



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting April 6, 2022

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

The Preserve at Wilderness Lake Lodge
21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637

District Board of Supervisors	Holly Ruhlig Bryan Norrie Heather Evereth Beth Edwards Scott Diver	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
General Manager	Tish Dobson	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno Engineering

All cellular phones and pagers must be turned off 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) 533-2950. 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.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslake.org

March 29, 2022

Board of Supervisors Preserve at Wilderness Lake Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, April 6, 2022 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports Tab 1
 - B. District Engineer Report Tab 2
 1. Consideration of Proposals for Ranger Station Structural Repairs (included in DE's Report)
 - C. District Counsel Report
 - D. GHS Environmental Report..... Tab 3
 - E. Lodge Manager's Report..... Tab 4
- 5. BUSINESS ITEMS**
 - A. Presentation of Revised Reserve Study..... Tab 5
 - B. Consideration of Addendum to Rizzetta & Company's Contract for Staff Reviews Tab 6
 - C. Consideration of Audit Engagement Letter Tab 7
 - D. Discussion Regarding Poolside Lighting
 - E. Consideration of ACPLM's Proposal for Roadway Repair Tab 8
 - F. Consideration of Proposal to Resurface the Splash Pad .. Tab 9
 - G. Consideration of Proposal for First Two Islands in Front of Dunkin Donuts Tab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on March 2, 2022..... Tab 11
 - B. Presentation of the March 2, 2022 Audit Committee Minutes Tab 12
 - C. Consideration of Operation and Maintenance Expenditures for February 2022..... Tab 13

- 7. **REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for February 2022 Tab 14
 - B. Reserve Study Report..... Tab 15
- 8. **STAFF REPORTS**
 - A. General Manager's Update.....Tab 16
- 9. **AUDIENCE COMMENTS/SUPERVISOR REQUESTS**
- 10. **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) 995-2437.

Sincerely,
Tish Dobson
General Manager

cc: John Vericker, Straley & Robin
Greg Woodcock, Cardno
Matthew Huber, Regional District Manager

* **Disclosure:** Copies of invoices and proposals are available by contacting Rizzetta and Company at (813) 933-5571 and / or by email to Tish Dobson at tdobson@wlpodge.com.

Tab 1

PSA HORTICULTURAL

Landscape Consulting & Contract Management

“Protecting Your Landscape Investment”

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	February 10, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Tish Dobson RedTree Landscape Systems- RJ Johnson PSA Horticultural- Tom Picciano

This landscape inspection report and subsequent ones will serve as both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by February 28, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 1, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf is growing very slowly and should only be mowed when necessary. This will help to avoid soil compaction and additional stress to the turf. The turf was mowed, edged, trimmed and cleaned up in accordance with the specifications. Unused mowing labor resources should be allocated to other tasks.

The front and backsides of beds were neatly defined and weeded. *Photo below.*



Kendall Heath at Waverly Shores- remove leaf drop. **completed**

Cormorant Cove dock- remove leaf drop. **completed**

RJ

RJ

Eleanor Wood pond- remove leaf drop. **completed**

Garden Walk fence line- remove leaf drop. **completed**

Citrus Blossom common area by playground- remove leaf drop. **completed**

Lodge -remove leaf drop on front left side lawn. **completed**

Stoneleigh Park common area wood line- make tree rings around trees to prevent mower and line trimmer damage to bark. **completed**

3 WOOD LINE MAINTENANCE

7404 Ambleside- cut back pepper trees. **completed**

Wilderness Lake Boulevard across from Birchholm down to Pine Knot- cut back wood line. **completed**

Wilderness Lake Boulevard across Woods Bay- cut back wood line. **completed**

Most of the wood lines were properly maintained.

2 TURF COLOR

Boulevard from Lodge to main entry- turf color was a mottled medium green.

Citrus Blossom park common area- turf color was a mottled medium green.

Citrus Blossom park- turf color was mottled medium green.

Stoneleigh park- turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage.

Lodge- turf color of the main lawn ranged from a lightly mottled medium green to a consistent medium green.

Oakhurst park turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage.

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage. The St. Augustine turf color was still a mottled medium green. Some of the mottling was due to patch disease.

Night Heron/Caliente intersection- turf color remained a mottled medium green.

Roundabout- turf color remained a lightly mottled medium to a consistent dark green.

RJ

February



February



February



January



January



January



December



December



November



November



2 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass still ranged from poor to fair. It is now in its dormant period which is affecting both color and density. The density of the St. Augustine was good along the parkway, though patch disease is still present.

Boulevard from Lodge to main entry- the density was strong, though patch disease is still intermittently present.

Citrus Blossom park- the density was strong.

Citrus Blossom common area- the density was strong.

Stoneleigh park- the common Bermudagrass density remained fair. It is now in its dormant period which is affecting both color and density.

Oakhurst park- the common Bermudagrass density remained fair.

Night Heron/Caliente intersection- the density was strong.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn ranged from fair to good. The turf panel to the left of the lodge is thinning due to soil compaction which should be relieved in the spring.

Tennis court- the density around the tennis court was good along the backside of the court and along the boulevard. The new sod has improved the density along the boulevard.

The Bahia turf density ranged from fair throughout the property. It is now in its dormant period which is affecting both color and density.

3 TURF WEED CONTROL

Lodge playground- continue to spot treat broadleaf weeds. **will be completed**

Caliente/Night Heron intersection- continue to spot treat broadleaf weeds. **will be completed**

Main entry and exit parkway- continue to spot treat broadleaf weeds. **will be completed**

Pre-emergent herbicides must be applied at the appropriate time in order to suppress grassy weed growth.

Be certain that pre-emergent herbicides are applied to lessen grassy weed germination in the St. Augustine turf. **will be completed**

RJ

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Main exit- treat active ant mound. **completed**

Pine Knot- patch disease is still present but subsiding. *Photo below.*

January

February



Waverly Shores at Kendall Heath- treat patch disease along parkway. **will be completed**

Wildness Lake Boulevard from Pine Knot to main entrance on both sides of the road- treat intermittent patch disease along the length of road. **will be completed**

The turf was mowed at the correct height. Do not mow turf that is not actively growing. This will help to reduce soil compaction and turf stress. The color was generally a mottled pale to a mottled medium green on most turf panels. The density ranged from fair to good on the majority of St. Augustine turf. Patch disease was still evident in some locations. Broadleaf weeds have been reduced in a number of high visibility turf areas. Some have died odd from the cold temperatures. There was some frost damage to certain areas of St. Augustine turf, but that will heal once warmer temperatures arrive. It mostly affected the color of the turf. Be certain that pre-emergent herbicides are applied to lessen grassy weed germination in the St. Augustine turf. Turf fungicide should also be applied as a preventative when appropriate to reduce take all root rot activity in the summer.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The plants were healthy, but it is too early to determine if they suffered any damage from the lower temperatures. *Photo below.*



RJ

Pool deck-monitor health of palm. *Photo below.*



Entry monument- monitor health of palm. *Photo below*



Butterfly garden- the plants were healthy. *Photo below.*

January

February



3 BED / CRACK WEED CONTROL

Bed and crack weeds were well managed.

Stoneleigh park- remove beds weeds from tree rings and under the bench. **completed**

Wilderness Lake Boulevard- remove crack weeds in sidewalk by Dunkin Donuts. **completed**

RJ

3 IRRIGATION MANAGEMENT

Tennis court sidewalk- repair leaking sprinkler head. *Photo below.* **completed**



Nature center rear- staple down dripline. **will be completed**

The landscape appears to be receiving sufficient irrigation. Monitor irrigation in areas prone to patch disease.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Most of the plants were healthy, but it is too early to determine if they suffered any permanent damage from the lower temperatures. Do not prune away any frost damaged portions of plants. It has a protective and insulating property against further frosts that may be coming this winter. It is safe to cut back ornamental grasses. Do not perform any renewal pruning on other shrubs until March when danger of frost has passed.

Pool deck- cut back fountain grass. **completed**

Median behind Ranger Station- thin out palmetto to improve line of sight. *Photo below.* **completed**



Cormorant Cove median at Night Heron- cut back Fakahatchee grass. **completed**

Deerfields median- prune nettle plum. **completed**

Grasmere median- prune nettle plum. **completed**

RJ

Stoneleigh lift station- prune wax myrtles and remove dead sections. **completed**

Heron's Wood monument- cut back Fakahatchee grass. **completed**

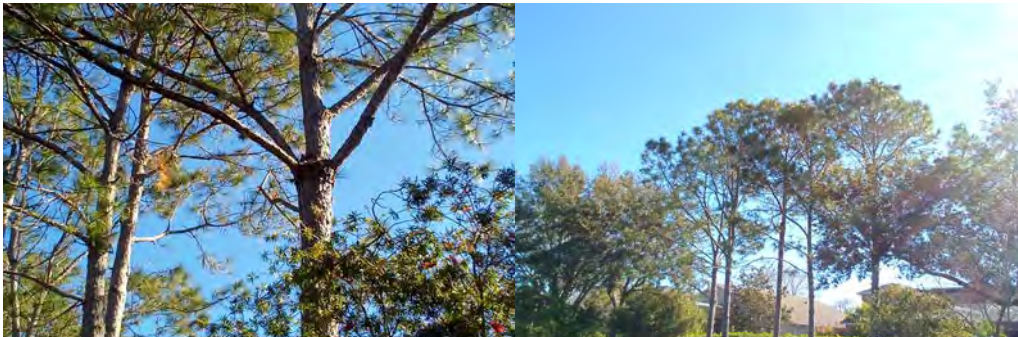
General work order- cut back all jatropa. **completed**

Natures Ridge exit fence line- allow hedges to grow taller for more resident privacy. *Photo below.* **completed**



2 TREE PRUNING

End of Draycott- these pines at the back end of the pond do not show any signs of decline. They are dropping the older, dead branches which is common. Pruning was done on the pines over the 15 foot contractual height. The pruning cuts were neat and back to the main trunk. It is not necessary to prune these pines (unless there was a dangerous situation) as they are part of a natural buffer, common in many subdivisions. Any small debris that falls from the tree is not unlike dry, older dead material falling from oak trees or bottlebrush trees.



Eleanor Wood pond- remove dead branches. **completed**

7123 Kendall Heath- remove pine limb from roof. **will be completed**

Stoneleigh common area at pond- remove tree limb hanging over the lawn. **completed**

Roundabout- prune crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed. **completed**

RJ

3 CLEANUP/RUBBISH REMOVAL

Oakhurst Park lift station- remove fallen branches. **completed**

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of Dusty Miller was providing a fair display in all locations. The petunias have been removed. The changeout of flowers should be done soon, *Photo below.*



January



January



January



December



December



December



Butterfly garden- at the next flower changeout remove some sage plants to increase and balance the size of flower bed. **noted**

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for February services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Recommend putting a physical barrier at basketball court to contain mulch.

PROPOSALS

Submit a proposal to add soil and seed along portion of Cormorant Cove sidewalk. **submitted**

Submit a proposal to add soil and seed along portion of Grasmere/Eleanor Wood pond. **submitted**

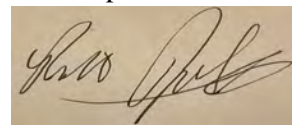
Submit a proposal to add seed along fence line on Garden Walk. **submitted**

SUMMARY

RedTree performed to contractual standards for this inspection. The turf was properly mowed and trimmed. The color was mostly a pale to a mottled medium green with a good density on the high visibility St. Augustine turf areas. The Bahia and common Bermuda grass was fully dormant. A good deal of the turf color variation was due to the recent cold temperatures. Broadleaf weeds were still present but they have been reduced in number. Patch disease was still noted in a few locations. Wood lines were neatly maintained. The plants were healthy, but it is too early to determine if they suffered any permanent damage from the lower temperatures. Shrubs were neatly pruned and maintaining their shape. Next month any necessary hard cutbacks should be performed. There were a few irrigation issues that needed to be addressed. There was some light tree and pine pruning that needed to be done. The bed and crack weeds were well managed. The seasonal color display of Dusty Miller was performing fairly well but needs to be changed out soon.

RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____



Print Name ***Robert Johnson***

Company ***RedTree Landscape Systems, |LLC*** Date ***March 1, 2022***

RJ

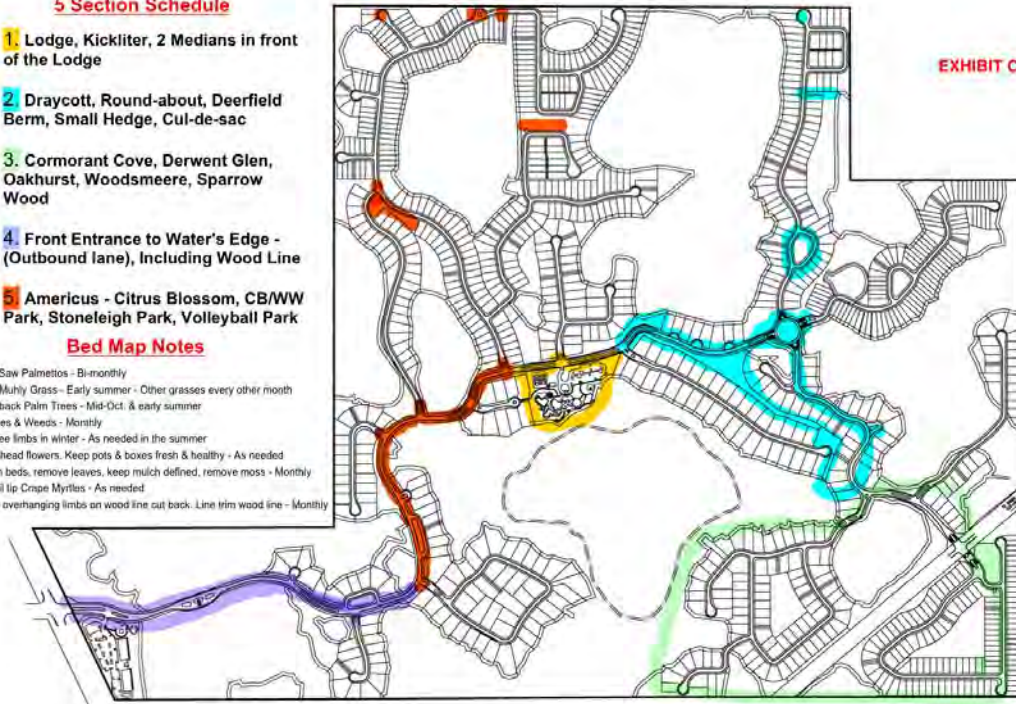
5 Section Schedule

- 1** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4** Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
- 5** Americus - Citrus Blossom, CB/WW Park, Stonefeigh Park, Volleyball Park

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
Trim Muhly Grass - Early summer - Other grasses every other month
Trim back Palm Trees - Mid-Oct. & early summer
Hedges & Weeds - Monthly
Lift tree limbs in winter - As needed in the summer
Deadhead flowers. Keep pots & boxes fresh & healthy - As needed
Clean beds, remove leaves, keep mulch defined, remove moss - Monthly
Pencil tip Cape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

EXHIBIT C



RJ

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management

“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	March 10, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Tish Dobson RedTree Landscape Systems- RJ Johnson PSA Horticultural-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by March 28, 2022 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 29, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

Front and rear of tennis court- remove leaf drop.

Oakhurst Park- remove leaf drop.

Americus- remove leaf drop.

Next to 21819 Waverly Shores- remove leaf drop.

Kendall Heath at Waverly Shores- remove leaf drop.

Eleanor Wood pond- remove leaf drop.

Garden Walk fence line- remove leaf drop.

Lodge rear- remove leaf drop.

The turf was neatly mowed at the correct height. Mower blades were sharp, leaving a precise cut. The line trimming, soft and hard edging were performed in accordance with the specifications. Turf growth is beginning to increase. There was a large amount of leaf drop that needs to be removed to prevent the turf from being smothered.

The front and backsides of beds were neatly defined and weeded. *Photo below.*



3 WOOD LINE MAINTENANCE

Wilderness Lake Boulevard across from Whispering Wind- cut back wood line.

Across from 7838 Citrus Blossom- cut back wood line.

Wilderness Lake Boulevard across from Sparrow Wood- cut back encroaching portions of wood line.

Most of the wood lines were properly maintained.

2 TURF COLOR

Boulevard from Lodge to main entry- turf color was a lightly mottled medium green.

Citrus Blossom park common area- turf color remained a mottled medium green.

Citrus Blossom park- turf color remained a mottled medium green.

Stoneleigh park- turf color of the common Bermudagrass remained a straw color to a pale green.

Lodge- turf color of the main lawn ranged from a lightly mottled medium green to a consistent dark green.

Oakhurst park- turf color of the common Bermudagrass remained a straw color to a pale green.

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass remained a straw color to a pale green.
The St. Augustine turf color ranged from straw colored to a mottled medium green.

Night Heron/Caliente intersection- turf color was a lightly mottled medium green.

Roundabout- turf color ranged from a mottled pale green to a lightly mottled medium green.

March



March



March



February



February



February



January



January



January



December



December



2 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass still ranged from poor to fair. The density of the St. Augustine ranged from fair to good.

Boulevard from Lodge to main entry- the density was good. Patch disease is still intermittently present.

Citrus Blossom park- the density was good.

Citrus Blossom common area- the density was good.

Stoneleigh park- the common Bermudagrass density was fair.

Oakhurst park- the common Bermudagrass density was fair.

Night Heron/Caliente intersection- the density was good.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn still ranged from fair to good. The turf panel to the left of the lodge is thinning due to soil compaction which should be relieved in the spring.

Tennis court- the density around the tennis court was good along the backside of the court and along the boulevard.

The Bahia turf density ranged from fair throughout the property.

2 TURF WEED CONTROL

Main exit monument- treat broadleaf weeds.

Americus- treat broadleaf weeds.

General work order- the immediate entry and exit at each village contains broadleaf weeds in areas where people gather. Compacted soil makes these areas more prone to weed growth.

Wilderness Lake Boulevard at Pine Knot- treat broadleaf weeds on both sides of Pine Knot loop.

Caliente/Night Heron intersection- treat broadleaf weeds.

Pre-emergent herbicides must be applied at the appropriate time in order to suppress grassy weed growth.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Schedule contractual turf aeration.

Natures Ridge pool gate- sod is in decline by the two valve boxes.

Main entry monument- treat ant mounds.

Main exit drive- treat ant mounds

Stoneleigh park sidewalk- treat ant mound.

Pine Knot- patch disease is still present but continues to subside. Treat as necessary. *Photo below.*

January

February



March



Wilderness Lake Boulevard from Pine Knot to main entrance on both sides of the road-treat intermittent patch disease along the length of road.

Due to slow growth the turf is being mowed as needed, but growth rate is increasing as weather warms. It is being cut at the proper height. Do not mow turf that is not actively growing. This will help to reduce soil compaction and turf stress. The St. Augustine turf color remained mostly the same over the past month; a mottled medium green with a good density on most St. Augustine turf panels. The common Bermudagrass and Bahiagrass is not yet actively growing and still has poor color. There were areas of patch disease throughout the community and it may increase over the next few days with the onset of cooler temperatures and rainfall. The broadleaf weed count appeared to be increasing. The contractual core aeration needs to be scheduled, as well the control treatments for turf insects such as grubs and chinch bugs. Turf fungicide should also be applied as a preventative where appropriate as preventative measure to reduce take all root rot activity in the summer.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Wilderness Lake Boulevard across from Birchholm- treat Fakahatchee grass for spider mites.

Eagles' Nest monument- treat Fakahatchee grass for spider mites.

Main entry median- treat Fakahatchee grass for spider mites.

Right front corner of lodge- palm tree is in decline. *Photo below.*



Kendall Heath/Waverly Shores- lorapetalum along the sidewalk are in decline and should be considered for replacement. They are old and have “aged out” *Photo below.*



General work order- begin pruning frost damaged plants.

Pool deck- monitor health of palm. *Photo below.*



Butterfly garden- the plants were healthy. *Photo below.*



3 BED / CRACK WEED CONTROL

Nature's Ridge gate median and exit- remove bed weeds.

Lodge entry drive- remove vines along split rail fence.

Pool deck- remove bed weeds.

Eagle's Grove monument- remove bed weeds.

Bed and crack weeds were well managed.

3 IRRIGATION MANAGEMENT

Nature's Ridge entry lorapetalum are dry. Check system operation. *Photo below.*



Woods Bay exit side hedge- possible irrigation break. *Photo below.*



Nature's Ridge exit side sidewalk- inspect for irrigation break across from Fakahatchee grass.

The landscape appears to be receiving sufficient irrigation. A number of zones were operating correctly during the morning hours. Monitor irrigation in areas prone to patch disease.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Prune away any frost damaged portions of plants.

