 2025 Annual Expense Total = $ 183,024			

Year	Category	Item Name	Expense
FY 2026	Clubhouse	Paint Interior	$ 20,920
		Kitchen Appliances	$ 3,233
		Clubhouse Lanai Furniture	$ 9,700
		Clubhouse Parking Paving Mill and Overlay	$ 121,007
	Clubhouse Subtotal = $ 154,860.00		
	Pool Cabana	Paint Interior	$ 4,216
		Mens and Womens Restroom Refurbishment	$ 34,490
		Family Restroom Refurbishment	$ 3,772
	Pool Cabana Subtotal = $ 42,478.00		
	Other Recreation	Tot Lot Equipment	$ 102,391
	Grounds	Irrigation Upgrades and Modernization	$ 16,167
		Pond Fountain and Controls	$ 12,934
	Grounds Subtotal = $ 29,101.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 22,418
	Landscaping	Landscaping (Yearly Refurbishment)	$ 92,475
FY 2026 Annual Expense Total = $ 443,723			
FY 2027	Clubhouse	Clubhouse Furniture and Decor	$ 25,416
	Pool Area	Pool Showers	$ 4,420
	Other Recreation	Recreation Pavilion Picnic Tables	$ 3,536
		Recreation Pavilion Benches	$ 1,216
		Dog Park Benches	$ 2,431
	Other Recreation Subtotal = $ 7,183.00		
	Grounds	Well Pumps	$ 14,918
		Stone Monuments Refurbishment	$ 7,735
		Utility Vehicle	$ 15,471
	Grounds Subtotal = $ 38,124.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 22,985
	Landscaping	Landscaping (Yearly Refurbishment)	$ 94,814
FY 2027 Annual Expense Total = $ 192,942			
FY 2028	Pool Area	Pool Chair Lifts	$ 21,527
	Pool Cabana	Cabinets and Counters	$ 20,394
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 23,566
		Pond Bank Erosion Control	$ 98,571
	Stormwater Drainage Subtotal = $ 122,137.00		
	Landscaping	Landscaping (Yearly Refurbishment)	$ 97,211
Annual Expense Total = $ 261,269			

Year	Category	Item Name	Expense
FY 2029	Clubhouse	Water Heaters	$ 3,020
	Pool Area	Pool Equipment	$ 46,466
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 24,162
	Landscaping	Landscaping (Yearly Refurbishment)	$ 99,670
			FY 2029 Annual Expense Total = $ 173,318
FY 2030	Pool Area	Re-seal Pool Deck Pavers	$ 35,700
		Pool Furniture	$ 53,596
		Pool Area Subtotal = $ 89,296.00	
	Other Recreation	Tennis Court Color Coat	$ 19,152
		Basketball Court Color Coat	$ 6,717
		Tot Lot Shade	$ 15,245
		Dog Park Fencing Chain Link 4'	$ 13,663
		Other Recreation Subtotal = $ 54,777.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 24,773
	Landscaping	Landscaping (Yearly Refurbishment)	$ 102,190
			FY 2030 Annual Expense Total = $ 271,036
FY 2031	Clubhouse	Restroom Refurbishment	$ 51,288
		Fire Safety System	$ 36,634
		Clubhouse Subtotal = $ 87,922.00	
	Pool Area	Pool Equipment Housing Boxes	$ 30,529
		Pool Fence	$ 45,720
		Pool Area Subtotal = $ 76,249.00	
	Pool Cabana	Water Heater	$ 1,587
	Other Recreation	Tennis Court Fencing	$ 29,552
		Tennis Court Wind Screens	$ 4,298
		Tennis Shed	$ 6,106
		Other Recreation Subtotal = $ 39,956.00	
	Grounds	Irrigation Upgrades and Modernization	$ 18,317
		Aluminum Fencing on Country Point Blvd	$ 34,656
		Grounds Subtotal = $ 52,973.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 25,400
	Landscaping	Landscaping (Yearly Refurbishment)	$ 104,775
			FY 2031 Annual Expense Total = $ 388,862
FY 2032	Clubhouse	HVAC 5 Tons	$ 28,797
		Paint Exterior	$ 9,231