Tawny Owl- cut back Muhly grass. *Photo below.*



Deerfields median- cut back firebush.

Deerfields median- prune frost damaged nettle plum.

Grasmere median- prune frost damaged nettle plum.

Heron's Wood monument- cut back Fakahatchee grass.

Wilderness Lake Boulevard at Birchholm- cut back Fakahatchee grass along wooden fence.

General work order- cut back all jatropa.

3 TREE PRUNING

Egret Glade outbound field- remove moss from all crape myrtles.

Main exit drive by close to monument- remove broken branch from oak tree.

Cormorant Cove outbound- prune tree limb hanging over drain grate.

Next to 7838 Citrus Blossom- elevate oak tree over sidewalk.

Minnow Brook- elevate trees along wood line.

Citrus Blossom park common area- elevate oak tree hanging over pvc fence.

3 CLEANUP/RUBBISH REMOVAL

Deerfield berm- remove piles of vegetation from berm alongside of home.

Deerfield berm- clear leaf drop at drain pipe. *Photo below.*



3 APPEARANCE OF SEASONAL COLOR

The seasonal “spring mix” display was neatly planted. The plants were healthy, properly spaced and blooming strongly.

The butterfly garden flower bed has been enlarged.

March



March



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 35 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for March services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Recommend putting a physical barrier at basketball court to contain mulch.

PROPOSALS

Submit a proposal to add soil and seed along portion of Cormorant Cove sidewalk.

Submit a proposal to add soil and seed along portion of Grasmere/Eleanor Wood pond.

Submit a proposal to add seed along fence line on Garden Walk.

SUMMARY

RedTree performed to contractual standards for this inspection. The turf is being properly mowed and trimmed as necessary due to its slow growth. The beds were neatly edged. There was no distinct change in the turf color over the past month. The color was mostly a mottled medium green. The density was good on the St. Augustine turf panels and improving in the Bahiagrass as it comes out of its dormant period. The broadleaf weed count was increasing. There were areas of patch disease, which may worsen with the onset of cooler temperatures this weekend. Most of the plants were healthy. The majority of the shrubs were neatly pruned and maintaining their shape. A few palm trees appear to be in decline. Some hardwood tree pruning and moss removal was needed. Any necessary hard cutbacks should be performed this month. Some tree pruning and moss removal was necessary. The bed and crack weed management was good. There were a few irrigation issues that needed to be addressed but there no major irrigation problems noted. The contractual flower rotation was providing excellent curb appeal.

RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name _____

Company _____

Date _____

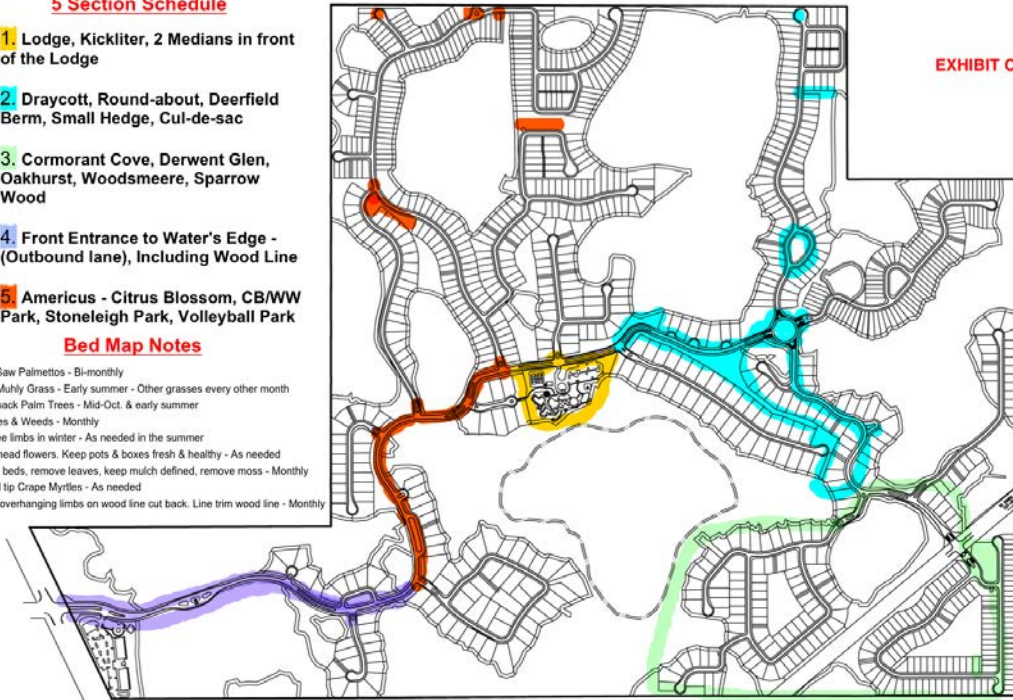
5 Section Schedule

- 1.** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2.** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3.** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4.** Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
- 5.** Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
Trim Muhly Grass - Early summer - Other grasses every other month
Trim back Palm Trees - Mid-Oct. & early summer
Hedges & Weeds - Monthly
Lift tree limbs in winter - As needed in the summer
Deadhead flowers. Keep pots & boxes fresh & healthy - As needed
Clean beds, remove leaves, keep mulch defined, remove moss - Monthly
Pencil tip Cape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

EXHIBIT C



Tab 2

Wilderness Lake Preserve Community Development District Engineer's Report:**Ranger Station**

Cardno has received one proposal for the Ranger Station repair and it is included in your agenda for consideration. We are coordinating with other contractors to obtain proposals and will present additional proposals at the meeting if obtained.

Pool Drainage Project

During the pool drainage project the existing stormwater system was found and verified clear of debris. Concrete aprons were poured around the existing inlets to make them more pronounced and allow the stormwater runoff to be captured in the existing landscape islands. The last section of pipe was approximately 3' below existing grade. To eliminate the need for a large sump area to be constructed, Cardno worked with the contractor to cut and cap the existing pipe and construct a bubbler inlet on the existing pond bank to allow the stormwater to discharge at grade. Cardno worked with Sitemasters and the work was completed within the original budget without dewatering. This is very beneficial to the District to have all inlets working as originally designed.

Stormwater Needs Analysis

Stormwater needs analysis report is in progress and will be completed and presented at the May Board meeting.



9347 Denton Ave Ste B-2 • Hudson, FL 34667-4394 • Phone: 727-868-9384

Frank Nolte
Phone: 727-608-7766
Cell: 727-608-7766

21330 Wilderness Lake Boulevard
Land O Lakes, FL 34637

Print-date: 3-28-2022

This Estimate proposal is generally based upon initial plans prepared by YETI Construction. YETI will furnish all labor and materials, unless otherwise notated, that are necessary to complete the items listed in the Proposal. We ensure full completion in a professional, courteous, and timely manner. We will not take your business for granted and will do all in our power to assure your home, staff, neighborhood, and tenants are treated respectfully at all times in order to keep the project running smoothly. YETI Construction is honored and grateful to bring the highest quality craftsmanship and service to your door.

Any alteration, by either party, from specification, due to unforeseen circumstances or modifications, involving any Material change adding additional costs will be executed upon written change order. These changes will become an extra cost over and above the original estimate. Payments to be made in portions; 25% down initially to begin material ordering and project staging, 25% after demolition, 25% after roughly half complete, and the final 25%, plus any additions, on completion of the project. All payment schedules are subject to contractors discretion. Multiple additional draws may be discussed, agreed upon, and notated depending on size and scope of construction project. Pricing shown has a 2.5% discount applied for cash or check payments. Card payments not subject to this discount.

YETI Construction Inc is a general construction service provider charging overhead and profit on all projects. By signing this proposal the Owner agrees to the terms and conditions, as well as the following Estimate Proposal scope and closing terms.

Attached Files:



photo courtesy of - YETI C



photo courtesy of - YETI C



photo courtesy of - YETI C



photo courtesy of - YETI C

Price Breakdown

Title	Description
Permitting:	Project is, "As Per Plans" Permitting, inspections and notary service included
Demolition:	Proposal includes 2 scissor lifts and forklift Support structure as needed Remove existing beam as per plans Report any additional damage to Cardno
Beam:	Install new beam as per plans - Southern Pine No2 Weld bucket with proper ASTM bead and install Simpson tie downs as per plans Paint in field
Painting:	Paint/Stain as required for beam, buckets and strapping only -only replaced areas Customer to provide paint colors
Finish Work:	Supply and install hanging sign as per plans Typical DOT green reflective sign
Total Price: \$18,500.00	

Terms & Conditions

Agreement

Contractor accepts the relationship trust and confidence established between it and Owner/Contractor by this Agreement. It covenants with Owner/Contractor to furnish its skill and judgment in furthering the interests of the Owner. It agrees to furnish or caused to be furnished through suppliers and subcontractors, general construction management, supervision, labor, and materials necessary to complete the Project referenced in this document.

If Owner refuses to accept a Vendor or Subcontractor recommended by Contractor, Contractor shall recommend an acceptable substitute and the Price, if applicable, shall be increased or decreased by the difference in cost occasioned by such substitution and the appropriate Change Order shall be issued.

This Agreement represents the entire agreement between Owner/Contractor and Subcontractor, and supersedes all prior negotiations, representations, or agreements. This Agreement shall not be superseded by any provisions of the documents for construction and may be amended only by written instructions signed by both Owner and Contractor.

Unless otherwise stated in estimate proposal any engineering, surveying, permitting, or impact fees needed are not included; unless otherwise stated any landscaping, irrigation, sod, etc are not included; unless otherwise stated any unforeseen circumstances are not included and will be subject to change order(s). The Owner agrees to pay these costs if applicable to the project, and the contractor will coordinate appropriately as needed to continue the project.

Warranty

Where Contractor's own forces perform a Work, Contractor warrants that all materials and equipment included in such Work will be new, unless otherwise specified. Contractor warrants that all labor and materials supplied by Contractor and used in performing this contract will be free of defects for a period of one (1) year from the date of the certificate of occupancy, or final payment for smaller projects.

The responsibility and liability of the Contractor must be limited to things that can be controlled and reasonably foreseen. Contractor does not warrant any appliances or HVAC equipment. No other warranty is expressed or implied unless accompanied this agreement, and signed by all parties.

Insurance

YETI Construction is insured as required by the state of Florida. Owner/Contractor and Subcontractor waive all rights against each other, Subcontractors, and their Subcontractors for damages caused by perils covered by insurance, except such rights as they may have to the proceeds of such insurance held by Owner and trustee.

If desired, Owner shall provide, unless otherwise indicated in this contract, the notification for Builder's Risk insurance for the project and shall bear the cost of Contractor's performance and payment bonds, if required.

Owner and Contractor waive the rights against each other, and Subcontractors and their subcontractor(s), for loss or damage to any equipment in connection with the project and covered by any property insurance.

Acknowledgments

Within five (5) days of notification by Contractor that all work is substantially complete, Owner/Contractor shall conduct a final inspection of the improvements and prepare a punch list, which, if reasonable and agreeable, shall be signed and dated by both parties. Contractor shall be responsible for completion of all reasonable items on the approved punch list. Contractor shall be entitled to receive all remaining amounts due under this Contract at the time the punch list is presented and signed by the parties.

Owner/Contractor hereby grants to Contractor exclusive leasehold on the real property described herein, effective upon execution of this agreement and continuing until substantial completion of construction, and payment in full to the Contractor. Owner shall not occupy the structure until the Contract Price, including any increases as the result of change orders, whether written or oral, are paid in full to the Contractor. In the event Owner occupies the property prior to making final payment to the Contractor, then Owner shall be deemed to have APPROVED AND ACCEPTED all labor, services and materials, as well as Contractor's performance hereunder as being complete. In addition, any such occupancy by the Owner or authorized by the Owner, shall result in the Owner being obligated to pay rent to the Contractor at the rate of one (1%) of the Contract Price for each month or portion thereof that any such occupancy continues until the Contract Price, as adjusted by any change orders, has been paid in full to the Contractor.

This Release of liability to YETI Construction Inc and all agents, ownership, employees, Sub contractors, successors and assigns, and their respective heirs, personal representatives, affiliates, successors and assigns, and any and all

persons, firms or corporations liable or who might be claimed to be liable, whether or not herein named, none of whom admit any liability to the undersigned, but all expressly denying liability, from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature whatsoever, which I now have or may hereafter have, arising out of or in any way relating to any and all injuries and damages of any and every kind, to both person and property, and also any and all injuries and damages that may develop in the future.

Lien Law Acknowledgement

??????FLORIDA LAW (CHAPTER 558, FLORIDA STATUTES) CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTORS, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
1940 N. Monroe Street
Tallahassee, Florida, 32399-0784.
Telephone: 850-487-1395

??????ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 – 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID-IN-FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN

LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Acceptance

When accepted through signature this proposal becomes a binding contract between customer (Owner) and YETI Construction; the customer agrees to the above job specifications, scope, and payment terms. YETI Construction is authorized to perform the work as stated.

Shortly after Acceptance, YETI Construction will follow up to schedule the staging meeting, if applicable, in order to set up project details and better serve our clients. We trust the information in this proposal is consistent with your understanding. If this proposal is acceptable to you, please sign where indicated, retain one (1) copy for your files.

We appreciate the opportunity to submit this proposal. If you should have any questions, comments or require additional information, please don't hesitate to contact YETI Construction at your earliest convenience.

Signature:

Print Name:

Date:

Tab 3



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

March 29, 2022

Mrs. Tish Dobson
General Manager
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
March 2022 Summary Report**

Dear Mrs. Dobson,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of March 2022 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: February March 2, 3, 11, 14, 25, 28 and 29

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Reviewed conservation area behind 7440 Citrus Blossom per resident's request to determine if area can be cleaned up in accordance with CDD and Southwest Florida Water Management District's (SWFWMD) guidelines.
4. Field meeting with T. Dobson and Deerfield HOA to review removal of Brazilian peppers located near the entrance of the Deerfield entrance.
5. Reviewed green space/conservation area adjacent to 21654 Draycott with T. Dobson and homeowners to discuss allowable vegetation removal.
6. Reviewed conservation area behind 21307 Sky Vista per resident's request to determine if area can be cleaned up in accordance with CDD and SWFWMD guidelines.
7. Removal of Brazilian pepper trees near the Cormorant Cove cul-de-sac.
8. Applied Phoslock to Stormwater Pond No. 24. Phoslock is specifically designed to remove phosphorus from the water column and accumulated in water body sediments to help with algae control.
9. Performed vegetation trimming and removal in Maintenance Area 3 near CS-P1.
10. Performed assessment of the wood line trimming test area adjacent ranger station (see below).
11. Performed vegetation trimming and vine removal in Maintenance Area 9 (Deerfield entrance/round-about).
12. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages. Inspected various control structures and weirs located in the stormwater ponds. Vegetation treated as needed.
13. Coordination with T. Dobson on the open WLP Wetland Staff position.
14. Phone and e-mail coordination with WLP staff (T. Dobson).
15. Prepared and submitted monthly summary report.

Assessment of Wood Line Trimming Test Area (Adjacent Ranger Station)

Per your request, an assessment was conducted of the wood line trimming test area adjacent to the Ranger Station. Per the Environmental Resource Permit for WLP, "*wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.*"

Based on our review, the work area was from the edge of the existing vegetation and into the conservation area approximately 10 feet. Vines, nuisance/exotic species and dead/rotten limbs were noted as removed in the area and is acceptable per SWFWMD guidelines.

However, it does appear the majority of the native shrub species (wax myrtle) were completely removed which would not be acceptable under the SWFWMD guidelines.

The purpose of the setback/conservation area is to prevent secondary impact to wetlands, reduce erosion and provide wildlife habitat. It is our recommendation that native shrubs should not be removed in any future work that is conducted. Selective branch removal on these shrubs would be acceptable, but not completely removed.

We appreciate the opportunity to assist you with this project. Please do not hesitate to call us at (727) 432-2820 with any questions or if you need any additional information.

Sincerely yours,

GHS Environmental












Chuck Burnite
Senior Environmental Scientist





THE PRESERVE AT WILDERNESS LAKES CDD

Map of Stormwater Ponds, Natural Wetlands and Wood Line Trimming Areas

Legend

-  Stormwater Ponds
-  Natural Wetland Systems
-  Natural Lake (Open Water)
-  Property Boundary
-  Cul-De-Sac Maintenance
-  Weir
-  Bubbler Box
-  Control Structure
-  Drainage Flow

Wood Line Trimming Areas

-  Maintenance Area No. 1
-  Maintenance Area No. 2
-  Maintenance Area No. 3
-  Maintenance Area No. 4
-  Maintenance Area No. 5
-  Maintenance Area No. 6
-  Maintenance Area No. 7
-  Maintenance Area No. 8
-  Maintenance Area No. 9
-  Maintenance Area No. 10
-  Maintenance Area No. 11
-  Maintenance Area No. 12

Note: Natural Lake "E" was previously identified as Stormwater Pond No. 23 on maps prepared by others. Since this area is natural, it has been moved into the wetland lettering system. There is no Stormwater Pond No. 23.

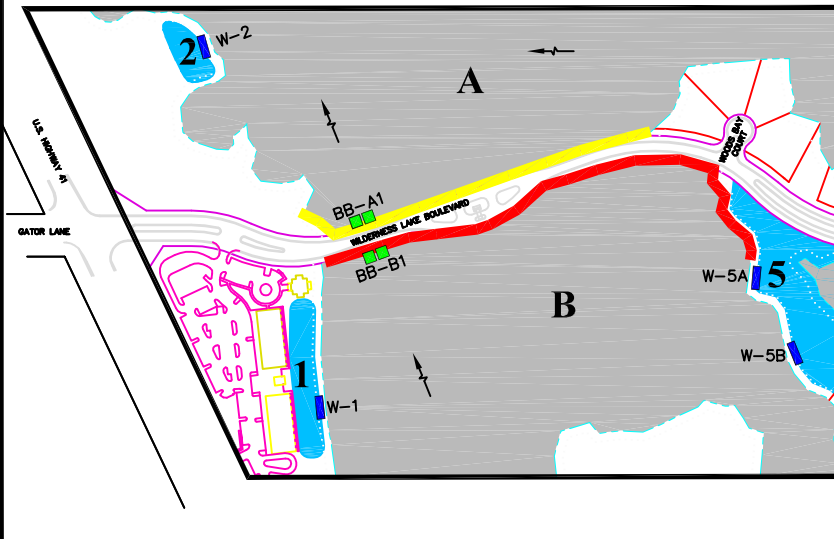
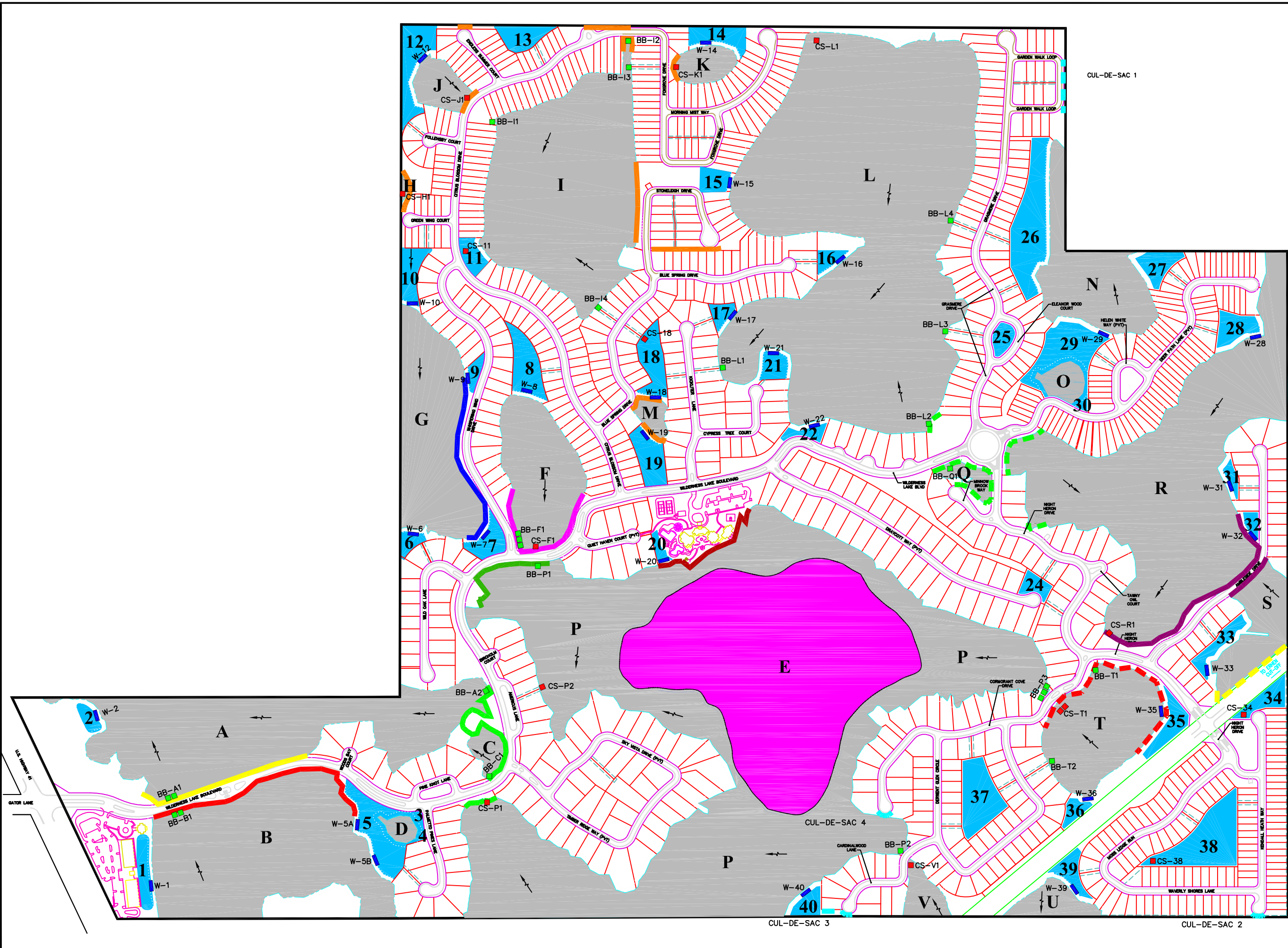
Date: September 18, 2020



Not to Scale



GHS Environmental
 PO Box 55802
 St. Petersburg, FL 33732-5582
 Phone: 727-432-2820
 Chuck@GHSEnvironmental.com
 www.GHSEnvironmental.com



CUL-DE-SAC 3

CUL-DE-SAC 2

CUL-DE-SAC 4

CUL-DE-SAC 1

Tab 4



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

March 2022 Clubhouse Operations / Maintenance Updates

- Removed trash from Bay Lake and the community ponds.
- Assisted with the setup of the following events and meetings: CDD Meeting, Kid's Intro to Tennis, Wine Tasting, Comedy Show, Taco Tuesday, Bounce and Badminton Bash, Leprechaun Safari, Madden Xbox Tournament, Grill & Chill, Blood Drive, HOA Meeting, and Art Class.
- Replaced six landscape lights.
- Treated CDD owned sidewalks and curbs for mold.
- Ordered a new 8-gallon sprayer for rust remover application.
- Replaced one cross section on the Lodge Playground fence.
- Prepared the Lap Pool deck for reopening.
- Weekly cleanup of trash along Caliente Blvd.
- Repaired the fence line at the entrance of Duncan Donuts and near the lift station.
- Repaired six poolside lounge chairs.
- Cleaned the Kubota.
- Replaced two bulbs and ballasts on the Tennis Courts.
- Reinstalled a paper towel dispenser in the Men's Locker Room.
- Repainted several sections of the poolside fence.
- Replaced the lid on the trash bin between the Lodge and Activities Center.
- Repainted the park benches at the Citrus Blossom/Whispering Wind Park.
- Repainted the stalls in the Nature Center Women's Restroom.
- Cleaned the rain gutters.
- Repaired three sets of Lodge outdoor shutters.
- Assembled a park bench for the neighborhood park.
- Staff attended the Ladder Safety Presentation developed by the General Manager.
- Replaced one dog station and repaired two others.
- Pulled weeds and removed moss from shrubs throughout the campus.
- Storm debris pickup.
- Removed trash from the lake.
- Repaired the rain gutter between the Lodge and Fitness Center.
- Assisted with the assembly of the Lodge refrigerator.
- Repainted the Quail Trace monument.
- Prepared the buildings and Lodge Campus for the upcoming assessment by Rizzetta.
- Treated weeds throughout the Lodge campus.
- Daily removal of trash along Wilderness Lake Blvd. and throughout the community.
- Assessed the pool chemistry every Sunday, Tuesday, Thursday, and Saturday.
- Removed rust stains from the stone columns, white caps, light poles, and fence lines.



Wilderness Lake Preserve Community Development District (CDD)

- Created a General Manager's Development / Action Plan and Organizational Chart to ensure success for the General Manager / Lodge Manager role and designed a cross training module to offer staff the opportunity for future advancement.

1st Quarter 2021 / 2022 Projected Projects

- Replace the Activities Center Refrigerators. – **Completed.**
- Resurfacing of the Aquatics (Pools & Jacuzzi). **Budget line item: "Reserves" – Completed.**
- Consider repairing the brick pavers and concrete ribbons at the roundabout and Night Heron Drive entrance to the community. **Budget line item: Roadway Repair & Maintenance – Brick Pavers – Completed.**

2nd Quarter 2021 / 2022 Projected Projects

- Repainting of the four entryway monuments. **Budget line item: "Reserves" – Completed.**
- Replace the Kayaks. **Budget line item: "Reserves" – In progress.**
- Consider repairing, sealing, and striping the Lodge parking lot. **Budget line item: "Reserves"**
 - Proposals received to date:
 - ACPLM – \$10,620.00 (Without Polytar Sealer)
 - ACPLM – \$11,493.00 (With Polytar Sealer)
 - Romaner Graphics – **Not in the market to submit a proposal.**
 - **Contacting additional vendors in progress.**
- Consider repainting the exterior of the Lodge, Activities Center, Fitness Center, and Nature Center. **Budget line item: "Reserves"**
 - Romaner Graphics – **\$32,600.00 (Includes the Ranger Station and stain of the columns and handrails) – In progress.**
- Remediation of sidewalks and curbs. **Budget line item: "Reserves" – Completed.**
- Consider upgrading the Tennis Courts' lighting to LEDs. **Budget line item: "Reserves"**
 - Proposals received to date:
 - Himes Electrical Services, Inc. – **\$29,131.00**
 - Kazar's Electric – **\$8,852.78**
 - Alston Electric – To be submitted.
- Consider pressure washing, sanding, and resealing the campus pavers. **Budget line item: "Reserves" – In progress.**
- Consider resurfacing the Splash Pad. **Budget line item: "Reserves"**
 - Proposal received to date:
 - Specialty Surfaces – **\$17,437.00**



Wilderness Lake Preserve Community Development District (CDD)

ABC 1-2-Tree and Landscaping LLC

- Submitted a proposal for the Woodline Tree Trimming Project. **\$30,750.59**

ACPLM

- Submitted a proposal to remediate the roadway pavers at the front entrance of the community. **\$16, 824.00**

A Total Solution, LLC

- Replaced the Lodge parking lot license plate camera.
- Conducted the semi-annual sprinkler inspection.
- Assisted with upgrading the access control app on the General Manager's phone.

Campus Suite

- Assisted with updating the HOA page of the community website.

Fitness Logic

- Friday, March 18, performed the monthly maintenance: assessed and cleaned all the equipment and made the necessary adjustments.
- Replaced the batteries on two Precor recumbent bikes.
- Replaced the seat bolt and bicep curl bolt on the Paramount Lat Pull Machine.
- Scheduled to replace the Lat pull and row cables on the Paramount Lat Pull Machine.
- Scheduled to replace the Leg Press Kevlar belt.

FitRev

- Scheduled to replace the unrepairable Upright True Cycle with a Precor Upright Cycle.

GHS Environmental

- Completed the removal of invasive vines and Brazilian Pepper trees at the entrance of the Deerfield's.
- Friday, March 25, assessed the "Woodline Tree Trimming Test Section" completed by RedTree.
- Will complete a "Test Section" as an example to follow. (**Location:** Outbound lane near the Ranger Station)

Great Britain Tile

- Ordered twelve pieces of replacement flooring for the Fitness Center Equipment Room. The floor was damaged during the placement of weights on a bell bar.



Wilderness Lake Preserve Community Development District (CDD)

Himes Electric Co., Inc.

- Installed an electrical outlet in the Lodge for the Going Green Communication television.
- Installed a cover on the Basketball Court timer.

Hughes Exterminators

- Performed the bi-monthly pest control service and inspected the shed for termites.

Ideal Network Solutions

- Saturday, March 26, completed the Trend Micro and Sonic Wall upgrades and reconnected the copier functionalities to one of the computers in the Lodge lobby.

Leaders Casual Furniture

- Ordered replacement slings for fourteen poolside chairs, three umbrellas, and two small tables.

Pasco County Pavement Management

- Thursday, March 7, contacted Ainsley Caldwell regarding ten sections of pavers located at the front entrance of the community.

The Pool Works

- Completed the Jacuzzi and Lagoon Pool ORP repair.
- Completed the Splash Pad plumbing repair.
- Ordered a new Lap Pool Lift Chair battery, three battery covers, three belts, one footrest, and one white base cover.

Proteus Pool Service

- Sunday, March 27, responded to a concern of imbalanced chemicals in the Lap Pool. The equipment was adjusted to remediate the concern.
- In the process of pressure washing, sanding, and resealing the campus pavers.

PSA Horticultural

- Thursday, March 10, conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Thursday, March 10, present during the monthly Landscape Inspection.
- Responded to two irrigation issues. (Kendall Heath Way and the Lodge)
- Submitted a proposal to removed ten dead Pine trees between The Groves and Wilderness Lake Preserve.



Wilderness Lake Preserve Community Development District (CDD)

- Submitted a proposal for the Woodline Tree Trimming Project. **\$62,750.00**

Romaner Graphics

- Repaired grout lines in the Lodge Women's and Men's restrooms.
- Assisted with the installation of the "Going Green" communication system throughout the amenities.
- In the process of repainting the Ranger Station and Lodge buildings. (The Ranger Station will be touched up once the repair to the portico is completed.)
- Designing a waterproof acrylic clock for the Aquatics. The clock will display the closing time to assist the residents in preparation of closing.
- Ordered a name tag for Terri Oakley.

Sir Speedy / Sign Time

- Completed the April newsletter.

Site Masters of Florida, LLC.

- Friday, March 4, completed the Sidewalk, Curbing and Asphalt Project.
- Thursday, March 24, completed the repairs on three stormwater grates at the intersection of Wilderness Lake Blvd. and Whispering Wind Drive.
- Repairing the Aquatics' deck drainage.

VanGuard Cleaning

- Assigned a new cleaning crew to Wilderness Lake Preserve, due to several "no shows."

Welch Tennis

- Assisted with the return of a damaged shade canopy to the manufacturer. The canopy will be used as a template to create a new canopy.
- Commenced the repair of the Tennis Court. (Court #2)

Wildlife Trapper – Jerry Richardson

- Contract-to-date: Removed – 151 hogs and twenty-five piglets
- Year-to-date: Removed – 4 hogs
- Month-to-date: Removed – 3 hogs
- Removed 1 coyote

Pasco Sheriff's Special Detail Report on Citations & Warnings

2/23 – Patrolled the Lodge facilities and community. No issues to report.



Wilderness Lake Preserve Community Development District (CDD)

- 2/25 – Conducted patrols of the Lodge and community. Issued two parking violations.
- 3/2 – Monitored the Lodge and conducted patrols of the community. Issued two parking warnings.
- 3/4 – Patrolled the community and the Lodge. Found the cover of the Jacuzzi breaker box laying in the grass.
- 3/9 – Conducted patrols of the community and Lodge. No issues to report.
- 3/11 – Patrolled the community and Lodge. Responded to a suspicious teen on the playground and issued five parking warnings.
- 3/12 – Patrolled the Lodge facilities and community. No issues to report.
- 3/13 – Conducted hourly patrols of the community and footpatrols of the Lodge. No issues or incidents to report.
- 3/14 – Patrolled the Lodge and community. Found the gate to the Jacuzzi equipment unlocked. Secured the gate and notified the General Manager.
- 3/16 – Patrolled the Lodge and community. Found two males on the dock after hours. They left without incident. Issued five parking warnings.
- 3/20 – Conducted patrols of the Lodge and community. No issues to report.
- 3/23 – Patrolled the Lodge and community without incident.
- 3/25 – Patrolled the Lodge and community. Ran a vehicle check on a white car left in the Lodge parking lot. The car belongs to a guest of a resident.
- 3/26 – Patrolled the Lodge and community without incident. Secured the small gate on the backside of the pool deck. (Construction area)

Playground Equipment & Dock Safety Inspection

- 3/2 – Routine inspection.
- 3/7 – Cleaned the Lodge swings.
- 3/13 – Routine inspection.
- 3/20 – Routine inspection.
- 3/27 – Greased the Lodge swings.

Scheduled Room Usage / Rentals

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, staging of tables & chairs, and concierge services.

***AC: Activities Center and NC: Nature Center Classroom**

- 3/2 – CDD Meeting – AC
- 3/2 – Resident Event – Theatre
- 3/2 – Resident Event – AC
- 3/3 – Boy Scouts – NC
- 3/5 – Resident Event – Tennis Courts
- 3/5 – Private Rental – AC
- 3/6 – Private Rental – NC
- 3/7 – Lodge Event – NC
- 3/7 – Resident Event – Theatre
- 3/7 – Resident Event – AC



Wilderness Lake Preserve Community Development District (CDD)

3/9 – Resident Event – Theatre
3/9 – Resident Event – AC
3/10 – Boy Scouts – NC
3/11 – Lodge Event – AC
3/12 – Private Rental – AC
3/12 – Private Rental – NC & Theatre
3/13 – Lodge Event – Theatre
3/14 – Lodge Event – NC
3/14 – Resident Event – Theatre
3/14 – Resident Event – AC
3/14 – ARC Meeting – AC
3/15 – Lodge Event – AC
3/15 – Resident Event – AC
3/16 – Lodge Event – Courtyard
3/16 – Resident Event – Theatre
3/16 – Resident Event – AC
3/17 – Lodge Event – Lodge Campus
3/18 – Lodge Event – Theatre
3/19 – Resident Event – Tennis Courts
3/19 – Lodge Event – Parking Lot
3/19 – Lodge Event – AC
3/21 – Lodge Event – NC
3/21 – Resident Event – Theatre
3/21 – Resident Event – AC
3/22 – HOA Meeting – AC
3/23 – Resident Event – Theatre
3/23 – Resident Event – AC
3/23 – Resident Event – AC
3/25 – Private Rental – NC
3/25 – Lodge Event – Theatre
3/26 – Lodge Event – AC
3/26 – Private Rental – NC
3/28 – Lodge Event – NC
3/28 – Resident Event – AC
3/28 – ARC Meeting – AC
3/29 – Boy Scouts – Lodge Dock
3/30 – Resident Event – Theatre
3/30 – Resident Event – AC



Wilderness Lake Preserve Community Development District (CDD)

Upcoming Events

- April
 - Friday, April 1 – Spaghetti Dinner
 - Saturday, April 9 – Community Garage Sale
 - Saturday, April 16 – Spring Picnic & Egg Hunts
 - Friday, April 22 – Wine Tasting
 - Saturday, April 23 – Earth Day & SnoCones
 - Saturday, April 23 – Kids Intro to Tennis
 - Saturday, April 23 – Comedy Show

- May
 - Friday, May 6 – Grill & Chill
 - Friday, May 13 – Ladies Night Under the Stars
 - Saturday, May 21 – Art Class
 - Saturday, May 28 – Memorial Day BBQ

Resident Requests

Consider adding soccer goals at the Stoneleigh/Foxgrove Park.



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #1 located on Wilderness Lake Blvd.

2/15/2022 – 3/17/2022 *Corrupt Data: 3-12-2022

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
2/15/2022	853	511	45	21.37	59.91
2/16/2022	1361	794	45	21.39	58.34
2/17/2022	1247	743	42	21.54	59.58
2/18/2022	1425	745	42	21.05	52.28
2/19/2022	1158	715	56	21.76	61.74
2/20/2022	1076	691	41	21.69	64.22
2/21/2022	1215	635	51	21.12	52.26
2/22/2022	1401	773	41	21.25	55.17
2/23/2022	1380	720	41	21.03	52.17
2/24/2022	1053	649	41	21.50	61.63
2/25/2022	628	369	38	21.24	58.76
2/26/2022	1168	733	40	21.75	62.76
2/27/2022	1179	723	40	20.78	61.32
2/28/2022	1244	710	39	21.23	57.07
3/1/2022	761	434	38	21.18	57.03
3/2/2022	1027	576	44	21.23	56.09
3/3/2022	1384	809	38	21.27	58.45
3/4/2022	1410	868	54	21.61	61.56
3/5/2022	1193	733	41	21.60	61.44
3/6/2022	1124	695	40	21.55	61.83
3/7/2022	1303	706	41	21.12	54.18
3/8/2022	1306	737	40	21.36	56.43
3/9/2022	1399	796	41	21.21	56.90
3/10/2022	1350	755	47	21.28	55.93
3/11/2022	937	585	37	21.73	62.43
3/13/2022	861	567	39	21.92	65.85
3/14/2022	1105	679	43	21.45	61.45
3/15/2022	1139	619	42	21.11	54.35
3/16/2022	1136	651	47	21.34	57.31
3/17/2022	1167	694	41	21.50	59.47
Totals:	34990	20415	Avg. 43	21.36	58.35
			High 56		



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #2 located on Night Heron Drive
2/15/2022 – 3/17/2022 *Corrupt Data: 2-24-2022

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
2/15/2022	1108	401	55	19.50	36.19
2/16/2022	1129	382	38	18.90	33.84
2/17/2022	790	303	38	19.54	38.35
2/18/2022	856	316	39	19.57	36.92
2/19/2022	926	310	46	19.31	33.48
2/20/2022	817	323	39	19.62	39.53
2/21/2022	955	361	41	19.71	37.80
2/22/2022	1165	443	39	19.48	38.03
2/23/2022	1089	383	41	19.21	35.17
2/25/2022	596	224	37	19.52	37.58
2/26/2022	942	345	37	19.36	36.62
2/27/2022	849	375	41	19.90	44.17
2/28/2022	1074	395	38	28.73	36.78
3/1/2022	1149	413	36	19.23	35.94
3/2/2022	1183	434	65	19.32	36.69
3/3/2022	1128	412	37	19.30	36.52
3/4/2022	1154	447	35	19.53	38.73
3/5/2022	951	378	38	19.64	39.75
3/6/2022	826	350	38	19.86	42.37
3/7/2022	1072	416	39	19.56	38.81
3/8/2022	1137	413	38	19.22	36.32
3/9/2022	303	103	38	19.06	33.99
3/10/2022	852	292	41	19.16	34.27
3/11/2022	1129	385	65	19.24	34.10
3/12/2022	875	310	51	19.41	35.43
3/13/2022	783	322	40	19.91	41.12
3/14/2022	902	348	38	19.60	38.58
3/15/2022	1011	376	38	19.09	37.19
3/16/2022	299	122	32	19.46	40.80
3/17/2022	819	309	41	19.58	37.73
Totals:	27869	10391	Avg. 41	19.79	37.29
			High 65		

Event's Summary Report 10/1/2021 - 3/25/2022

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2021/2022 Yearly Budget \$30,000
Oktoberfest 10/2/2021	\$500	24	0	\$484.55	\$240.00	\$244.55	\$29,515.45
Kid's Intro to Tennis 10/2/2021	\$0	6	0	\$0.00	\$0.00	\$0.00	\$29,515.45
Fall Festival 10/9/2021	\$2,300	250+/-	0	\$2,184.32	\$175.00	(\$2,009.32)	\$27,331.13
Fall Garage Sale 10/16/2021	\$200	21	0	\$181.32	\$105.55	(\$75.77)	\$27,149.81
Family Movie Night 10/22/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$27,149.81
Kid's Intro to Tennis 10/23/2021	\$15	9	0	\$7.14	\$0.00	(\$7.14)	\$27,142.67
Best Decorated Halloween House 10/28/2021	\$25	12	0	\$15.00	\$0.00	(\$15.00)	\$27,127.67
Haunted House 10/29 & 10/30/2021	\$400	221	0	\$207.79	\$443.08	\$235.29	\$26,919.88
Kid's Costume Parade	\$150	195	0	\$148.88	\$0.00	(\$148.88)	\$26,771.00
Kid's Intro to Tennis 11/6/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$26,771.00
Annual Art & Craft Fair 11/13/2021	\$300	14 Booths 221 Guests	0	\$248.96	\$111.10	(\$137.86)	\$26,522.04
Chat'hers Feast 11/14/2021	\$25	25	0	\$14.94	\$0.00	(\$14.94)	\$26,507.10
Turkey Trot 11/25/2021	\$50	35	0	\$15.00	\$0.00	(\$15.00)	\$26,492.10
Family Movie Night 11/26/2021	\$20	9	0	\$0.00	\$0.00	\$0.00	\$26,492.10
Lighting of the Menorah 11/28/2021	\$45	5	0	\$44.40	\$0.00	(\$44.40)	\$26,447.70
Kids Intro to Tennis 12/4/2021	\$20	8	0	\$0.00	\$0.00	\$0.00	\$26,447.70
Santa's Arrival/Tree Lighting 12/4/2021	\$1,800	250+/-	\$57.08	\$1,685.84	\$34.90	(\$1,593.86)	\$24,761.86
Kids Into to Tennis 12/11/2021	\$20	7	\$0.00	\$0.00	\$0.00	\$0.00	\$24,761.86
Best Decorated Christmas House 12/16/2021	\$60	7	\$0.00	\$60.00	\$0.00	(\$60.00)	\$24,701.86
Breakfast w/Santa 12/18/2021	\$1,500	220+/-	\$0.00	\$1,394.07	\$708.20	(\$685.87)	\$23,307.79
Taco Tuesday, 12/21/2021	\$160	33	\$0.00	\$156.53	\$86.00	(\$75.87)	\$23,151.26
Gingerbread House Workshop 12/22/2021	\$300	14	\$0.00	\$275.77	\$160.00	(\$115.77)	\$22,875.49
Tie Dye Day 12/23/2021	\$25	19	\$0.00	\$0.00	\$0.00	\$0.00	\$22,875.49
Bounce into the New Year 12/28/2021	\$500	35	\$0.00	\$491.89	\$0.00	(\$491.89)	\$22,383.60