Year	Category	Item Name	Expense
	Clubhouse Subtotal = $ 38,028.00		
	Pool Area	Recreation Pool Resurface	$ 69,300
		Lap Pool Resurface	$ 55,365
		Pool Heaters	$ 47,577
	Pool Area Subtotal = $ 172,242.00		
	Pool Cabana	Paint Exterior	$ 3,514
	Other Recreation	Recreation Pavilion Paint	$ 2,754
	Grounds	Guard Shack Paint	$ 1,377
		Entrance Tower Paint	$ 2,003
		Stone Monuments Refurbishment	$ 8,764
	Grounds Subtotal = $ 12,144.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 26,042
	Landscaping	Landscaping (Yearly Refurbishment)	$ 107,424
FY 2032 Annual Expense Total = $ 362,148			
FY 2033	Clubhouse	Security Camera System	$ 32,092
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 26,701
		Pond Bank Erosion Control	$ 111,681
	Stormwater Drainage Subtotal = $ 138,382.00		
	Landscaping	Landscaping (Yearly Refurbishment)	$ 110,141
Annual Expense Total = $ 280,615			
FY 2034	Pool Area	Pool Lights	$ 11,187
	Other Recreation	Tennis Court Awnings	$ 5,265
	Grounds	Well Pumps	$ 17,768
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 27,376
	Landscaping	Landscaping (Yearly Refurbishment)	$ 112,926
FY 2034 Annual Expense Total = $ 174,522			
FY 2035	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 28,068
	Landscaping	Landscaping (Yearly Refurbishment)	$ 115,782
FY 2035 Annual Expense Total = $ 143,850			
FY 2036	Clubhouse	Paint Interior	$ 26,854
		Kitchen Cabinets	$ 25,458
		Kitchen Nook Cabinets	$ 8,301
		Carpeting	$ 3,916
	Clubhouse Subtotal = $ 64,529.00		
	Pool Area	Pool Deck Pavers	$ 228,090

Year	Category	Item Name	Expense
FY 2036	Pool Area	Pool Equipment	$ 55,343
		Pool Area Subtotal = $ 283,433.00	
	Pool Cabana	Paint Interior	$ 5,412
	Fitness Area	Cardio Equipment	$ 102,384
		Rubber Flooring	$ 12,839
		Fitness Area Subtotal = $ 115,223.00	
	Other Recreation	Tot Lot Shade	$ 17,710
	Grounds	Irrigation Upgrades and Modernization	$ 20,753
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 28,778
	Landscaping	Landscaping (Yearly Refurbishment)	$ 118,710
			FY 2036 Annual Expense Total = $ 654,548
FY 2037	Other Recreation	Tennis Court Wind Screens	$ 4,993
	Grounds	Stone Monuments Refurbishment	$ 9,930
		Utility Vehicle	$ 19,860
		Grounds Subtotal = $ 29,790.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 29,506
	Landscaping	Landscaping (Yearly Refurbishment)	$ 121,712
			FY 2037 Annual Expense Total = $ 186,001
FY 2038	Pool Area	Re-seal Pool Deck Pavers	$ 43,595
		Pool Furniture	$ 65,449
		Pool Area Subtotal = $ 109,044.00	
	Other Recreation	Tennis Court Color Coat	$ 23,387
		Basketball Court Color Coat	$ 8,203
		Other Recreation Subtotal = $ 31,590.00	
	Grounds	Pond Fountain and Controls	$ 17,453
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 30,252
		Pond Bank Erosion Control	$ 126,535
		Stormwater Drainage Subtotal = $ 156,787.00	
	Landscaping	Landscaping (Yearly Refurbishment)	$ 124,790
			Annual Expense Total = $ 439,664
FY 2039	Other Recreation	Tennis Court Lighting	$ 29,824
		Recreation Pavilion Picnic Tables	$ 4,772
		Recreation Pavilion Benches	$ 1,640
		Dog Park Benches	$ 3,281
		Other Recreation Subtotal = $ 39,517.00	