New Year Craft Day 12/29/2021	\$30	10	\$0.00	\$21.66	\$0.00	(\$21.66)	\$22,361.94
Kid's intro to Tennis 1/8/2022	\$0	8	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Community Blood Drive 1/15/2022	\$0	9	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Bunco 1/18/2022	\$0	12	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Family Movie Night 1/21/2022	\$25	6	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Kid's Intro to Tennis 1/22/2022	\$0	1	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Volunteer Appreciation Dinner 1/28/2022	\$175	10	\$0.00	\$151.37	\$0.00	(\$151.37)	\$22,210.57
Wine Tasting 2/4/2022	\$525	22	\$0.00	\$501.10	\$220.00	(\$281.10)	\$21,709.47
Kid's Intro to Tennis 2/5/2022	\$0	5	\$0.00	\$0.00	\$0.00	\$0.00	\$21,709.47
Grill & Chill 2/11/2022	\$25	10	\$0.00	\$14.08	\$0.00	(\$14.08)	\$21,695.39
Kid's Intro to Tennis 2/19/2022	\$0	3	\$0.00	\$0.00	\$0.00	\$0.00	\$21,695.39
Art Class 2/19/2022	\$0	1	\$0.00	\$0.00	\$3.00	\$3.00	\$21,695.39
Kid's Intro to Tennis 3/5/2022	\$0	7	\$0.00	\$0.00	\$0.00	\$0.00	\$21,695.39
Wine Tasting 3/11/2022	\$550	13	\$0.00	\$504.23	\$130.00	(\$374.23)	\$21,191.16
Comedy Show 3/13/2022	\$0	14	\$0.00	\$0.00	\$14.00	\$14.00	\$21,191.16
Taco Tuesday 3/15/2022	\$175	32	\$0.00	\$172.08	\$115.00	(\$57.08)	\$21,019.08
Bunco 3/15/2022	\$0	12	\$0.00	\$0.00	\$0.00	\$0.00	\$21,019.08
Bounce and Badminton Bash 3/16/2022	\$160	37	\$0.00	\$150.93	\$0.00	(\$150.93)	\$20,868.15
Leprechaun Safari 3/17/2022	\$25	44	\$0.00	\$24.26	\$0.00	(\$24.26)	\$20,843.89
Madden X-box Tournament 3/18/2022	\$25	15	\$0.00	\$0.00	\$0.00	\$0.00	\$20,843.89
Kid's Intro to Tennis 3/19/2022	\$0	5	\$0.00	\$0.00	\$0.00	\$0.00	\$20,843.89
Blood Drive 3/19/2022	\$0	8	\$0.00	\$0.00	\$0.00	\$0.00	\$20,843.89
Grill & Chill 3/19/2022	\$50	1	\$0.00	\$7.84	\$0.00	(\$7.84)	\$20,836.05
Family Movie 3/25/2022	\$0	6	\$0.00	\$0.00	\$0.00	\$0.00	\$20,836.05
Art Class 3/25/2022	\$0	5	\$0.00	\$0.00	\$0.00	\$10.00	\$20,836.05
Totals:	\$10,220		\$57.08	\$9,163.95	\$2,545.83	(\$6,067.28)	\$20,836.05

General Events Supplies

Linens - Laundry Service				\$367.88			\$20,468.17
CDD Meetings				\$0.00			\$20,468.17
Storage unit, storage supplies, electronic communication program, movie license, concession cart, and props				\$1,835.95			\$18,632.22
Misc. items				\$272.13			\$18,360.09
Totals:				\$2,475.96			\$18,360.09

Tab 5

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
Preserve at Wilderness Lake CDD

March 9, 2021

Revised March 11, 2022



Funding Reserve Analysis
for
Preserve at Wilderness Lake CDD

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Addendum	Amenity Center Drawings

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March 9, 2021

Preserve at Wilderness Lake CDD
21320 Wilderness Lake Blvd
Land O Lakes, FL 34638

Board of Supervisors,

We are pleased to present to Preserve at Wilderness Lake 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

The Preserve at Wilderness Lake is comprised primarily of single family homes with a small amount of villas and commercial units mixed in. In total, there are 958 units (1,317 EDUs). Primary home construction in the community occurred between 2002-2008. Central to the community is an amenity center which includes 2 pool areas, clubhouse, activity center, and other recreation. The CDD consists of approximately 680 acres and is located in Land O Lakes, Pasco County, Florida.

Date of Physical Inspection

The subject property was physically inspected on February 16, 2021 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2021-2022 fiscal year plus 30 years. The Study Start Date is October 1, 2021 and the study ends on September 30, 2052.

Governing Documents

A review was made of aeriels 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 Preserve at Wilderness Lake CDD for the Preserve at Wilderness Lake 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, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2021¹</i>	<i>\$ 1,048,941</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
2021	\$ 258	\$ 246,800	\$ 1,016,252
2022	\$ 264	\$ 252,970	\$ 1,147,477
2023	\$ 271	\$ 259,294	\$ 1,198,729
2024	\$ 277	\$ 265,777	\$ 1,175,878
2025	\$ 284	\$ 272,421	\$ 1,192,970
2026	\$ 291	\$ 279,232	\$ 1,104,881

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

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 allowance 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

As of January 31, 2021, there was \$1,048,941 set aside for reserves. The projected reserve balance on October 1, 2021 will be \$1,048,941. These numbers were obtained from the District on the official January 2021 balance sheet and the annual budget. October 1, 2021 starts the next fiscal year. September 30, 2022 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$257.62 per owner per year in fiscal year 2021-2022 and \$246,800 in total funding.

At the current time, the District is considered to be 70 percent funded. This represents a 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 Preserve at Wilderness Lake CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Preserve at Wilderness Lake 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 attached funding study, it is our opinion that owner monthly fees as shown in the attached "Preserve at Wilderness Lake 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. Preserve at Wilderness Lake 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, Preserve at Wilderness Lake CDD shall provide to us Preserve at Wilderness Lake CDD's best-estimated age of that item. If Preserve at Wilderness Lake 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, formaldehyde, 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 Preserve at Wilderness Lake CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Stormwater Drainage Notes

The Preserve at Wilderness Lake has a large land area comprising 958 home dwelling units encompassing approximately 680 acres. The drainage for the community is comprised of inlets, drainage pipes, and retention ponds.

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.

The entire subdivision area including all roads and open areas have a complete drainage system. Overall, there are estimated to be 75 flared end sections, 30 bubbler boxes, 10 grate inlets, and 5 control structures. There is also estimated to be 36,000 feet of reinforced concrete piping with an average diameter of 24". There are also 220 curb inlets and 155 manholes, but they are deemed to be the responsibility of Pasco County.

Preserve at Wilderness Lake Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
24"	36,000'	90.00	\$3,240,000

Other Drainage:

Flared End Sections	75@1800 =	\$135,000
Bubbler Boxes	30@4000 =	\$120,000
Grate Inlets	10@3500 =	\$ 35,000
Control Structures	5@4000 =	\$ 20,000
Grand Total		\$3,550,000

In general, the drainage system including drainage structures and drainage pipes have a long 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. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District-owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2.5 percent of the original system cost should be set aside for reserves over a 10 year period, which would result in a reserve over that time of \$88,800. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Fitness Equipment Notes

The fitness center has a mix of weight machines and cardio equipment. The lifespans and remaining lives of the equipment differ considerably. For the purpose of the report, the equipment was placed into 4 groupings: weight machines group 1, weight machines group 2, cardio equipment group 1 and ardio equipment group 2.

Weight machines group 1 is primarily composed of older nautilus equipment and was estimated to have a 2 year life remaining. These items include:

- Nautilus AbMachine
- Paramount Torso
- Nautilus Press Smith Machine
- Nautilus Lower Back
- Nautilus Lateral Raise
- Nautilus Vertical Chest
- Lateral Pulldown
- Nautilus Seated Leg Curl
- Nautilus Leg Extension
- Nautilus Leg Press
- Bench Press and Benches x 3

Hammer Strength Seated Bicep
Free Weights with Racks

Weight machines group 2 was estimated to have a 10 year life remaining. These items include:

Paramount Training
Paramount Inner Thigh

Cardio equipment group 1 was estimated to have a 2 year remaining life. These items include:

Stairmaster
1 True Exercise Bike
Star Trac Elliptical
Precor EFX 556 Elliptical
2 Precor 954i Treadmills
Star Trac Treadmill

Cardio equipment group 2 was estimated to have an 8 year remaining life. These items include:

2 Exercise Bikes
Elliptical Trainer
Precor Treadmill

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 20 years to 30 years. It is typical to assume an expected life of 22 years for the parking lot, which is in average condition. As the pavement ages, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated.

In addition to resurfacing, asphalt roads and parking areas may be sealed. Asphalt sealers are a petroleum-based liquid applied to the surface of the asphalt for the purpose of minimizing oxidation of the asphalt. Applying sealers on a regular schedule increases the useful life of the asphalt. A good quality sealer should be applied approximately every 5-6 years.

Pond Banks Notes

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 the Preserve at Wilderness Lake, there are retention ponds for stormwater drainage. These ponds are estimated to have 14,500 linear feet of developed shoreline area encompassing 57.05 acres of wetlands. During the site inspection, we observed most shorelines in good condition and some spots of minor to moderate erosion. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10 year period. 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

The Preserve at Wilderness Lake has a total land area of approximately 680 acres. It is estimated that there are 27 acres of sod in the community that the CDD is responsible for.

The estimates of the types of sod and their associated replacement costs are as follows:

Type	Size	Unit Cost	Replacement Cost
Bahia	696,960 SF (16 acres)	0.85/SF	\$592,416
St. Augustine	348,480 SF (8 acres)	1.25/SF	\$435,600
Bermuda	130,680 SF (3 acres)	1.85/SF	\$241,758
Totals			\$1,269,774

The sod will never likely be replaced at one time, so this cost can be annualized over a number of years. Assuming the sod has a 25-year lifespan with good maintenance, the annualized cost of sod replacement would be \$50,791.

The CDD also has an estimated 2,439 trees according to a recent tree census performed. It should be noted that some of these trees are in areas that are not perceptible. While the general lifespan of trees range from 50-100 years, inevitably a few trees in noticeable areas will become damaged or disease-stricken. For the purpose of this report, we recommend a yearly allowance of \$10,000 for trees.

Additionally, there are several areas of shrubs and plants. These items can be replaced periodically as necessary. We recommend earmarking \$15,000 for plants and shrubs replacement.

The total estimated annual landscape cost is \$75,791, rounded to \$75,000. The District already plans for \$45,000 annually for replacement of these items in their operating budget. Therefore, we suggest

reserving \$30,000 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

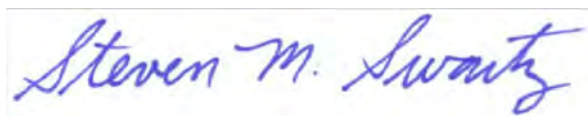
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Preserve at Wilderness Lake 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:

14 Pages of Photographs Attached

Prepared by Florida Reserve Study and Appraisal
Preserve at Wilderness Lake CDD Funding Study Summary - Continued



Basketball Court



Tennis Courts



Tennis Court Fencing



Tennis Court Lights



Dock



Dock



Amenity Access System



Amenity Camera System



Typical Well



Entry Monuments



Entry Monuments



Interior Monuments



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



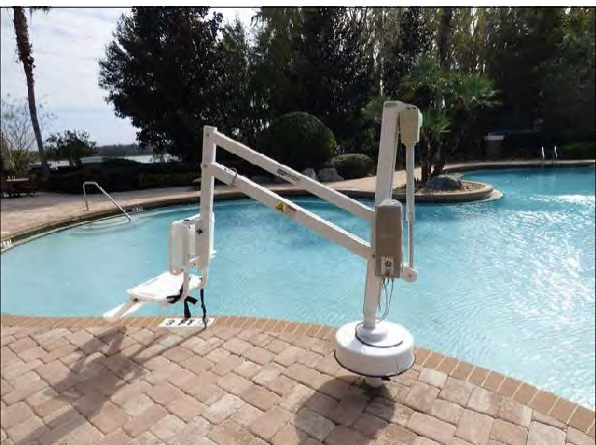
Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



Pool Equipment



Pool Equipment Housing Boxes



Amenity Pavers



Pool Pavers



Pool Fencing



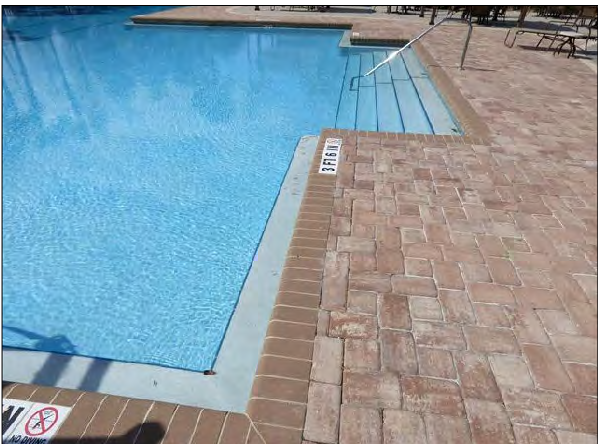
Pool Heaters



Splash Pad



Spa



Pool Coping Stone



Pool Pergolas



Activity Center Front View



Activity Center Rear View



Activity Center Interior



Activity Center Kitchen



Activity Center HVAC



Activity Center Restroom



Fitness Center



Fitness Center



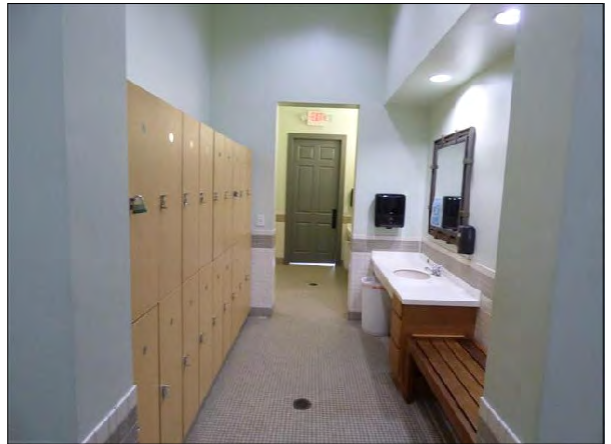
Fitness Center Aerobics Area



Fitness Center Equipment Area



Fitness Center HVAC



Fitness Center Locker Room



Fitness Center Sauna



Lodge



Lodge



Lodge Interior



Lodge Interior



Lodge Interior



Lodge HVAC



Lodge Restroom



Nature Center



Nature Center



Nature Center Interior



Nature Center Interior



Nature Center HVAC



Nature Center Restroom



Nature Center Theater



Nature Center Theater



Nature Center Lanai



Nature Center Walkway



Ranger Station



Ranger Station HVAC



Amenity Center Playground



Amenity Center Swingset



Whispering Wind Park



Whispering Wind Play Structure



Whispering Wind Vinyl Picket Fence



Stoneleigh Park



Stoneleigh Play Structure



Night Heron Play Structure



Night Heron Vinyl Picket Fencing



Night Heron Horizontal Ladder



Night Heron Pavilion



Park Benches



Amenity Center Parking Lot



Amenity Center Parking Lot Pavers

Preserve at Wilderness Lake CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Amenity Center Grounds					
Basketball Court Color Coat	\$ 2,153	5 Years	8 Years	\$ 2,500	Yes
Basketball Court Resurface	\$ 5,125	9 Years	30 Years	\$ 6,579	Yes
Tennis Court Color Coat	\$ 13,860	8 Years	8 Years	\$ 17,353	Yes
Tennis Court Resurface	\$ 33,000	12 Years	30 Years	\$ 45,658	Yes
Tennis Fencing Chain Link	\$ 16,340	5 Years	25 Years	\$ 18,981	Yes
Tennis Courts Lighting	\$ 42,000	17 Years	35 Years	\$ 65,838	Yes
Tennis Courts LED Fixture Conversion	\$ 20,000	0 Years	20 Years	\$ 20,506	No
Tennis Volley Machine	\$ 2,300	6 Years	7 Years	\$ 2,739	Yes
Dock Deck Boards and Railings	\$ 95,804	3 Years	15 Years	\$ 105,869	Yes
Dock Frame and Pilings	\$ 43,446	22 Years	40 Years	\$ 77,163	Yes
Dock Repair Allowance	\$ 11,140	6 Years	10 Years	\$ 13,268	Yes
Dock Roofing Asphalt Shingle	\$ 4,274	14 Years	18 Years	\$ 6,215	Yes
Covered Walkways Asphalt Shingle Roofing	\$ 13,958	13 Years	18 Years	\$ 19,800	Yes
Wood Pillars on Amenity Buildings Repair Allowance	\$ 7,500	2 Years	8 Years	\$ 8,084	Yes
Access System	\$ 10,800	5 Years	12 Years	\$ 12,546	Yes
Community Security System 30 Cameras	\$ 35,000	4 Years	10 Years	\$ 39,655	Yes
Outdoor Furniture on Grounds	\$ 22,900	3 Years	8 Years	\$ 25,306	Yes
Boats and Kayaks	\$ 4,300	1 Years	8 Year	\$ 4,520	Yes
Kubota	\$ 9,700	8 Years	10 Years	\$ 12,145	Yes
Trailer	\$ 3,240	2 Years	10 Years	\$ 3,492	Yes
Staining Columns and Porch Rails	\$ 6,800	0 Years	8 Years	\$ 6,972	Yes
Community Grounds					
Well Pumps and Irrigation System Upgrades	\$ 129,600	5 Years	10 Years	\$ 150,550	Yes
Front and Rear Entry Monument Signs Refurbishment	\$ 17,200	11 Years	15 Years	\$ 23,210	Yes
Interior Monument Signs	\$ 18,000	0 Years	10 Years	\$ 18,455	Yes
Directional Signs	\$ 5,400	2 Years	20 Years	\$ 5,820	Yes
Sidewalk Repair Allowance	\$ 17,700	3 Years	5 Years	\$ 19,559	Yes

Preserve at Wilderness Lake 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?
Community Split Rail Wooden Fencing	\$ 32,400	1 Years	15 Year	\$ 34,059	Yes
Stormwater Drainage Repair Allowance	\$ 89,400	5 Years	10 Years	\$ 103,852	Yes
Pond Banks Erosion Control	\$ 65,300	3 Years	10 Years	\$ 72,160	Yes
Entry Pergola Repair Allowance	\$ 5,200	4 Years	8 Years	\$ 5,892	Yes
Landscaping Allowance	\$ 30,000	0 Year	1 Years	\$ 30,759	Yes
Pool Area					
Pool Furniture Phase 1	\$ 35,600	6 Years	8 Years	\$ 42,401	Yes
Pool Furniture Phase 2	\$ 35,600	2 Years	8 Years	\$ 38,370	Yes
Lap Pool Lift	\$ 7,500	4 Years	12 Years	\$ 8,498	Yes
Lap Pool Pumps and Equipment	\$ 13,500	2 Years	8 Years	\$ 14,550	Yes
Lap Pool Resurface	\$ 67,236	0 Years	10 Years	\$ 68,936	Yes
Resort Pool Lift	\$ 7,500	4 Years	12 Years	\$ 8,498	Yes
Resort Pool Pumps and Equipment	\$ 12,600	2 Years	8 Years	\$ 13,580	Yes
Resort Pool Resurface	\$ 48,594	0 Years	10 Years	\$ 49,823	Yes
Pool and Amenity Pavers	\$ 146,659	16 Years	25 Years	\$ 224,229	Yes
Pool Fence 4' Aluminum	\$ 21,700	7 Years	25 Years	\$ 26,499	Yes
Pool and Spa Heaters 1-3	\$ 22,000	0 Years	7 Years	\$ 22,556	Yes
Pool Heater 4	\$ 5,500	6 Years	7 Years	\$ 6,551	Yes
Splash Pad Surface Replacement	\$ 9,360	0 Years	7 Years	\$ 9,597	Yes
Spa Resurface	\$ 3,960	0 Years	10 Years	\$ 4,060	Yes
Spa Pool Lift	\$ 7,500	4 Years	12 Years	\$ 8,498	Yes
Pool Equipment Housing Boxes	\$ 37,000	7 Years	25 Years	\$ 45,183	Yes
Pools and Spa Coping Stone	\$ 30,500	19 Years	20 Years	\$ 50,260	Yes
Pool Area Pergolas	\$ 4,500	11 Years	12 Years	\$ 6,072	Yes
Activities Center					
Tile Flooring	\$ 23,600	26 Years	30 Years	\$ 46,319	Yes
Roofing Asphalt Shingle	\$ 43,981	13 Years	18 Years	\$ 62,390	Yes
Exterior Paint	\$ 4,240	0 Years	8 Years	\$ 4,347	Yes
HVAC 5.0 Tons Lennox	\$ 7,400	4 Years	12 Years	\$ 8,384	Yes
HVAC 5.0 Tons Goodman	\$ 7,400	6 Years	12 Years	\$ 8,814	Yes

Preserve at Wilderness Lake 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?
HVAC UV Light System	\$ 389	1 Year	1 Year	\$ 409	Yes
Life Safety Systems Modernization	\$ 6,500	7 Years	25 Years	\$ 7,937	Yes
Inside Furniture	\$ 12,200	5 Years	20 Years	\$ 14,172	Yes
Restrooms Refurbishment	\$ 28,000	7 Years	20 Years	\$ 34,192	Yes
Kitchen Cabinets	\$ 13,000	7 Years	25 Years	\$ 15,875	Yes
Kitchen Appliances	\$ 3,800	2 Years	15 Years	\$ 4,096	Yes
Outdoor Lanai Furniture	\$ 3,700	7 Years	12 Years	\$ 4,518	Yes
Chandeliers	\$ 5,500	12 Years	30 Years	\$ 7,610	Yes
Pool Table	\$ 6,500	7 Years	25 Years	\$ 7,937	Yes
A/V Receiver	\$ 1,100	7 Years	10 Years	\$ 1,343	Yes
Ping Pong Table	\$ 1,450	9 Years	10 Years	\$ 1,861	Yes
Fitness Center					
Tile Flooring	\$ 17,900	12 Years	30 Years	\$ 24,766	Yes
Aerobics Rubber Exercise Flooring	\$ 18,694	11 Years	12 Years	\$ 25,226	Yes
Equipment Rubber Exercise Flooring	\$ 8,736	9 Years	12 Years	\$ 11,214	Yes
Roofing Asphalt Shingle	\$ 68,719	15 Years	18 Years	\$ 102,474	Yes
Roofing Flat	\$ 1,264	13 Years	18 Years	\$ 1,793	Yes
Exterior Paint	\$ 6,726	0 Years	8 Years	\$ 6,896	Yes
Addison HVAC Units	\$ 113,550	11 Years	12 Years	\$ 153,229	Yes
HVAC 5.0 Tons Unit 1	\$ 7,400	10 Years	12 Years	\$ 9,740	Yes
HVAC 5.0 Tons Unit 2	\$ 7,400	9 Years	12 Years	\$ 9,499	Yes
HVAC UV Light System	\$ 470	0 Year	1 Years	\$ 482	Yes
Life Safety Systems Modernization	\$ 11,900	7 Years	25 Years	\$ 14,532	Yes
Locker Room Refurbishment	\$ 86,000	4 Years	20 Years	\$ 97,438	Yes
Sauna Electronics and Controls	\$ 32,400	3 Years	20 Years	\$ 35,804	Yes
Weight Machines Group 1	\$ 37,500	2 Years	20 Years	\$ 40,418	Yes
Weight Machines Group 2	\$ 5,000	10 Years	20 Years	\$ 6,581	Yes
Cardio Equipment Group 1	\$ 33,400	2 Years	10 Years	\$ 35,999	Yes
Cardio Equipment Group 2	\$ 12,000	8 Years	10 Years	\$ 15,024	Yes
Weight Benches and Barbells	\$ 3,500	13 Years	15 Years	\$ 4,965	Yes
Lodge					

Preserve at Wilderness Lake 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?
VCT Flooring	\$ 1,400	7 Years	25 Years	\$ 1,710	Yes
Roofing Asphalt Shingle	\$ 60,628	13 Years	18 Years	\$ 86,004	Yes
Exterior Paint	\$ 7,742	0 Years	8 Years	\$ 7,938	Yes
HVAC 3.5 Tons Lennox	\$ 13,000	5 Years	12 Years	\$ 15,101	Yes
HVAC UV Light System	\$ 389	1 Year	1 Year	\$ 409	Yes
Life Safety Systems Modernization	\$ 7,000	7 Years	25 Years	\$ 8,548	Yes
Lodge Furniture Replacement Phase 1	\$ 9,200	8 Years	15 Years	\$ 11,519	Yes
Lodge Furniture Replacement Phase 2	\$ 9,200	2 Years	15 Years	\$ 9,916	Yes
Restrooms Refurbishment	\$ 26,000	7 Years	20 Years	\$ 31,750	Yes
Kitchen Cabinets	\$ 10,800	7 Years	25 Years	\$ 13,188	Yes
Chandeliers	\$ 4,400	12 Years	30 Years	\$ 6,088	Yes
Computers and Equipment	\$ 6,600	2 Years	7 Years	\$ 7,113	Yes
Network Switch Board	\$ 2,000	8 Years	10 Years	\$ 2,504	Yes
Nature Center					
Furniture	\$ 6,500	5 Years	15 Years	\$ 7,551	Yes
Tile Flooring	\$ 20,480	25 Years	30 Years	\$ 39,204	Yes
Roofing Asphalt Shingle	\$ 45,694	13 Years	18 Years	\$ 64,819	Yes
Exterior Paint	\$ 3,792	0 Years	8 Years	\$ 3,888	Yes
HVAC 5.0 Tons	\$ 7,400	3 Years	12 Years	\$ 8,177	Yes
HVAC 3.0 Tons	\$ 6,300	11 Years	12 Years	\$ 8,501	Yes
HVAC UV Light System	\$ 389	1 Year	1 Year	\$ 409	Yes
Life Safety Systems Modernization	\$ 8,100	7 Years	25 Years	\$ 9,891	Yes
Theater Seats	\$ 15,950	5 Years	20 Years	\$ 18,528	Yes
Theater Carpeting	\$ 6,510	0 Years	15 Years	\$ 6,675	Yes
Theater Projector and Screen	\$ 9,600	10 Years	12 Years	\$ 12,635	Yes
Restrooms Refurbishment	\$ 22,000	7 Years	20 Years	\$ 26,865	Yes
Cabinets	\$ 10,800	7 Years	25 Years	\$ 13,188	Yes
Screened Lanai Area Furniture	\$ 4,800	2 Years	15 Years	\$ 5,173	Yes
Outdoor Lanai Furniture	\$ 3,400	7 Years	12 Years	\$ 4,152	Yes
Deck Walkway	\$ 13,680	7 Years	25 Years	\$ 16,705	Yes
Ranger Station					
Roofing Asphalt Shingle	\$ 4,325	8 Years	18 Years	\$ 5,414	Yes

Preserve at Wilderness Lake 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?
HVAC Unit	\$ 4,300	11 Years	12 Years	\$ 5,803	Yes
Exterior Paint	\$ 3,300	0 Years	8 Years	\$ 3,383	Yes
Playgrounds					
Amenity Center Playground Play Structure	\$ 103,700	10 Years	15 Years	\$ 136,485	Yes
Whispering Wind Playground Play Structure	\$ 16,200	0 Years	15 Years	\$ 16,610	Yes
Whispering Wind Vinyl Picket Fence 4'	\$ 8,856	7 Years	25 Years	\$ 10,814	Yes
Whispering Wind Vinyl Fence 6'	\$ 17,780	7 Years	25 Years	\$ 21,712	Yes
Whispering Wind Swingset	\$ 3,200	16 Years	25 Years	\$ 4,893	Yes
Stoneleigh Playground Play Structure	\$ 27,000	1 Years	15 Year	\$ 28,383	Yes
Night Heron Playground Play Structure	\$ 21,500	1 Years	15 Year	\$ 22,601	Yes
Night Heron Picket Vinyl Fencing	\$ 1,980	24 Years	25 Years	\$ 3,697	Yes
Night Heron Horizontal Ladder	\$ 4,000	22 Years	25 Years	\$ 7,104	Yes
Pavilions Metal Roofing	\$ 5,880	12 Years	30 Years	\$ 8,135	Yes
Picnic Tables	\$ 4,800	13 Years	15 Years	\$ 6,809	Yes
Swingsets	\$ 14,400	7 Years	25 Years	\$ 17,585	Yes
Garden Swings	\$ 2,400	9 Years	10 Years	\$ 3,081	Yes
Park Benches	\$ 9,750	1 Years	15 Year	\$ 10,249	Yes
Parking Areas					
Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 49,103	4 Years	22 Years	\$ 55,634	Yes
Amenity Center Parking Lot Sealcoat	\$ 9,002	0 Years	5 Years	\$ 9,230	No
Amenity Center Parking Lot Pavers	\$ 21,021	7 Years	25 Years	\$ 25,669	Yes

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,048,941

Preserve at Wilderness Lake 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
Amenity Center Grounds							
Basketball Court Color Coat	\$ 1.05 / sf	2050 sf	\$ 2,153	5 Years 8 Years	8 Years	2026	\$ 2,500
						2034	\$ 3,053
						2042	\$ 3,729
						2050	\$ 4,553
Basketball Court Resurface	\$ 2.50 / sf	2050 sf	\$ 5,125	9 Years 30 Years	30 Years	2030	\$ 6,579
						2060	\$ 13,917
Tennis Court Color Coat	\$ 1.05 / sf	13200 sf	\$ 13,860	8 Years	8 Years	2029	\$ 17,353
						2037	\$ 21,191
						2045	\$ 25,877
						2053	\$ 31,600
Tennis Court Resurface	\$ 2.50 / sf	13200 sf	\$ 33,000	12 Years 30 Years	30 Years	2033	\$ 45,658
						2063	\$ 96,582
Tennis Fencing Chain Link	\$ 38.00 / sf	430 sf	\$ 16,340	5 Years 25 Years	25 Years	2026	\$ 18,981
						2051	\$ 35,439
Tennis Courts Lighting	\$ 42,000 / total	1 total	\$ 42,000	17 Years 35 Years	35 Years	2038	\$ 65,838
						2073	\$ 157,794
Tennis Courts LED Fixture Conversion	\$ 20,000 / total	1 total	\$ 20,000	0 Years	20 Years	2021	\$ 20,506
Tennis Volley Machine	\$ 2,300 ea	1	\$ 2,300	6 Years 7 Years	7 Years	2027	\$ 2,739
						2034	\$ 3,263
						2041	\$ 3,886
						2048	\$ 4,628
						2055	\$ 5,512
Dock Deck Boards and Railings	\$ 43.00 / sf	2228 sf	\$ 95,804	3 Years 15 Years	15 Years	2024	\$ 105,869
						2039	\$ 153,978
						2054	\$ 223,949
Dock Frame and Pilings	\$ 19.50 / sf	2228 sf	\$ 43,446	22 Years 40 Years	40 Years	2043	\$ 77,163
						2083	\$ 209,533
Dock Repair Allowance	\$ 5.00 / sf	2228 sf	\$ 11,140	6 Years 10 Years	10 Years	2027	\$ 13,268
						2037	\$ 17,032

Preserve at Wilderness Lake 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
Dock Repair Allowance	\$ 5.00 / sf	2228 sf	\$ 11,140	10 Years	10 Years	2047 2057	\$ 21,864 \$ 28,067
Dock Roofing Asphalt Shingle	\$ 5.50 / sf	777 sf	\$ 4,274	14 Years 18 Years	18 Years	2035 2053	\$ 6,215 \$ 9,743
Covered Walkways Asphalt Shingle Roofing	\$ 7.75 / sf	1801 sf	\$ 13,958	13 Years 18 Years	18 Years	2034 2052	\$ 19,800 \$ 31,038
Wood Pillars on Amenity Buildings Repair Allowance	\$ 7,500 / total	1 total	\$ 7,500	2 Years 8 Years	8 Years	2023 2031 2039 2047 2055	\$ 8,084 \$ 9,871 \$ 12,054 \$ 14,720 \$ 17,975
Access System	\$ 10,800 / total	1 total	\$ 10,800	5 Years 12 Years	12 Years	2026 2038 2050	\$ 12,546 \$ 16,930 \$ 22,846
Community Security System 30 Cameras	\$ 35,000 ea	1	\$ 35,000	4 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 39,655 \$ 50,905 \$ 65,346 \$ 83,884
Outdoor Furniture on Grounds	\$ 22,900 / total	1 total	\$ 22,900	3 Years 8 Years	8 Years	2024 2032 2040 2048 2056	\$ 25,306 \$ 30,902 \$ 37,736 \$ 46,081 \$ 56,272
Boats and Kayaks	\$ 4,300 / total	1 total	\$ 4,300	1 Year 8 Year	8 Years	2022 2030 2038 2046 2054	\$ 4,520 \$ 5,520 \$ 6,741 \$ 8,231 \$ 10,052
Kubota	\$ 9,700 ea	1	\$ 9,700	8 Years	10 Years	2029	\$ 12,145

Preserve at Wilderness Lake 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
Kubota	\$ 9,700 ea	1	\$ 9,700	10 Years	10 Years	2039 2049 2059	\$ 15,590 \$ 20,013 \$ 25,690
Trailer	\$ 3,240 ea	1	\$ 3,240	2 Years 10 Years	10 Years	2023 2033 2043 2053	\$ 3,492 \$ 4,483 \$ 5,754 \$ 7,387
Staining Columns and Porch Rails	\$ 6,800 / total	1 total	\$ 6,800	0 Years 8 Years	8 Years	2021 2029 2037 2045 2053	\$ 6,972 \$ 8,514 \$ 10,397 \$ 12,696 \$ 15,503
Community Grounds							
Well Pumps and Irrigation System Upgrades	\$ 16,200 ea	8	\$ 129,600	5 Years 10 Years	10 Years	2026 2036 2046 2056	\$ 150,550 \$ 193,260 \$ 248,086 \$ 318,466
Front and Rear Entry Monument Signs Refurbishment	\$ 4,300 ea	4	\$ 17,200	11 Years 15 Years	15 Years	2032 2047 2062	\$ 23,210 \$ 33,758 \$ 49,098
Interior Monument Signs	\$ 1,000 ea	18	\$ 18,000	0 Years 10 Years	10 Years	2021 2031 2041 2051	\$ 18,455 \$ 23,691 \$ 30,412 \$ 39,039
Directional Signs	\$ 5,400 / total	1 total	\$ 5,400	2 Years 20 Years	20 Years	2023 2043 2063	\$ 5,820 \$ 9,591 \$ 15,804
Sidewalk	\$ 17,700 / total	1 total	\$ 17,700	3 Years	5 Years	2024	\$ 19,559

Preserve at Wilderness Lake 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
Sidewalk Repair Allowance	\$ 17,700 / total	1 total	\$ 17,700	5 Years	5 Years	2029	\$ 22,161
						2034	\$ 25,108
						2039	\$ 28,448
						2044	\$ 32,231
						2049	\$ 36,518
						2054	\$ 41,375
Community Split Rail Wooden Fencing	\$ 32,400 / total	1 total	\$ 32,400	1 Year	15 Years	2022	\$ 34,059
				15 Year		2037	\$ 49,537
						2052	\$ 72,048
Stormwater Drainage Repair Allowance	\$ 89,400 / total	1 total	\$ 89,400	5 Years	10 Years	2026	\$ 103,852
				10 Years		2036	\$ 133,314
						2046	\$ 171,134
						2056	\$ 219,683
Pond Banks Erosion Control	\$ 65,300 / total	1 total	\$ 65,300	3 Years	10 Years	2024	\$ 72,160
				10 Years		2034	\$ 92,631
						2044	\$ 118,910
						2054	\$ 152,644
Entry Pergola Repair Allowance	\$ 1,300 ea	4	\$ 5,200	4 Years	8 Years	2025	\$ 5,892
				8 Years		2033	\$ 7,195
						2041	\$ 8,786
						2049	\$ 10,729
						2057	\$ 13,101
Landscaping Allowance	\$ 30,000 ea	1	\$ 30,000	0 Years	1 Year	2021	\$ 30,759
				1 Years		2022	\$ 31,536
						2023	\$ 32,334
						2024	\$ 33,152
						2025	\$ 33,990
						2026	\$ 34,850
						2027	\$ 35,731
						2028	\$ 36,634

Preserve at Wilderness Lake 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 Allowance	\$ 30,000 ea	1	\$ 30,000	1 Years	1 Year	2029	\$ 37,561
						2030	\$ 38,511
						2031	\$ 39,485
						2032	\$ 40,483
						2033	\$ 41,507
						2034	\$ 42,557
						2035	\$ 43,633
						2036	\$ 44,736
						2037	\$ 45,867
						2038	\$ 47,027
						2039	\$ 48,217
						2040	\$ 49,436
						2041	\$ 50,686
						2042	\$ 51,968
						2043	\$ 53,282
						2044	\$ 54,629
						2045	\$ 56,011
						2046	\$ 57,427
						2047	\$ 58,880
2048	\$ 60,369						
2049	\$ 61,895						
2050	\$ 63,460						
2051	\$ 65,065						
Pool Area							
Pool Furniture Phase 1	\$ 35,600 / total	1 total	\$ 35,600	6 Years 8 Years	8 Years	2027 2035 2043 2051	\$ 42,401 \$ 51,777 \$ 63,228 \$ 77,211
Pool Furniture	\$ 35,600 / total	1 total	\$ 35,600	2 Years	8 Years	2023	\$ 38,370

Preserve at Wilderness Lake 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 Phase 2	\$ 35,600 / total	1 total	\$ 35,600	8 Years	8 Years	2031 2039 2047 2055	\$ 46,855 \$ 57,217 \$ 69,870 \$ 85,322
Lap Pool Lift	\$ 7,500 ea	1	\$ 7,500	4 Years 12 Years	12 Years	2025 2037 2049 2061	\$ 8,498 \$ 11,467 \$ 15,474 \$ 20,881
Lap Pool Pumps and Equipment	\$ 13,500 / total	1 total	\$ 13,500	2 Years 8 Years	8 Years	2023 2031 2039 2047 2055	\$ 14,550 \$ 17,768 \$ 21,697 \$ 26,496 \$ 32,355
Lap Pool Resurface	\$ 13.00 / sf	5172 sf	\$ 67,236	0 Years 10 Years	10 Years	2021 2031 2041 2051	\$ 68,936 \$ 88,493 \$ 113,598 \$ 145,824
Resort Pool Lift	\$ 7,500 ea	1	\$ 7,500	4 Years 12 Years	12 Years	2025 2037 2049 2061	\$ 8,498 \$ 11,467 \$ 15,474 \$ 20,881
Resort Pool Pumps and Equipment	\$ 12,600 / total	1 total	\$ 12,600	2 Years 8 Years	8 Years	2023 2031 2039 2047 2055	\$ 13,580 \$ 16,584 \$ 20,251 \$ 24,729 \$ 30,198
Resort Pool Resurface	\$ 13.00 / sf	3738 sf	\$ 48,594	0 Years 10 Years	10 Years	2021 2031 2041 2051	\$ 49,823 \$ 63,957 \$ 82,101 \$ 105,393