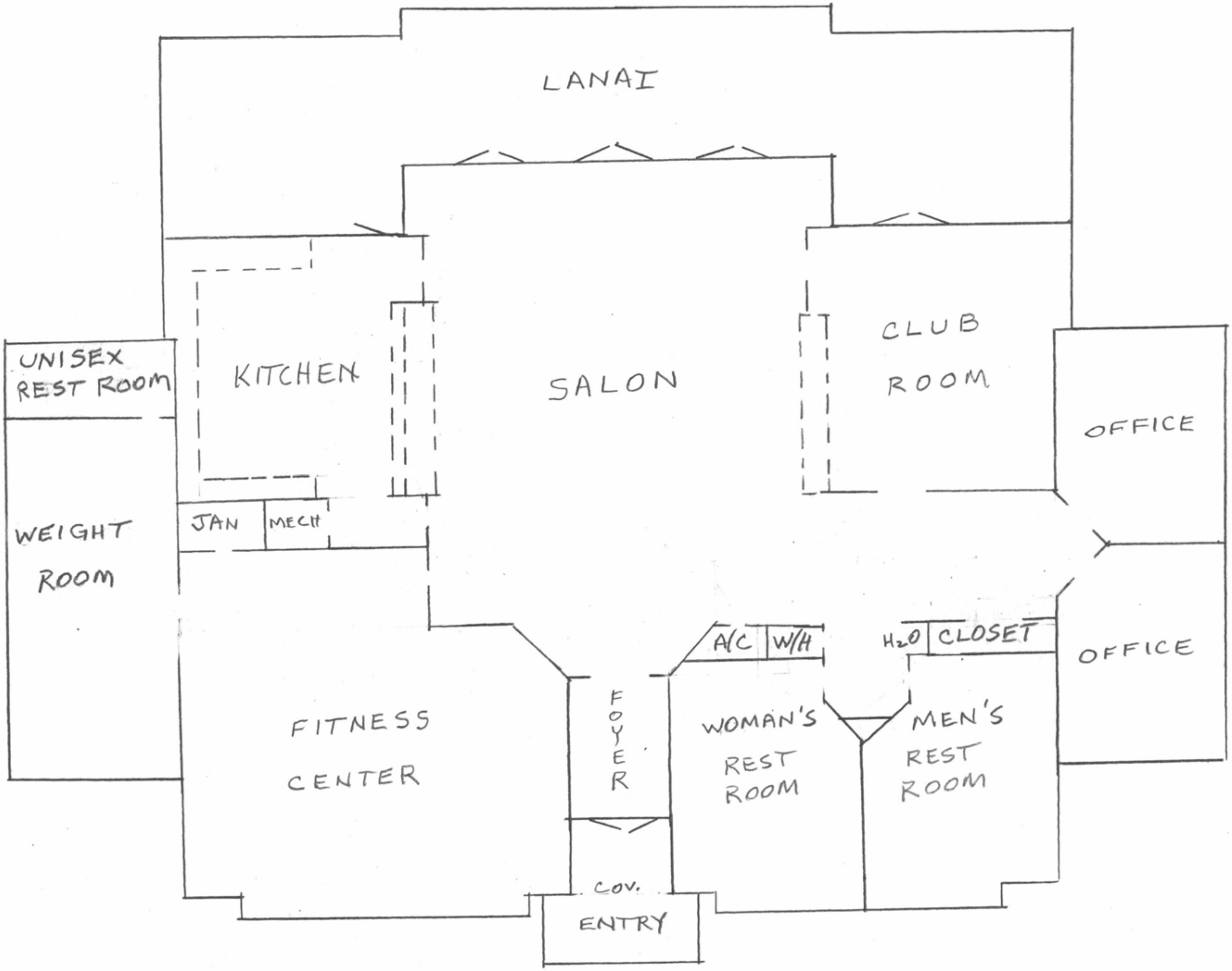
Year	Category	Item Name	Expense
FY 2039	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 31,017
	Landscaping	Landscaping (Yearly Refurbishment)	$ 127,945
FY 2039 Annual Expense Total = $ 198,479			
FY 2040	Clubhouse	Paint Exterior	$ 11,272
	Pool Area	Pool Chair Lifts	$ 29,049
	Pool Cabana	Paint Exterior	$ 4,291
	Other Recreation	Aluminum Fencing near Basketball	$ 12,782
		Recreation Pavilion Paint	$ 3,364
	Other Recreation Subtotal = $ 16,146.00		
	Grounds	Guard Shack Paint	$ 1,682
		Entrance Tower Paint	$ 2,446
	Grounds Subtotal = $ 4,128.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 31,801
	Landscaping	Landscaping (Yearly Refurbishment)	$ 131,181
FY 2040 Annual Expense Total = $ 227,868			
FY 2041	Clubhouse	Kitchen Appliances	$ 4,703
	Fitness Area	Fitness Restroom Refurbishment	$ 9,405
	Grounds	Well Pumps	$ 21,162
		Irrigation Upgrades and Modernization	$ 23,514
	Grounds Subtotal = $ 44,676.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 32,606
	Landscaping	Landscaping (Yearly Refurbishment)	$ 134,498
FY 2041 Annual Expense Total = $ 225,888			
FY 2042	Clubhouse	Access System	$ 25,716
	Pool Area	Recreation Pool Resurface	$ 88,960
		Lap Pool Resurface	$ 71,071
		Pool Heaters	$ 61,074
	Pool Area Subtotal = $ 221,105.00		
	Fitness Area	Weight Machines	$ 16,072
	Other Recreation	Tot Lot Shade	$ 20,572
	Grounds	Stone Monuments Refurbishment	$ 11,251
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 33,430
	Landscaping	Landscaping (Yearly Refurbishment)	$ 137,899
FY 2042 Annual Expense Total = $ 466,045			
FY 2043	Clubhouse	Roof Asphalt Shingle	$ 71,468