Preserve at Wilderness Lake 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 and Amenity Pavers	\$ 8.50 / sf	17254 sf	\$ 146,659	16 Years	25 Years	2037	\$ 224,229
				25 Years		2062	\$ 418,643
Pool Fence 4' Aluminum	\$ 35.00 / lf	620 lf	\$ 21,700	7 Years	25 Years	2028	\$ 26,499
				25 Years		2053	\$ 49,474
Pool and Spa Heaters 1-3	\$ 5,500 ea	4	\$ 22,000	0 Years	7 Years	2021	\$ 22,556
				7 Years		2028	\$ 26,865
						2035	\$ 31,997
						2042	\$ 38,110
						2049	\$ 45,390
2056	\$ 54,061						
Pool Heater 4	\$ 5,500 ea	1	\$ 5,500	6 Years	7 Years	2027	\$ 6,551
				7 Years		2034	\$ 7,802
						2041	\$ 9,292
						2048	\$ 11,068
						2055	\$ 13,182
Splash Pad Surface Replacement	\$ 15.00 / sf	624 sf	\$ 9,360	0 Years	7 Years	2021	\$ 9,597
				7 Years		2028	\$ 11,430
						2035	\$ 13,613
						2042	\$ 16,214
						2049	\$ 19,311
						2056	\$ 23,000
Spa Resurface	\$ 22.00 / sf	180 sf	\$ 3,960	0 Years	10 Years	2021	\$ 4,060
				10 Years		2031	\$ 5,212
						2041	\$ 6,691
						2051	\$ 8,589
Spa Pool Lift	\$ 7,500 ea	1	\$ 7,500	4 Years	12 Years	2025	\$ 8,498
				12 Years		2037	\$ 11,467
						2049	\$ 15,474
						2061	\$ 20,881
Pool	\$ 37,000 / total	1 total	\$ 37,000	7 Years	25 Years	2028	\$ 45,183

Preserve at Wilderness Lake 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	\$ 37,000 / total	1 total	\$ 37,000	25 Years	25 Years	2053	\$ 84,357
Pools and Spa Coping Stone	\$ 30,500 / total	1 total	\$ 30,500	19 Years 20 Years	20 Years	2040 2060	\$ 50,260 \$ 82,821
Pool Area Pergolas	\$ 1,500 ea	3	\$ 4,500	11 Years 12 Years	12 Years	2032 2044 2056	\$ 6,072 \$ 8,194 \$ 11,058
Activities Center							
Tile Flooring	\$ 10.00 / sf	2360 sf	\$ 23,600	26 Years 30 Years	30 Years	2047 2077	\$ 46,319 \$ 97,980
Roofing Asphalt Shingle	\$ 7.75 / sf	5675 sf	\$ 43,981	13 Years 18 Years	18 Years	2034 2052	\$ 62,390 \$ 97,801
Exterior Paint	\$ 2.63 / sf	1610 sf	\$ 4,240	0 Years 8 Years	8 Years	2021 2029 2037 2045 2053	\$ 4,347 \$ 5,309 \$ 6,482 \$ 7,916 \$ 9,667
HVAC 5.0 Tons Lennox	\$ 7,400 ea	1	\$ 7,400	4 Years 12 Years	12 Years	2025 2037 2049 2061	\$ 8,384 \$ 11,314 \$ 15,267 \$ 20,603
HVAC 5.0 Tons Goodman	\$ 7,400 ea	1	\$ 7,400	6 Years 12 Years	12 Years	2027 2039 2051	\$ 8,814 \$ 11,893 \$ 16,049
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2022 2023 2024 2025 2026 2027	\$ 409 \$ 419 \$ 430 \$ 441 \$ 452 \$ 463

Preserve at Wilderness Lake 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
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2028	\$ 475
						2029	\$ 487
						2030	\$ 499
						2031	\$ 512
						2032	\$ 525
						2033	\$ 538
						2034	\$ 552
						2035	\$ 566
						2036	\$ 580
						2037	\$ 595
						2038	\$ 610
						2039	\$ 625
						2040	\$ 641
						2041	\$ 657
						2042	\$ 674
						2043	\$ 691
						2044	\$ 708
						2045	\$ 726
						2046	\$ 745
						2047	\$ 763
2048	\$ 783						
2049	\$ 803						
2050	\$ 823						
2051	\$ 844						
Life Safety Systems Modernization	\$ 6,500 ea	1	\$ 6,500	7 Years 25 Years	25 Years	2028 2053	\$ 7,937 \$ 14,820
Inside Furniture	\$ 12,200 / total	1 total	\$ 12,200	5 Years 20 Years	20 Years	2026 2046 2066	\$ 14,172 \$ 23,354 \$ 38,484
Restrooms	\$ 14,000 ea	2	\$ 28,000	7 Years	20 Years	2028	\$ 34,192

Preserve at Wilderness Lake 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
Restrooms Refurbishment	\$ 14,000 ea	2	\$ 28,000	20 Years	20 Years	2048	\$ 56,344
						2068	\$ 92,847
Kitchen Cabinets	\$ 13,000 ea	1	\$ 13,000	7 Years	25 Years	2028	\$ 15,875
				25 Years		2053	\$ 29,639
Kitchen Appliances	\$ 3,800 / total	1 total	\$ 3,800	2 Years	15 Years	2023	\$ 4,096
				15 Years		2038	\$ 5,957
						2053	\$ 8,664
Outdoor Lanai Furniture	\$ 3,700 / total	1 total	\$ 3,700	7 Years	12 Years	2028	\$ 4,518
				12 Years		2040	\$ 6,097
						2052	\$ 8,228
Chandeliers	\$ 1,100 ea	5	\$ 5,500	12 Years	30 Years	2033	\$ 7,610
				30 Years		2063	\$ 16,097
Pool Table	\$ 6,500 ea	1	\$ 6,500	7 Years	25 Years	2028	\$ 7,937
				25 Years		2053	\$ 14,820
A/V Receiver	\$ 1,100 ea	1	\$ 1,100	7 Years	10 Years	2028	\$ 1,343
				10 Years		2038	\$ 1,724
						2048	\$ 2,214
						2058	\$ 2,841
Ping Pong Table	\$ 1,450 ea	1	\$ 1,450	9 Years	10 Years	2030	\$ 1,861
				10 Years		2040	\$ 2,389
						2050	\$ 3,067
Fitness Center							
Tile Flooring	\$ 10.00 / sf	1790 sf	\$ 17,900	12 Years	30 Years	2033	\$ 24,766
				30 Years		2063	\$ 52,388
Aerobics Rubber Exercise Flooring	\$ 13.00 / sf	1438 sf	\$ 18,694	11 Years	12 Years	2032	\$ 25,226
				12 Years		2044	\$ 34,041
						2056	\$ 45,937
Equipment Rubber Exercise	\$ 13.00 / sf	672 sf	\$ 8,736	9 Years	12 Years	2030	\$ 11,214
				12 Years		2042	\$ 15,133

Preserve at Wilderness Lake 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
Equipment	\$ 13.00 / sf	672 sf	\$ 8,736	12 Years	12 Years	2054	\$ 20,421
Roofing Asphalt Shingle	\$ 7.75 / sf	8867 sf	\$ 68,719	15 Years 18 Years	18 Years	2036 2054	\$ 102,474 \$ 160,637
Roofing Flat	\$ 4.30 / sf	294 sf	\$ 1,264	13 Years 18 Years	18 Years	2034 2052	\$ 1,793 \$ 2,811
Exterior Paint	\$ 2.63 / sf	2554 sf	\$ 6,726	0 Years 8 Years	8 Years	2021 2029 2037 2045 2053	\$ 6,896 \$ 8,421 \$ 10,283 \$ 12,558 \$ 15,335
Addison HVAC Units	\$ 56,775 ea	2	\$ 113,550	11 Years 12 Years	12 Years	2032 2044 2056	\$ 153,229 \$ 206,772 \$ 279,027
HVAC 5.0 Tons Unit 1	\$ 7,400 ea	1	\$ 7,400	10 Years 12 Years	12 Years	2031 2043 2055	\$ 9,740 \$ 13,143 \$ 17,736
HVAC 5.0 Tons Unit 2	\$ 7,400 ea	1	\$ 7,400	9 Years 12 Years	12 Years	2030 2042 2054	\$ 9,499 \$ 12,819 \$ 17,298
HVAC UV Light System	\$ 470 ea	1	\$ 470	0 Years 1 Years	1 Year	2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031	\$ 482 \$ 494 \$ 507 \$ 519 \$ 533 \$ 546 \$ 560 \$ 574 \$ 588 \$ 603 \$ 619

Preserve at Wilderness Lake 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
HVAC UV Light System	\$ 470 ea	1	\$ 470	1 Years	1 Year	2032	\$ 634
						2033	\$ 650
						2034	\$ 667
						2035	\$ 684
						2036	\$ 701
						2037	\$ 719
						2038	\$ 737
						2039	\$ 755
						2040	\$ 774
						2041	\$ 794
						2042	\$ 814
						2043	\$ 835
						2044	\$ 856
						2045	\$ 878
2046	\$ 900						
2047	\$ 922						
2048	\$ 946						
2049	\$ 970						
2050	\$ 994						
2051	\$ 1,019						
Life Safety Systems Modernization	\$ 11,900 ea	1	\$ 11,900	7 Years 25 Years	25 Years	2028 2053	\$ 14,532 \$ 27,131
Locker Room Refurbishment	\$ 43,000 ea	2	\$ 86,000	4 Years 20 Years	20 Years	2025 2045 2065	\$ 97,438 \$ 160,565 \$ 264,589
Sauna Electronics and Controls	\$ 16,200 ea	2	\$ 32,400	3 Years 20 Years	20 Years	2024 2044 2064	\$ 35,804 \$ 59,000 \$ 97,224
Weight Machines	\$ 2,500 ea	15	\$ 37,500	2 Years 20 Years	20 Years	2023 2043	\$ 40,418 \$ 66,603

Preserve at Wilderness Lake 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
Weight	\$ 2,500 ea	15	\$ 37,500	20 Years	20 Years	2063	\$ 109,752
Weight Machines Group 2	\$ 2,500 ea	2	\$ 5,000	10 Years 20 Years	20 Years	2031 2051	\$ 6,581 \$ 10,844
Cardio Equipment Group 1	\$ 33,400 / total	1 total	\$ 33,400	2 Years 10 Years	10 Years	2023 2033 2043 2053	\$ 35,999 \$ 46,211 \$ 59,321 \$ 76,149
Cardio Equipment Group 2	\$ 12,000 / total	1 total	\$ 12,000	8 Years 10 Years	10 Years	2029 2039 2049 2059	\$ 15,024 \$ 19,287 \$ 24,758 \$ 31,782
Weight Benches and Barbells	\$ 3,500 / total	1 total	\$ 3,500	13 Years 15 Years	15 Years	2034 2049 2064	\$ 4,965 \$ 7,221 \$ 10,503
Lodge							
VCT Flooring	\$ 4.00 / sf	350 sf	\$ 1,400	7 Years 25 Years	25 Years	2028 2053	\$ 1,710 \$ 3,192
Roofing Asphalt Shingle	\$ 7.75 / sf	7823 sf	\$ 60,628	13 Years 18 Years	18 Years	2034 2052	\$ 86,004 \$ 134,818
Exterior Paint	\$ 2.63 / sf	2940 sf	\$ 7,742	0 Years 8 Years	8 Years	2021 2029 2037 2045 2053	\$ 7,938 \$ 9,694 \$ 11,838 \$ 14,455 \$ 17,652
HVAC 3.5 Tons Lennox	\$ 6,500 ea	2	\$ 13,000	5 Years 12 Years	12 Years	2026 2038 2050	\$ 15,101 \$ 20,379 \$ 27,500
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2022 2023	\$ 409 \$ 419

Preserve at Wilderness Lake 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
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2024	\$ 430
						2025	\$ 441
						2026	\$ 452
						2027	\$ 463
						2028	\$ 475
						2029	\$ 487
						2030	\$ 499
						2031	\$ 512
						2032	\$ 525
						2033	\$ 538
						2034	\$ 552
						2035	\$ 566
						2036	\$ 580
						2037	\$ 595
						2038	\$ 610
						2039	\$ 625
						2040	\$ 641
						2041	\$ 657
						2042	\$ 674
						2043	\$ 691
2044	\$ 708						
2045	\$ 726						
2046	\$ 745						
2047	\$ 763						
2048	\$ 783						
2049	\$ 803						
2050	\$ 823						
2051	\$ 844						
Life Safety Systems Modernization	\$ 7,000 ea	1	\$ 7,000	7 Years 25 Years	25 Years	2028 2053	\$ 8,548 \$ 15,959

Preserve at Wilderness Lake 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
Lodge Furniture Replacement Phase 1	\$ 9,200 / total	1 total	\$ 9,200	8 Years 15 Years	15 Years	2029 2044 2059	\$ 11,519 \$ 16,753 \$ 24,366
Lodge Furniture Replacement Phase 2	\$ 9,200 / total	1 total	\$ 9,200	2 Years 15 Years	15 Years	2023 2038 2053	\$ 9,916 \$ 14,422 \$ 20,975
Restrooms Refurbishment	\$ 13,000 ea	2	\$ 26,000	7 Years 20 Years	20 Years	2028 2048 2068	\$ 31,750 \$ 52,319 \$ 86,215
Kitchen Cabinets	\$ 10,800 / total	1 total	\$ 10,800	7 Years 25 Years	25 Years	2028 2053	\$ 13,188 \$ 24,623
Chandeliers	\$ 2,200 ea	2	\$ 4,400	12 Years 30 Years	30 Years	2033 2063	\$ 6,088 \$ 12,878
Computers and Equipment	\$ 1,100 ea	6	\$ 6,600	2 Years 7 Years	7 Years	2023 2030 2037 2044 2051	\$ 7,113 \$ 8,472 \$ 10,091 \$ 12,018 \$ 14,314
Network Switch Board	\$ 2,000 ea	1	\$ 2,000	8 Years 10 Years	10 Years	2029 2039 2049 2059	\$ 2,504 \$ 3,214 \$ 4,126 \$ 5,297
Nature Center							
Furniture	\$ 6,500 / total	1 total	\$ 6,500	5 Years 15 Years	15 Years	2026 2041 2056	\$ 7,551 \$ 10,982 \$ 15,972
Tile Flooring	\$ 10.00 / sf	2048 sf	\$ 20,480	25 Years 30 Years	30 Years	2046 2076	\$ 39,204 \$ 82,930
Roofing	\$ 7.75 / sf	5896 sf	\$ 45,694	13 Years	18 Years	2034	\$ 64,819

Preserve at Wilderness Lake 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
Roofing	\$ 7.75 / sf	5896 sf	\$ 45,694	18 Years	18 Years	2052	\$ 101,609
Exterior Paint	\$ 2.63 / sf	1440 sf	\$ 3,792	8 Years	8 Years	2021	\$ 3,888
						2029	\$ 4,748
						2037	\$ 5,798
						2045	\$ 7,080
						2053	\$ 8,646
HVAC 5.0 Tons	\$ 7,400 ea	1	\$ 7,400	12 Years	12 Years	2024	\$ 8,177
						2036	\$ 11,035
						2048	\$ 14,891
						2060	\$ 20,094
HVAC 3.0 Tons	\$ 6,300 ea	1	\$ 6,300	12 Years	12 Years	2032	\$ 8,501
						2044	\$ 11,472
						2056	\$ 15,481
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2022	\$ 409
						2023	\$ 419
						2024	\$ 430
						2025	\$ 441
						2026	\$ 452
						2027	\$ 463
						2028	\$ 475
						2029	\$ 487
						2030	\$ 499
						2031	\$ 512
						2032	\$ 525
						2033	\$ 538
						2034	\$ 552
						2035	\$ 566
2036	\$ 580						
2037	\$ 595						
2038	\$ 610						

Preserve at Wilderness Lake 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
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2039	\$ 625
						2040	\$ 641
						2041	\$ 657
						2042	\$ 674
						2043	\$ 691
						2044	\$ 708
						2045	\$ 726
						2046	\$ 745
						2047	\$ 763
						2048	\$ 783
						2049	\$ 803
2050	\$ 823						
2051	\$ 844						
Life Safety Systems Modernization	\$ 8,100 ea	1	\$ 8,100	7 Years	25 Years	2028	\$ 9,891
				25 Years		2053	\$ 18,467
Theater Seats	\$ 550 ea	29	\$ 15,950	5 Years	20 Years	2026	\$ 18,528
				20 Years		2046	\$ 30,532
				2066		\$ 50,313	
Theater Carpeting	\$ 7.50 / sf	868 sf	\$ 6,510	0 Years	15 Years	2021	\$ 6,675
				15 Years		2036	\$ 9,708
				2051		\$ 14,119	
Theater Projector and Screen	\$ 9,600 / total	1 total	\$ 9,600	10 Years	12 Years	2031	\$ 12,635
				12 Years		2043	\$ 17,050
				2055		\$ 23,008	
Restrooms Refurbishment	\$ 11,000 ea	2	\$ 22,000	7 Years	20 Years	2028	\$ 26,865
				20 Years		2048	\$ 44,270
				2068		\$ 72,951	
Cabinets	\$ 5,400 ea	2	\$ 10,800	7 Years	25 Years	2028	\$ 13,188
				25 Years		2053	\$ 24,623
Screened Lanai	\$ 4,800 / total	1 total	\$ 4,800	2 Years	15 Years	2023	\$ 5,173

Preserve at Wilderness Lake 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
Screened Lanai Area Furniture	\$ 4,800 / total	1 total	\$ 4,800	15 Years	15 Years	2038	\$ 7,524
						2053	\$ 10,944
Outdoor Lanai Furniture	\$ 3,400 / total	1 total	\$ 3,400	7 Years 12 Years	12 Years	2028	\$ 4,152
						2040	\$ 5,603
						2052	\$ 7,561
Deck Walkway	\$ 38.00 / sf	360 sf	\$ 13,680	7 Years 25 Years	25 Years	2028	\$ 16,705
						2053	\$ 31,189
Ranger Station							
Roofing Asphalt Shingle	\$ 7.75 / sf	558 sf	\$ 4,325	8 Years 18 Years	18 Years	2029	\$ 5,414
						2047	\$ 8,487
						2065	\$ 13,305
HVAC Unit	\$ 4,300 ea	1	\$ 4,300	11 Years 12 Years	12 Years	2032	\$ 5,803
						2044	\$ 7,830
						2056	\$ 10,566
Exterior Paint	\$ 3,300 / total	1 total	\$ 3,300	0 Years 8 Years	8 Years	2021	\$ 3,383
						2029	\$ 4,132
						2037	\$ 5,045
						2045	\$ 6,161
						2053	\$ 7,524
Playgrounds							
Amenity Center Playground Play Structure	\$ 103,700 ea	1	\$ 103,700	10 Years 15 Years	15 Years	2031	\$ 136,485
						2046	\$ 198,507
						2061	\$ 288,714
Whispering Wind Playground Play Structure	\$ 16,200 ea	1	\$ 16,200	0 Years 15 Years	15 Years	2021	\$ 16,610
						2036	\$ 24,158
						2051	\$ 35,135
Whispering Wind Vinyl Picket Fence 4'	\$ 27.00 / lf	328 lf	\$ 8,856	7 Years 25 Years	25 Years	2028	\$ 10,814
						2053	\$ 20,191

Preserve at Wilderness Lake 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
Whispering Wind Vinyl Fence 6'	\$ 35.00 / lf	508 lf	\$ 17,780	7 Years	25 Years	2028	\$ 21,712
				25 Years		2053	\$ 40,537
Whispering Wind Swingset	\$ 3,200 ea	1	\$ 3,200	16 Years	25 Years	2037	\$ 4,893
				25 Years		2062	\$ 9,135
Stoneleigh Playground Play Structure	\$ 27,000 ea	1	\$ 27,000	1 Year	15 Years	2022	\$ 28,383
				15 Year		2037	\$ 41,281
						2052	\$ 60,040
Night Heron Playground Play Structure	\$ 21,500 ea	1	\$ 21,500	1 Year	15 Years	2022	\$ 22,601
				15 Year		2037	\$ 32,872
						2052	\$ 47,809
Night Heron Picket Vinyl Fencing	\$ 18.00 ea	110	\$ 1,980	24 Years	25 Years	2045	\$ 3,697
				25 Years		2070	\$ 6,902
Night Heron Horizontal Ladder	\$ 4,000 ea	1	\$ 4,000	22 Years	25 Years	2043	\$ 7,104
				25 Years		2068	\$ 13,264
Pavilions Metal Roofing	\$ 10.00 / sf	588 sf	\$ 5,880	12 Years	30 Years	2033	\$ 8,135
				30 Years		2063	\$ 17,209
Picnic Tables	\$ 1,200 ea	4	\$ 4,800	13 Years	15 Years	2034	\$ 6,809
				15 Years		2049	\$ 9,903
						2064	\$ 14,404
Swingsets	\$ 14,400 / total	1 total	\$ 14,400	7 Years	25 Years	2028	\$ 17,585
				25 Years		2053	\$ 32,831
Garden Swings	\$ 800 ea	3	\$ 2,400	9 Years	10 Years	2030	\$ 3,081
				10 Years		2040	\$ 3,955
						2050	\$ 5,077
Park Benches	\$ 750 ea	13	\$ 9,750	1 Year	15 Years	2022	\$ 10,249
				15 Year		2037	\$ 14,907
						2052	\$ 21,681