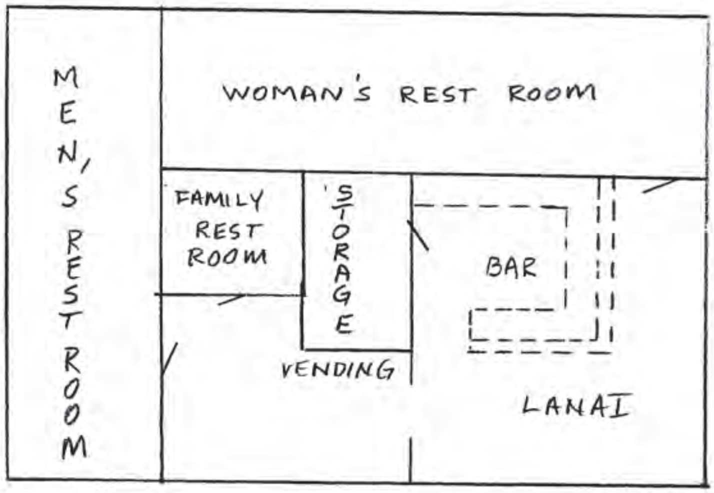
Year	Category	Item Name	Expense
FY 2043	Pool Area	Pool Equipment	$ 65,915
	Pool Cabana	Roof Asphalt	$ 17,545
	Other Recreation	Tennis Court Wind Screens	$ 5,800
		Recreation Pavilion Asphalt Shingle	$ 10,632
		Other Recreation Subtotal = $ 16,432.00	
	Grounds	Guard Shack Roof	$ 1,730
		Entrance Tower Roof	$ 4,066
		Entry Signs	$ 10,876
		Grounds Subtotal = $ 16,672.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 34,276
		Pond Bank Erosion Control	$ 143,364
		Stormwater Drainage Subtotal = $ 177,640.00	
	Landscaping	Landscaping (Yearly Refurbishment)	$ 141,387
			Annual Expense Total = $ 507,059
FY 2044	Clubhouse	HVAC 5 Tons	$ 38,859
		Crafts Room Cabinets	$ 7,603
		Clubhouse Subtotal = $ 46,462.00	
	Other Recreation	Tennis Court Awnings	$ 6,758
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 35,142
	Landscaping	Landscaping (Yearly Refurbishment)	$ 144,962
			FY 2044 Annual Expense Total = $ 233,324
FY 2045	Clubhouse	Clubhouse Furniture and Decor	$ 39,842
		Security Camera System	$ 43,307
		Clubhouse Subtotal = $ 83,149.00	
	Other Recreation	Dog Park Fencing Chain Link 4'	$ 19,873
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 36,031
	Landscaping	Landscaping (Yearly Refurbishment)	$ 148,628
			FY 2045 Annual Expense Total = $ 287,681
FY 2046	Clubhouse	Paint Interior	$ 34,473
		Clubhouse Lanai Furniture	$ 15,985
		Clubhouse Parking Paving Mill and Overlay	$ 199,403
		Clubhouse Subtotal = $ 249,861.00	
	Pool Area	Re-seal Pool Deck Pavers	$ 53,236
		Pool Furniture	$ 79,923
		Pool Lights	$ 15,097