Preserve at Wilderness Lake 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
Parking Areas							
Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 1.20 / sf	40919 sf	\$ 49,103	4 Years 22 Years	22 Years	2025 2047 2069	\$ 55,634 \$ 96,372 \$ 166,941
Amenity Center Parking Lot Sealcoat	\$ 0.22 / sf	40919 sf	\$ 9,002	0 Years	5 Years	2021	\$ 9,230
Amenity Center Parking Lot Pavers	\$ 8.50 / sf	2473 sf	\$ 21,021	7 Years 25 Years	25 Years	2028 2053	\$ 25,669 \$ 47,925

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 1,048,941

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Amenity Center Grounds	Basketball Court Color Coat	2050 sf	\$ 1.05 / sf	\$ 2,152.50
	Basketball Court Resurface	2050 sf	\$ 2.50 / sf	\$ 5,125.00
	Tennis Court Color Coat	13200 sf	\$ 1.05 / sf	\$ 13,860.00
	Tennis Court Resurface	13200 sf	\$ 2.50 / sf	\$ 33,000.00
	Tennis Fencing Chain Link	430 sf	\$ 38.00 / sf	\$ 16,340.00
	Tennis Courts Lighting	1 total	\$ 42,000.00 / total	\$ 42,000.00
	Tennis Courts LED Fixture Conversion	1 total	\$ 20,000.00 / total	\$ 20,000.00
	Tennis Volley Machine	1	\$ 2,300.00 ea	\$ 2,300.00
	Dock Deck Boards and Railings	2228 sf	\$ 43.00 / sf	\$ 95,804.00
	Dock Frame and Pilings	2228 sf	\$ 19.50 / sf	\$ 43,446.00
	Dock Repair Allowance	2228 sf	\$ 5.00 / sf	\$ 11,140.00
	Dock Roofing Asphalt Shingle	777 sf	\$ 5.50 / sf	\$ 4,273.50
	Covered Walkways Asphalt Shingle Roofing	1801 sf	\$ 7.75 / sf	\$ 13,957.75
	Wood Pillars on Amenity Buildings Repair Allowance	1 total	\$ 7,500.00 / total	\$ 7,500.00
	Access System	1 total	\$ 10,800.00 / total	\$ 10,800.00
	Community Security System 30 Cameras	1	\$ 35,000.00 ea	\$ 35,000.00
	Outdoor Furniture on Grounds	1 total	\$ 22,900.00 / total	\$ 22,900.00
	Boats and Kayaks	1 total	\$ 4,300.00 / total	\$ 4,300.00
	Kubota	1	\$ 9,700.00 ea	\$ 9,700.00
	Trailer	1	\$ 3,240.00 ea	\$ 3,240.00
Staining Columns and Porch Rails	1 total	\$ 6,800.00 / total	\$ 6,800.00	
Amenity Center Grounds Sub Total =				\$ 403,638.75
Community Grounds	Well Pumps and Irrigation System Upgrades	8	\$ 16,200.00 ea	\$ 129,600.00
	Front and Rear Entry Monument Signs Refurbishment	4	\$ 4,300.00 ea	\$ 17,200.00
	Interior Monument Signs	18	\$ 1,000.00 ea	\$ 18,000.00
	Directional Signs	1 total	\$ 5,400.00 / total	\$ 5,400.00
	Sidewalk Repair Allowance	1 total	\$ 17,700.00 / total	\$ 17,700.00
	Community Split Rail Wooden Fencing	1 total	\$ 32,400.00 / total	\$ 32,400.00
	Stormwater Drainage Repair Allowance	1 total	\$ 89,400.00 / total	\$ 89,400.00
	Pond Banks Erosion Control	1 total	\$ 65,300.00 / total	\$ 65,300.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Community Grounds	Entry Pergola Repair Allowance	4	\$ 1,300.00 ea	\$ 5,200.00
	Landscaping Allowance	1	\$ 30,000.00 ea	\$ 30,000.00
Community Grounds Sub Total =				\$ 410,200.00
Pool Area	Pool Furniture Phase 1	1 total	\$ 35,600.00 / total	\$ 35,600.00
	Pool Furniture Phase 2	1 total	\$ 35,600.00 / total	\$ 35,600.00
	Lap Pool Lift	1	\$ 7,500.00 ea	\$ 7,500.00
	Lap Pool Pumps and Equipment	1 total	\$ 13,500.00 / total	\$ 13,500.00
	Lap Pool Resurface	5172 sf	\$ 13.00 / sf	\$ 67,236.00
	Resort Pool Lift	1	\$ 7,500.00 ea	\$ 7,500.00
	Resort Pool Pumps and Equipment	1 total	\$ 12,600.00 / total	\$ 12,600.00
	Resort Pool Resurface	3738 sf	\$ 13.00 / sf	\$ 48,594.00
	Pool and Amenity Pavers	17254 sf	\$ 8.50 / sf	\$ 146,659.00
	Pool Fence 4' Aluminum	620 lf	\$ 35.00 / lf	\$ 21,700.00
	Pool and Spa Heaters 1-3	4	\$ 5,500.00 ea	\$ 22,000.00
	Pool Heater 4	1	\$ 5,500.00 ea	\$ 5,500.00
	Splash Pad Surface Replacement	624 sf	\$ 15.00 / sf	\$ 9,360.00
	Spa Resurface	180 sf	\$ 22.00 / sf	\$ 3,960.00
	Spa Pool Lift	1	\$ 7,500.00 ea	\$ 7,500.00
	Pool Equipment Housing Boxes	1 total	\$ 37,000.00 / total	\$ 37,000.00
	Pools and Spa Coping Stone	1 total	\$ 30,500.00 / total	\$ 30,500.00
	Pool Area Pergolas	3	\$ 1,500.00 ea	\$ 4,500.00
Pool Area Sub Total =				\$ 516,809.00
Activities Center	Tile Flooring	2360 sf	\$ 10.00 / sf	\$ 23,600.00
	Roofing Asphalt Shingle	5675 sf	\$ 7.75 / sf	\$ 43,981.25
	Exterior Paint	1610 sf	\$ 2.63 / sf	\$ 4,239.94
	HVAC 5.0 Tons Lennox	1	\$ 7,400.00 ea	\$ 7,400.00
	HVAC 5.0 Tons Goodman	1	\$ 7,400.00 ea	\$ 7,400.00
	HVAC UV Light System	1	\$ 389.00 ea	\$ 389.00
	Life Safety Systems Modernization	1	\$ 6,500.00 ea	\$ 6,500.00
	Inside Furniture	1 total	\$ 12,200.00 / total	\$ 12,200.00
	Restrooms Refurbishment	2	\$ 14,000.00 ea	\$ 28,000.00
	Kitchen Cabinets	1	\$ 13,000.00 ea	\$ 13,000.00
	Kitchen Appliances	1 total	\$ 3,800.00 / total	\$ 3,800.00
	Outdoor Lanai Furniture	1 total	\$ 3,700.00 / total	\$ 3,700.00
	Chandeliers	5	\$ 1,100.00 ea	\$ 5,500.00
	Pool Table	1	\$ 6,500.00 ea	\$ 6,500.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Activities Center	A/V Receiver	1	\$ 1,100.00 ea	\$ 1,100.00
	Ping Pong Table	1	\$ 1,450.00 ea	\$ 1,450.00
Activities Center Sub Total =				\$ 168,760.19
Fitness Center	Tile Flooring	1790 sf	\$ 10.00 / sf	\$ 17,900.00
	Aerobics Rubber Exercise Flooring	1438 sf	\$ 13.00 / sf	\$ 18,694.00
	Equipment Rubber Exercise Flooring	672 sf	\$ 13.00 / sf	\$ 8,736.00
	Roofing Asphalt Shingle	8867 sf	\$ 7.75 / sf	\$ 68,719.25
	Roofing Flat	294 sf	\$ 4.30 / sf	\$ 1,264.20
	Exterior Paint	2554 sf	\$ 2.63 / sf	\$ 6,725.96
	Addison HVAC Units	2	\$ 56,775.00 ea	\$ 113,550.00
	HVAC 5.0 Tons Unit 1	1	\$ 7,400.00 ea	\$ 7,400.00
	HVAC 5.0 Tons Unit 2	1	\$ 7,400.00 ea	\$ 7,400.00
	HVAC UV Light System	1	\$ 470.00 ea	\$ 470.00
	Life Safety Systems Modernization	1	\$ 11,900.00 ea	\$ 11,900.00
	Locker Room Refurbishment	2	\$ 43,000.00 ea	\$ 86,000.00
	Sauna Electronics and Controls	2	\$ 16,200.00 ea	\$ 32,400.00
	Weight Machines Group 1	15	\$ 2,500.00 ea	\$ 37,500.00
	Weight Machines Group 2	2	\$ 2,500.00 ea	\$ 5,000.00
	Cardio Equipment Group 1	1 total	\$ 33,400.00 / total	\$ 33,400.00
	Cardio Equipment Group 2	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Weight Benches and Barbells	1 total	\$ 3,500.00 / total	\$ 3,500.00
Fitness Center Sub Total =				\$ 472,559.41
Lodge	VCT Flooring	350 sf	\$ 4.00 / sf	\$ 1,400.00
	Roofing Asphalt Shingle	7823 sf	\$ 7.75 / sf	\$ 60,628.25
	Exterior Paint	2940 sf	\$ 2.63 / sf	\$ 7,742.49
	HVAC 3.5 Tons Lennox	2	\$ 6,500.00 ea	\$ 13,000.00
	HVAC UV Light System	1	\$ 389.00 ea	\$ 389.00
	Life Safety Systems Modernization	1	\$ 7,000.00 ea	\$ 7,000.00
	Lodge Furniture Replacement Phase 1	1 total	\$ 9,200.00 / total	\$ 9,200.00
	Lodge Furniture Replacement Phase 2	1 total	\$ 9,200.00 / total	\$ 9,200.00
	Restrooms Refurbishment	2	\$ 13,000.00 ea	\$ 26,000.00
	Kitchen Cabinets	1 total	\$ 10,800.00 / total	\$ 10,800.00
	Chandeliers	2	\$ 2,200.00 ea	\$ 4,400.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Lodge	Computers and Equipment	6	\$ 1,100.00 ea	\$ 6,600.00
	Network Switch Board	1	\$ 2,000.00 ea	\$ 2,000.00
Lodge Sub Total =				\$ 158,359.74
Nature Center	Furniture	1 total	\$ 6,500.00 / total	\$ 6,500.00
	Tile Flooring	2048 sf	\$ 10.00 / sf	\$ 20,480.00
	Roofing Asphalt Shingle	5896 sf	\$ 7.75 / sf	\$ 45,694.00
	Exterior Paint	1440 sf	\$ 2.63 / sf	\$ 3,792.24
	HVAC 5.0 Tons	1	\$ 7,400.00 ea	\$ 7,400.00
	HVAC 3.0 Tons	1	\$ 6,300.00 ea	\$ 6,300.00
	HVAC UV Light System	1	\$ 389.00 ea	\$ 389.00
	Life Safety Systems Modernization	1	\$ 8,100.00 ea	\$ 8,100.00
	Theater Seats	29	\$ 550.00 ea	\$ 15,950.00
	Theater Carpeting	868 sf	\$ 7.50 / sf	\$ 6,510.00
	Theater Projector and Screen	1 total	\$ 9,600.00 / total	\$ 9,600.00
	Restrooms Refurbishment	2	\$ 11,000.00 ea	\$ 22,000.00
	Cabinets	2	\$ 5,400.00 ea	\$ 10,800.00
	Screened Lanai Area Furniture	1 total	\$ 4,800.00 / total	\$ 4,800.00
	Outdoor Lanai Furniture	1 total	\$ 3,400.00 / total	\$ 3,400.00
Deck Walkway	360 sf	\$ 38.00 / sf	\$ 13,680.00	
Nature Center Sub Total =				\$ 185,395.24
Ranger Station	Roofing Asphalt Shingle	558 sf	\$ 7.75 / sf	\$ 4,324.50
	HVAC Unit	1	\$ 4,300.00 ea	\$ 4,300.00
	Exterior Paint	1 total	\$ 3,300.00 / total	\$ 3,300.00
Ranger Station Sub Total =				\$ 11,924.50
Playgrounds	Amenity Center Playground Play Structure	1	\$ 103,700.00 ea	\$ 103,700.00
	Whispering Wind Playground Play Structure	1	\$ 16,200.00 ea	\$ 16,200.00
	Whispering Wind Vinyl Picket Fence 4'	328 lf	\$ 27.00 / lf	\$ 8,856.00
	Whispering Wind Vinyl Fence 6'	508 lf	\$ 35.00 / lf	\$ 17,780.00
	Whispering Wind Swingset	1	\$ 3,200.00 ea	\$ 3,200.00
	Stoneleigh Playground Play Structure	1	\$ 27,000.00 ea	\$ 27,000.00
	Night Heron Playground Play Structure	1	\$ 21,500.00 ea	\$ 21,500.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Playgrounds	Night Heron Picket Vinyl Fencing	110	\$ 18.00 ea	\$ 1,980.00
	Night Heron Horizontal Ladder	1	\$ 4,000.00 ea	\$ 4,000.00
	Pavilions Metal Roofing	588 sf	\$ 10.00 / sf	\$ 5,880.00
	Picnic Tables	4	\$ 1,200.00 ea	\$ 4,800.00
	Swingsets	1 total	\$ 14,400.00 / total	\$ 14,400.00
	Garden Swings	3	\$ 800.00 ea	\$ 2,400.00
	Park Benches	13	\$ 750.00 ea	\$ 9,750.00
Playgrounds Sub Total =				\$ 241,446.00
Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	40919 sf	\$ 1.20 / sf	\$ 49,102.80
	Amenity Center Parking Lot Sealcoat	40919 sf	\$ 0.22 / sf	\$ 9,002.18
	Amenity Center Parking Lot Pavers	2473 sf	\$ 8.50 / sf	\$ 21,020.50
Parking Areas Sub Total =				\$ 79,125.48
Totals =				\$ 2,648,218.30

Preserve at Wilderness Lake CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2021	\$ 246,800	\$ 11,624	\$ 291,113	\$ 1,016,252	62.7%
2022	\$ 252,970	\$ 11,325	\$ 133,070	\$ 1,147,477	72.8%
2023	\$ 259,294	\$ 12,667	\$ 220,709	\$ 1,198,729	70.4%
2024	\$ 265,777	\$ 13,209	\$ 301,836	\$ 1,175,878	67.3%
2025	\$ 272,421	\$ 13,011	\$ 268,340	\$ 1,192,970	69.4%
2026	\$ 279,232	\$ 13,213	\$ 380,534	\$ 1,104,881	63.9%
2027	\$ 286,212	\$ 12,364	\$ 111,453	\$ 1,292,005	79.0%
2028	\$ 293,368	\$ 14,268	\$ 436,724	\$ 1,162,917	63.8%
2029	\$ 300,702	\$ 13,011	\$ 166,548	\$ 1,310,082	77.6%
2030	\$ 308,219	\$ 14,517	\$ 86,839	\$ 1,545,980	84.3%
2031	\$ 315,925	\$ 16,912	\$ 479,510	\$ 1,399,306	67.5%
2032	\$ 323,823	\$ 15,481	\$ 295,636	\$ 1,442,975	75.0%
2033	\$ 331,919	\$ 15,955	\$ 193,916	\$ 1,596,932	81.2%
2034	\$ 340,217	\$ 17,533	\$ 423,317	\$ 1,531,365	72.1%
2035	\$ 348,722	\$ 16,916	\$ 200,522	\$ 1,696,481	82.5%
2036	\$ 357,440	\$ 18,608	\$ 521,126	\$ 1,551,403	69.7%
2037	\$ 366,376	\$ 17,198	\$ 559,960	\$ 1,375,018	66.2%
2038	\$ 375,535	\$ 15,476	\$ 189,108	\$ 1,576,921	83.2%
2039	\$ 384,924	\$ 17,538	\$ 394,478	\$ 1,584,906	75.5%
2040	\$ 394,547	\$ 17,662	\$ 158,174	\$ 1,838,941	87.4%
2041	\$ 404,411	\$ 20,248	\$ 319,199	\$ 1,944,401	82.4%
2042	\$ 414,521	\$ 21,349	\$ 140,808	\$ 2,239,463	90.7%
2043	\$ 424,884	\$ 24,347	\$ 375,146	\$ 2,313,548	83.5%
2044	\$ 435,506	\$ 25,137	\$ 564,834	\$ 2,209,357	77.5%
2045	\$ 446,394	\$ 24,145	\$ 375,418	\$ 2,304,478	83.9%
2046	\$ 457,553	\$ 25,148	\$ 779,609	\$ 2,007,570	70.5%
2047	\$ 468,992	\$ 22,231	\$ 404,708	\$ 2,094,085	82.3%
2048	\$ 480,717	\$ 23,150	\$ 295,478	\$ 2,302,474	87.5%
2049	\$ 492,735	\$ 25,289	\$ 304,931	\$ 2,515,568	88.6%
2050	\$ 505,053	\$ 27,477	\$ 129,966	\$ 2,918,132	95.4%
2051	\$ 517,680	\$ 31,561	\$ 570,573	\$ 2,896,800	83.6%
Totals :	\$ 11,352,867	\$ 568,573	\$ 10,073,581		

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 2021: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 1,048,941.00 Final Reserve Value = \$ 2,896,799.71

Preserve at Wilderness Lake CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2021	\$ 257.62	\$ 246,800
2022	\$ 264.06	\$ 252,970
2023	\$ 270.66	\$ 259,294
2024	\$ 277.43	\$ 265,777
2025	\$ 284.36	\$ 272,421
2026	\$ 291.47	\$ 279,232
2027	\$ 298.76	\$ 286,212
2028	\$ 306.23	\$ 293,368
2029	\$ 313.89	\$ 300,702
2030	\$ 321.73	\$ 308,219
2031	\$ 329.78	\$ 315,925
2032	\$ 338.02	\$ 323,823
2033	\$ 346.47	\$ 331,919
2034	\$ 355.13	\$ 340,217
2035	\$ 364.01	\$ 348,722
2036	\$ 373.11	\$ 357,440
2037	\$ 382.44	\$ 366,376
2038	\$ 392.00	\$ 375,535
2039	\$ 401.80	\$ 384,924
2040	\$ 411.84	\$ 394,547
2041	\$ 422.14	\$ 404,411
2042	\$ 432.69	\$ 414,521
2043	\$ 443.51	\$ 424,884
2044	\$ 454.60	\$ 435,506
2045	\$ 465.96	\$ 446,394
2046	\$ 477.61	\$ 457,553
2047	\$ 489.55	\$ 468,992
2048	\$ 501.79	\$ 480,717
2049	\$ 514.34	\$ 492,735
2050	\$ 527.20	\$ 505,053
2051	\$ 540.38	\$ 517,680

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 2021: 12

Number of Years of Constant Payments: 1

Preserve at Wilderness Lake CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 958

Preserve at Wilderness Lake CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2021	FY 2022	FY 2023	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	
<i>Reserve Category : Amenity Center Grounds</i>																				
Basketball Court Color Coat						\$ 2,500								\$ 3,053						
Basketball Court Resurface										\$ 6,579										
Tennis Court Color Coat									\$ 17,353									\$ 21,191		
Tennis Court Resurface													\$ 45,658							
Tennis Fencing Chain Link						\$ 18,981														
Tennis Courts Lighting																			\$ 65,838	
Tennis Courts LED Fixture Conversion	\$ 20,506																			
Tennis Volley Machine							\$ 2,739							\$ 3,263						
Dock Deck Boards and Railings				\$ 105,869															\$ 153,978	
Dock Frame and Pilings																				
Dock Repair Allowance							\$ 13,268											\$ 17,032		
Dock Roofing Asphalt Shingle															\$ 6,215					
Covered Walkways Asphalt Shingle Roofing														\$ 19,800						
Wood Pillars on Amenity Buildings Repair Allowance			\$ 8,084							\$ 9,871									\$ 12,054	
Access System						\$ 12,546													\$ 16,930	
Community Security System 30 Cameras					\$ 39,655										\$ 50,905					
Outdoor Furniture on Grounds				\$ 25,306								\$ 30,902								
Boats and Kayaks		\$ 4,520								\$ 5,520									\$ 6,741	
Kubota									\$ 12,145										\$ 15,590	
Trailer			\$ 3,492										\$ 4,483							
Staining Columns and Porch Rails	\$ 6,972								\$ 8,514									\$ 10,397		
Category Subtotal :	\$ 27,478	\$ 4,520	\$ 11,576	\$ 131,175	\$ 39,655	\$ 34,027	\$ 16,007		\$ 38,012	\$ 12,099	\$ 9,871	\$ 30,902	\$ 50,141	\$ 26,116	\$ 57,120			\$ 48,620	\$ 89,509	\$ 181,622
<i>Reserve Category : Community Grounds</i>																				
Well Pumps and Irrigation System Upgrades						\$ 150,550										\$ 193,260				
Front and Rear Entry Monument Signs Refurbishment												\$ 23,210								
Interior Monument Signs	\$ 18,455										\$ 23,691									
Directional Signs			\$ 5,820																	
Sidewalk Repair Allowance				\$ 19,559					\$ 22,161					\$ 25,108					\$ 28,448	