Year	Category	Item Name	Expense
		Pool Area Subtotal = $ 148,256.00	
	Pool Cabana	Paint Interior	$ 6,948
		Mens and Womens Restroom Refurbishment	$ 56,834
		Family Restroom Refurbishment	$ 6,216
		Pool Cabana Subtotal = $ 69,998.00	
	Other Recreation	Tennis Court Color Coat	$ 28,559
		Basketball Court Color Coat	$ 10,017
		Tot Lot Equipment	$ 168,726
		Other Recreation Subtotal = $ 207,302.00	
	Grounds	Irrigation Upgrades and Modernization	$ 26,641
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 36,942
	Landscaping	Landscaping (Yearly Refurbishment)	$ 152,387
			FY 2046 Annual Expense Total = $ 891,387
FY 2047	Pool Area	Pool Showers	$ 7,284
	Grounds	Stone Monuments Refurbishment	$ 12,747
		Utility Vehicle	$ 25,494
		Grounds Subtotal = $ 38,241.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 37,876
	Landscaping	Landscaping (Yearly Refurbishment)	$ 156,240
			FY 2047 Annual Expense Total = $ 239,641
FY 2048	Clubhouse	Paint Exterior	$ 13,765
		Carpeting	$ 5,285
		Clubhouse Subtotal = $ 19,050.00	
	Pool Cabana	Paint Exterior	$ 5,240
	Fitness Area	Cardio Equipment	$ 138,160
	Other Recreation	Tot Lot Shade	$ 23,898
		Recreation Pavilion Paint	$ 4,107
		Other Recreation Subtotal = $ 28,005.00	
	Grounds	Well Pumps	$ 25,205
		Guard Shack Paint	$ 2,054
		Entrance Tower Paint	$ 2,987
		Grounds Subtotal = $ 30,246.00	
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 38,834
		Pond Bank Erosion Control	$ 162,432
		Stormwater Drainage Subtotal = $ 201,266.00	
	Landscaping	Landscaping (Yearly Refurbishment)	$ 160,191

Year	Category	Item Name	Expense
			Annual Expense Total = $ 582,158
FY 2049	Other Recreation	Tennis Court Wind Screens	$ 6,738
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 39,816
	Landscaping	Landscaping (Yearly Refurbishment)	$ 164,242
			FY 2049 Annual Expense Total = $ 210,796
FY 2050	Pool Area	Pool Equipment	$ 78,506
	Pool Cabana	Cabinets and Counters	$ 35,328
	Grounds	Pond Fountain and Controls	$ 23,552
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 40,823
	Landscaping	Landscaping (Yearly Refurbishment)	$ 168,396
			FY 2050 Annual Expense Total = $ 346,605
FY 2051	Fitness Area	Rubber Flooring	$ 18,674
	Other Recreation	Recreation Pavilion Picnic Tables	$ 6,439
		Recreation Pavilion Benches	$ 2,214
		Dog Park Benches	$ 4,427
		Other Recreation Subtotal = $ 13,080.00	
	Grounds	Irrigation Upgrades and Modernization	$ 30,184
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 41,856
	Landscaping	Landscaping (Yearly Refurbishment)	$ 172,654
			FY 2051 Annual Expense Total = $ 276,448
FY 2052	Pool Area	Recreation Pool Resurface	$ 114,197
		Lap Pool Resurface	$ 91,234
		Pool Chair Lifts	$ 39,200
		Pool Heaters	$ 78,401
		Pool Area Subtotal = $ 323,032.00	
	Grounds	Stone Monuments Refurbishment	$ 14,442
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 42,914
	Landscaping	Landscaping (Yearly Refurbishment)	$ 177,020
			FY 2052 Annual Expense Total = $ 557,408
FY 2053	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 43,999
		Pond Bank Erosion Control	$ 184,035
		Stormwater Drainage Subtotal = $ 228,034.00	
	Landscaping	Landscaping (Yearly Refurbishment)	$ 181,497
			Annual Expense Total = $ 409,531

Year	Category	Item Name	Expense
FY 2054	Clubhouse	Water Heaters	$ 5,639
	Pool Area	Re-seal Pool Deck Pavers	$ 65,009
		Pool Furniture	$ 97,598
	Pool Area Subtotal = $ 162,607.00		
	Other Recreation	Tennis Court Color Coat	$ 34,875
		Tennis Court Awnings	$ 8,675
		Basketball Court Color Coat	$ 12,232
		Tot Lot Shade	$ 27,761
	Other Recreation Subtotal = $ 83,543.00		
	Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	$ 45,112
	Landscaping	Landscaping (Yearly Refurbishment)	$ 186,087
FY 2054 Annual Expense Total = $ 482,988			


LANAI
UNISEX REST ROOM
KITCHEN
SALON
CLUB ROOM
OFFICE
WEIGHT ROOM
JAN
MECH
A/C
W/H
H₂O
CLOSET
OFFICE
FITNESS CENTER
FOYER
WOMAN'S REST ROOM
MEN'S REST ROOM
COV.
ENTRY



MEN'S REST ROOM
WOMAN'S REST ROOM
FAMILY REST ROOM
STORAGE
BAR
VENDING
LANAI

POOL CABANA

Tab 3

OFFICE USE ONLY
Electronic Copy Sent: ______
Contract Date: ______
Install Date: ______

TRIMLIGHT
BAY AREA

Estimate Date: 7/25/25
Bay Area Trimlight, LLC
www.bayareatrimlight.com
(352) 232-1452

INSTALLATION ESTIMATE

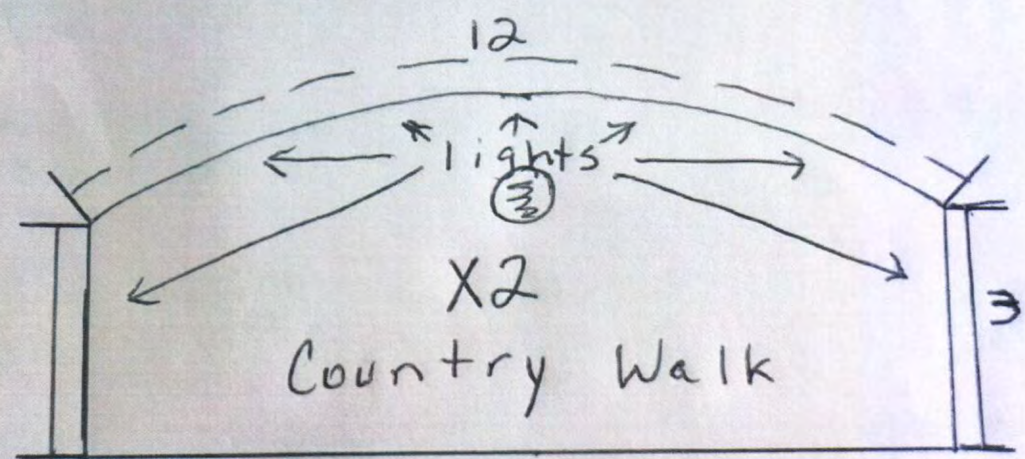
Name: Country Walk CDD
Phone: 813-991-6102
Address: 30400 Country Point Blvd
City: Wesley Chapel Fl.
Email: LGApaccio@Rizzetta.com
Zip Code: 33543

MATERIALS

9" 12"Residential House — Back Cover Deck Cover Color:
9" 12"Pool Enclosure/Patio/Other* — Back Cover Deck Cover Color:
9" 12"Commercial — Back Cover Deck Cover Color:

End Cuts:	Roof Wire Channel
Outside Corners:	Jumps:
Inside Corners:	Jumper Length:
Gabled Peaks:	Controllers:
Wire Channel:	*Other:

LAYOUT



Front:	Left:	Right:	Back:	Total Price:
36 59				$1580.00 +Tax

Property Owner Signature

Raymond Sapp
Trimlight Rep. Signature

26837 Tanic Drive, Suite 101

Wesley Chapel, FL 33544

(813) 996-0001

www.nebulalighting.com

ESTIMATE/CONTRACT

LIC. #	EC13003460
DATE:	8/18/2025

INSURANCE CERTIFICATES AVAILABLE UPON REQUEST

Financing Available!

SAME-AS-CASH AND LOW INTEREST LOAN OPTIONS!

PROPOSAL SUBMITTED TO (OWNER)

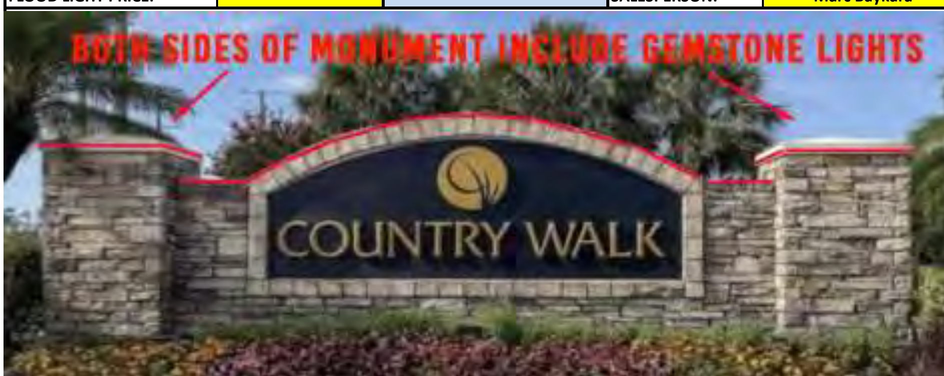
NAME:	Laura Capaccio/Country Walk CDD		
ADDRESS:	30400 County Pointe Blvd		
CITY:	Wesley Chapel	FL	33543
PHONE:	(813) 991-6102		
EMAIL:	lcapaccio@rizzetta.com		
GATE CODE:			

PRODUCT DESCRIPTION & QUANTITY

TYPE:	HOA - ARCHITECTURAL & THEME LIGHTING	
1	POWER SUPPLY	
1	HUB2 CONTROLLER	
74	TOTAL LINEAR FOOTAGE	
N/A	ADDTL POWER SUPPLY + $499	(OVER 225 LFT)
N/A	GFI OUTLET +$199	

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

		PROJECT NOTES:		
SOFFIT COLOR:		INCLUDES GEMSTONE LIGHTS ON TOP CROWN OF MONUMENT	GUTTER:	
TRACK TYPE:			FASCIA SIZE B/T ONLY:	
PLACEMENT:	HOA MONUMENT	EXISTING POWER OUTLET MUST BE IN PLACE PRIOR TO INSTALLATION	START:	TECH CHOICE
STRUCTURE TYPE/SIZE:	HOA MONUMENT		ROOF TYPE:	
REVEAL Y/N?:		TRACK TYPE AND COLOR TO BE DETERMINED AFTER EXECUTION	GFI:	
LIP DEPTH:			GFI TESTED:	
LIFT NEEDED?	NO	10-YEAR PARTS AND LABOR WARRANTY!	GFI CONTROL:	
RES/COMM/CDD/HOA:	HOA		WIFI TYPE:	
PER LINEAR FT PRICE:	$38 PLF CUSTOM TRACK	50,000 HOUR RATED LEDS LAST DECADES NOT YEARS.	HOA APPROVAL:	
FLOOD LIGHT PRICE:			SALESPERSON:	Marc Baykara



All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

REGULAR PRICE:	$2,812	10%	DISCOUNT	YOUR PRICE	$2,550

PAYMENTS TO BE MADE AS FOLLOWS:

$ 1,275	ON DEPOSIT
$ 1,275	ON COMPLETION

REFERRAL SOURCE: Watergrass CDD

Per: Marc Baykara

This proposal may be withdrawn if not accepted within 30 days.

PAYMENT METHOD:

OUR OFFICE WILL EMAIL A QUICKBOOKS INVOICE FOR CREDIT CARD AND E-CHECKS (ACH TRANSFERS). PAPER CHECKS MAY ALSO BE MAILED TO ADDRESS ON CONTRACT.

LEAD-TIME 6 TO 8 WEEKS. (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date ____________________ Signature ____________________

10 YEAR PARTS AND 10 YEAR LABOR WARRANTY

gemstone lights SMART | OUTDOOR | LIGHTING

BLUE WAVE LIGHTING

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

Proposal

TO:
Country Walk CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

JOB DESCRIPTION
Track lighting proposal for Country Walk CDD

	ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
	Front Entrance Sign - Install permanent track lighting outlining top of the entrance sign and column caps	**64'**	$2,880.00
	Install permanent track lighting outlining both sides of entrance sign wall		
	Note: Lights will be spaced at 9"		
	Track will be powder coated to match sign as closely as possible		
	Effects Controller via Smart Phone with Cloudbase Technology - WiFi and Bluetooth		
	Additional Options		
OPTION	Install permanent track lighting on the upper and middle roof edge of tower.	**112'**	$5,040.00
OPTION	Install permanent track lighting around roof edge of the guardhouse	**54'**	$2,970.00
	Track Light Warranties: Life-time warranty on lights 10 year warranty on all other components, power supply and effects controller 1 year service warranty		
	Requires 50% Deposit		
		TOTAL ESTIMATED JOB COST	$2,880.00

* Price includes all materials needed to complete job and installation.
*Blue Wave Lighting takes the utmost care and precaution to protect your premises and property.
* Customer hereby authorizes Blue Wave Lighting, to install and / or remove all materials on said property as provided herein.
* Assumes adequate power available. If additional power needed client is responsible for providing.
* Remaining balance of project due upon receipt of invoice after installation.
*** NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay — 9/27/2025
PREPARED BY — DATE

AUTHORIZED SIGNATURE FOR COUNTRY WALK CDD — DATE