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2021	FY 2022	FY 2023	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
Community Split Rail Wooden Fencing		\$ 34,059															\$ 49,537		
Stormwater Drainage Repair Allowance						\$ 103,852										\$ 133,314			
Pond Banks Erosion Control				\$ 72,160										\$ 92,631					
Entry Pergola Repair Allowance					\$ 5,892								\$ 7,195						
Landscaping Allowance	\$ 30,759	\$ 31,536	\$ 32,334	\$ 33,152	\$ 33,990	\$ 34,850	\$ 35,731	\$ 36,634	\$ 37,561	\$ 38,511	\$ 39,485	\$ 40,483	\$ 41,507	\$ 42,557	\$ 43,633	\$ 44,736	\$ 45,867	\$ 47,027	\$ 48,217
Category Subtotal :	\$ 49,214	\$ 65,595	\$ 38,154	\$ 124,871	\$ 39,882	\$ 289,252	\$ 35,731	\$ 36,634	\$ 59,722	\$ 38,511	\$ 63,176	\$ 63,693	\$ 48,702	\$ 160,296	\$ 43,633	\$ 371,310	\$ 95,404	\$ 47,027	\$ 76,665
Reserve Category : Pool Area																			
Pool Furniture Phase 1							\$ 42,401								\$ 51,777				
Pool Furniture Phase 2			\$ 38,370								\$ 46,855								\$ 57,217
Lap Pool Lift					\$ 8,498												\$ 11,467		
Lap Pool Pumps and Equipment			\$ 14,550								\$ 17,768								\$ 21,697
Lap Pool Resurface	\$ 68,936										\$ 88,493								
Resort Pool Lift					\$ 8,498												\$ 11,467		
Resort Pool Pumps and Equipment			\$ 13,580								\$ 16,584								\$ 20,251
Resort Pool Resurface	\$ 49,823										\$ 63,957								
Pool and Amenity Pavers																	\$ 224,229		
Pool Fence 4' Aluminum								\$ 26,499											
Pool and Spa Heaters 1-3	\$ 22,556							\$ 26,865							\$ 31,997				
Pool Heater 4							\$ 6,551						\$ 7,802						
Splash Pad Surface Replacement	\$ 9,597							\$ 11,430							\$ 13,613				
Spa Resurface	\$ 4,060									\$ 5,212									
Spa Pool Lift					\$ 8,498												\$ 11,467		
Pool Equipment Housing Boxes								\$ 45,183											
Pools and Spa Coping Stone																			
Pool Area Pergolas												\$ 6,072							
Category Subtotal :	\$ 154,972		\$ 66,500		\$ 25,494		\$ 48,952	\$ 109,977			\$ 238,869	\$ 6,072		\$ 7,802	\$ 97,387		\$ 258,630		\$ 99,165
Reserve Category : Activities Center																			
Tile Flooring																			
Roofing Asphalt Shingle													\$ 62,390						
Exterior Paint	\$ 4,347								\$ 5,309								\$ 6,482		
HVAC 5.0 Tons Lennox					\$ 8,384												\$ 11,314		

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2021	FY 2022	FY 2023	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
HVAC 5.0 Tons Goodman							\$ 8,814												\$ 11,893
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 7,937											
Inside Furniture						\$ 14,172													
Restrooms Refurbishment								\$ 34,192											
Kitchen Cabinets								\$ 15,875											
Kitchen Appliances			\$ 4,096																\$ 5,957
Outdoor Lanai Furniture								\$ 4,518											
Chandeliers													\$ 7,610						
Pool Table								\$ 7,937											
A/V Receiver								\$ 1,343											\$ 1,724
Ping Pong Table										\$ 1,861									
Category Subtotal :	\$ 4,347	\$ 409	\$ 4,515	\$ 430	\$ 8,825	\$ 14,624	\$ 9,277	\$ 72,277	\$ 5,796	\$ 2,360	\$ 512	\$ 525	\$ 8,148	\$ 62,942	\$ 566	\$ 580	\$ 18,391	\$ 8,291	\$ 12,518

Reserve Category : Fitness Center

Tile Flooring													\$ 24,766						
Aerobics Rubber Exercise Flooring												\$ 25,226							
Equipment Rubber Exercise Flooring										\$ 11,214									
Roofing Asphalt Shingle																\$ 102,474			
Roofing Flat													\$ 1,793						
Exterior Paint	\$ 6,896								\$ 8,421									\$ 10,283	
Addison HVAC Units												\$ 153,229							
HVAC 5.0 Tons Unit 1										\$ 9,740									
HVAC 5.0 Tons Unit 2									\$ 9,499										
HVAC UV Light System	\$ 482	\$ 494	\$ 507	\$ 519	\$ 533	\$ 546	\$ 560	\$ 574	\$ 588	\$ 603	\$ 619	\$ 634	\$ 650	\$ 667	\$ 684	\$ 701	\$ 719	\$ 737	\$ 755
Life Safety Systems Modernization								\$ 14,532											
Locker Room Refurbishment					\$ 97,438														
Sauna Electronics and Controls				\$ 35,804															
Weight Machines Group 1			\$ 40,418																
Weight Machines Group 2										\$ 6,581									
Cardio Equipment Group 1			\$ 35,999										\$ 46,211						
Cardio Equipment Group 2									\$ 15,024										\$ 19,287

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2021	FY 2022	FY 2023	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
Weight Benches and Barbells														\$ 4,965					
Category Subtotal :	\$ 7,378	\$ 494	\$ 76,924	\$ 36,323	\$ 97,971	\$ 546	\$ 560	\$ 15,106	\$ 24,033	\$ 21,316	\$ 16,940	\$ 179,089	\$ 71,627	\$ 7,425	\$ 684	\$ 103,175	\$ 11,002	\$ 737	\$ 20,042
Reserve Category : Lodge																			
VCT Flooring								\$ 1,710											
Roofing Asphalt Shingle														\$ 86,004					
Exterior Paint	\$ 7,938								\$ 9,694								\$ 11,838		
HVAC 3.5 Tons Lennox						\$ 15,101													\$ 20,379
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 8,548											
Lodge Furniture Replacement Phase 1									\$ 11,519										
Lodge Furniture Replacement Phase 2			\$ 9,916																\$ 14,422
Restrooms Refurbishment								\$ 31,750											
Kitchen Cabinets								\$ 13,188											
Chandeliers													\$ 6,088						
Computers and Equipment			\$ 7,113							\$ 8,472							\$ 10,091		
Network Switch Board									\$ 2,504										\$ 3,214
Category Subtotal :	\$ 7,938	\$ 409	\$ 17,448	\$ 430	\$ 441	\$ 15,553	\$ 463	\$ 55,671	\$ 24,204	\$ 8,971	\$ 512	\$ 525	\$ 6,626	\$ 86,556	\$ 566	\$ 580	\$ 22,524	\$ 35,411	\$ 3,839
Reserve Category : Nature Center																			
Furniture						\$ 7,551													
Tile Flooring																			
Roofing Asphalt Shingle														\$ 64,819					
Exterior Paint	\$ 3,888								\$ 4,748								\$ 5,798		
HVAC 5.0 Tons				\$ 8,177												\$ 11,035			
HVAC 3.0 Tons												\$ 8,501							
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 9,891											
Theater Seats						\$ 18,528													
Theater Carpeting	\$ 6,675															\$ 9,708			
Theater Projector and Screen										\$ 12,635									
Restrooms Refurbishment								\$ 26,865											

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2021	FY 2022	FY 2023	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
Cabinets								\$ 13,188											
Screened Lanai Area Furniture			\$ 5,173																\$ 7,524
Outdoor Lanai Furniture								\$ 4,152											
Deck Walkway								\$ 16,705											
Category Subtotal :	\$ 10,563	\$ 409	\$ 5,592	\$ 8,607	\$ 441	\$ 26,531	\$ 463	\$ 71,276	\$ 5,235	\$ 499	\$ 13,147	\$ 9,026	\$ 538	\$ 65,371	\$ 566	\$ 21,323	\$ 6,393	\$ 8,134	\$ 625
Reserve Category : Ranger Station																			
Roofing Asphalt Shingle								\$ 5,414											
HVAC Unit												\$ 5,803							
Exterior Paint	\$ 3,383							\$ 4,132										\$ 5,045	
Category Subtotal :	\$ 3,383							\$ 9,546				\$ 5,803						\$ 5,045	
Reserve Category : Playgrounds																			
Amenity Center Playground Play Structure											\$ 136,485								
Whispering Wind Playground Play Structure	\$ 16,610																\$ 24,158		
Whispering Wind Vinyl Picket Fence 4'								\$ 10,814											
Whispering Wind Vinyl Fence 6'								\$ 21,712											
Whispering Wind Swingset																		\$ 4,893	
Stoneleigh Playground Play Structure		\$ 28,383																\$ 41,281	
Night Heron Playground Play Structure		\$ 22,601																\$ 32,872	
Night Heron Picket Vinyl Fencing																			
Night Heron Horizontal Ladder																			
Pavilions Metal Roofing													\$ 8,135						
Picnic Tables														\$ 6,809					
Swingsets								\$ 17,585											
Garden Swings									\$ 3,081										
Park Benches		\$ 10,249																\$ 14,907	
Category Subtotal :	\$ 16,610	\$ 61,233						\$ 50,111		\$ 3,081	\$ 136,485		\$ 8,135	\$ 6,809		\$ 24,158	\$ 93,953		
Reserve Category : Parking Areas																			
Amenity Center Parking Lot 1 Inch Mill and Overlay					\$ 55,634														

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</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>	<i>FY 2038</i>	<i>FY 2039</i>
<i>Amenity Center Parking Lot Sealcoat</i>	\$ 9,230																		
<i>Amenity Center Parking Lot Pavers</i>								\$ 25,669											
Category Subtotal :	\$ 9,230				\$ 55,634			\$ 25,669											
Expense Totals :	\$ 291,113	\$ 133,070	\$ 220,709	\$ 301,836	\$ 268,340	\$ 380,534	\$ 111,453	\$ 436,724	\$ 166,548	\$ 86,839	\$ 479,510	\$ 295,636	\$ 193,916	\$ 423,317	\$ 200,522	\$ 521,126	\$ 559,960	\$ 189,108	\$ 394,478

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Reserve Category : Amenity Center Grounds												
Basketball Court Color Coat			\$ 3,729								\$ 4,553	
Basketball Court Resurface												
Tennis Court Color Coat						\$ 25,877						
Tennis Court Resurface												
Tennis Fencing Chain Link												\$ 35,439
Tennis Courts Lighting												
Tennis Courts LED Fixture Conversion												
Tennis Volley Machine		\$ 3,886							\$ 4,628			
Dock Deck Boards and Railings												
Dock Frame and Pilings				\$ 77,163								
Dock Repair Allowance								\$ 21,864				
Dock Roofing Asphalt Shingle												
Covered Walkways Asphalt Shingle Roofing												
Wood Pillars on Amenity Buildings Repair Allowance								\$ 14,720				
Access System											\$ 22,846	
Community Security System 30 Cameras						\$ 65,346						
Outdoor Furniture on Grounds	\$ 37,736								\$ 46,081			
Boats and Kayaks							\$ 8,231					
Kubota										\$ 20,013		
Trailer				\$ 5,754								
Staining Columns and Porch Rails						\$ 12,696						
Category Subtotal :	\$ 37,736	\$ 3,886	\$ 3,729	\$ 82,917		\$ 103,919	\$ 8,231	\$ 36,584	\$ 50,709	\$ 20,013	\$ 27,399	\$ 35,439
Reserve Category : Community Grounds												
Well Pumps and Irrigation System Upgrades							\$ 248,086					
Front and Rear Entry Monument Signs Refurbishment								\$ 33,758				
Interior Monument Signs		\$ 30,412										\$ 39,039
Directional Signs				\$ 9,591								
Sidewalk Repair Allowance					\$ 32,231					\$ 36,518		

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Community Split Rail Wooden Fencing												
Stormwater Drainage Repair Allowance							\$ 171,134					
Pond Banks Erosion Control					\$ 118,910							
Entry Pergola Repair Allowance		\$ 8,786								\$ 10,729		
Landscaping Allowance	\$ 49,436	\$ 50,686	\$ 51,968	\$ 53,282	\$ 54,629	\$ 56,011	\$ 57,427	\$ 58,880	\$ 60,369	\$ 61,895	\$ 63,460	\$ 65,065
Category Subtotal :	\$ 49,436	\$ 89,884	\$ 51,968	\$ 62,873	\$ 205,770	\$ 56,011	\$ 476,647	\$ 92,638	\$ 60,369	\$ 109,142	\$ 63,460	\$ 104,104
Reserve Category : Pool Area												
Pool Furniture Phase 1				\$ 63,228								\$ 77,211
Pool Furniture Phase 2								\$ 69,870				
Lap Pool Lift										\$ 15,474		
Lap Pool Pumps and Equipment								\$ 26,496				
Lap Pool Resurface		\$ 113,598										\$ 145,824
Resort Pool Lift										\$ 15,474		
Resort Pool Pumps and Equipment								\$ 24,729				
Resort Pool Resurface		\$ 82,101										\$ 105,393
Pool and Amenity Pavers												
Pool Fence 4' Aluminum												
Pool and Spa Heaters 1-3			\$ 38,110							\$ 45,390		
Pool Heater 4		\$ 9,292							\$ 11,068			
Splash Pad Surface Replacement			\$ 16,214							\$ 19,311		
Spa Resurface		\$ 6,691										\$ 8,589
Spa Pool Lift										\$ 15,474		
Pool Equipment Housing Boxes												
Pools and Spa Coping Stone	\$ 50,260											
Pool Area Pergolas					\$ 8,194							
Category Subtotal :	\$ 50,260	\$ 211,682	\$ 54,324	\$ 63,228	\$ 8,194			\$ 121,095	\$ 11,068	\$ 111,123		\$ 337,017
Reserve Category : Activities Center												
Tile Flooring								\$ 46,319				
Roofing Asphalt Shingle												
Exterior Paint						\$ 7,916						
HVAC 5.0 Tons Lennox										\$ 15,267		

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
HVAC 5.0 Tons Goodman												\$ 16,049
HVAC UV Light System	\$ 641	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization												
Inside Furniture							\$ 23,354					
Restrooms Refurbishment									\$ 56,344			
Kitchen Cabinets												
Kitchen Appliances												
Outdoor Lanai Furniture	\$ 6,097											
Chandeliers												
Pool Table												
A/V Receiver									\$ 2,214			
Ping Pong Table	\$ 2,389										\$ 3,067	
Category Subtotal :	\$ 9,127	\$ 657	\$ 674	\$ 691	\$ 708	\$ 8,642	\$ 24,099	\$ 47,082	\$ 59,341	\$ 16,070	\$ 3,890	\$ 16,893
Reserve Category : Fitness Center												
Tile Flooring												
Aerobics Rubber Exercise Flooring					\$ 34,041							
Equipment Rubber Exercise Flooring			\$ 15,133									
Roofing Asphalt Shingle												
Roofing Flat												
Exterior Paint						\$ 12,558						
Addison HVAC Units					\$ 206,772							
HVAC 5.0 Tons Unit 1				\$ 13,143								
HVAC 5.0 Tons Unit 2			\$ 12,819									
HVAC UV Light System	\$ 774	\$ 794	\$ 814	\$ 835	\$ 856	\$ 878	\$ 900	\$ 922	\$ 946	\$ 970	\$ 994	\$ 1,019
Life Safety Systems Modernization												
Locker Room Refurbishment						\$ 160,565						
Sauna Electronics and Controls					\$ 59,000							
Weight Machines Group 1				\$ 66,603								
Weight Machines Group 2												\$ 10,844
Cardio Equipment Group 1				\$ 59,321								
Cardio Equipment Group 2										\$ 24,758		

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Weight Benches and Barbells										\$ 7,221		
Category Subtotal :	\$ 774	\$ 794	\$ 28,766	\$ 139,902	\$ 300,669	\$ 174,001	\$ 900	\$ 922	\$ 946	\$ 32,949	\$ 994	\$ 11,863
Reserve Category : Lodge												
VCT Flooring												
Roofing Asphalt Shingle												
Exterior Paint						\$ 14,455						
HVAC 3.5 Tons Lennox											\$ 27,500	
HVAC UV Light System	\$ 641	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization												
Lodge Furniture Replacement Phase 1					\$ 16,753							
Lodge Furniture Replacement Phase 2												
Restrooms Refurbishment									\$ 52,319			
Kitchen Cabinets												
Chandeliers												
Computers and Equipment					\$ 12,018							\$ 14,314
Network Switch Board										\$ 4,126		
Category Subtotal :	\$ 641	\$ 657	\$ 674	\$ 691	\$ 29,479	\$ 15,181	\$ 745	\$ 763	\$ 53,102	\$ 4,929	\$ 28,323	\$ 15,158
Reserve Category : Nature Center												
Furniture		\$ 10,982										
Tile Flooring							\$ 39,204					
Roofing Asphalt Shingle												
Exterior Paint						\$ 7,080						
HVAC 5.0 Tons									\$ 14,891			
HVAC 3.0 Tons					\$ 11,472							
HVAC UV Light System	\$ 641	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization												
Theater Seats							\$ 30,532					
Theater Carpeting												\$ 14,119
Theater Projector and Screen				\$ 17,050								
Restrooms Refurbishment									\$ 44,270			

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Cabinets												
Screened Lanai Area Furniture												
Outdoor Lanai Furniture	\$ 5,603											
Deck Walkway												
Category Subtotal :	\$ 6,244	\$ 11,639	\$ 674	\$ 17,741	\$ 12,180	\$ 7,806	\$ 70,481	\$ 763	\$ 59,944	\$ 803	\$ 823	\$ 14,963
Reserve Category : Ranger Station												
Roofing Asphalt Shingle								\$ 8,487				
HVAC Unit					\$ 7,830							
Exterior Paint						\$ 6,161						
Category Subtotal :					\$ 7,830	\$ 6,161		\$ 8,487				
Reserve Category : Playgrounds												
Amenity Center Playground Play Structure							\$ 198,507					
Whispering Wind Playground Play Structure												\$ 35,135
Whispering Wind Vinyl Picket Fence 4'												
Whispering Wind Vinyl Fence 6'												
Whispering Wind Swingset												
Stoneleigh Playground Play Structure												
Night Heron Playground Play Structure												
Night Heron Picket Vinyl Fencing						\$ 3,697						
Night Heron Horizontal Ladder				\$ 7,104								
Pavilions Metal Roofing												
Picnic Tables									\$ 9,903			
Swingsets												
Garden Swings	\$ 3,955										\$ 5,077	
Park Benches												
Category Subtotal :	\$ 3,955			\$ 7,104		\$ 3,697	\$ 198,507			\$ 9,903	\$ 5,077	\$ 35,135
Reserve Category : Parking Areas												
Amenity Center Parking Lot 1 Inch Mill and Overlay								\$ 96,372				

Preserve at Wilderness Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</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>	<i>FY 2050</i>	<i>FY 2051</i>
<i>Amenity Center Parking Lot Sealcoat</i>												
<i>Amenity Center Parking Lot Pavers</i>												
Category Subtotal :								\$ 96,372				
Expense Totals :	\$ 158,174	\$ 319,199	\$ 140,808	\$ 375,146	\$ 564,834	\$ 375,418	\$ 779,609	\$ 404,708	\$ 295,478	\$ 304,931	\$ 129,966	\$ 570,573

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March 9, 2021

Expense Summary by Year

Year	Category	Item Name	Expense	
FY 2021	Amenity Center Grounds	Tennis Courts LED Fixture Conversion	\$ 20,506	
		Staining Columns and Porch Rails	\$ 6,972	
	Amenity Center Grounds Subtotal = \$ 27,478.00			
	Community Grounds	Interior Monument Signs	\$ 18,455	
		Landscaping Allowance	\$ 30,759	
	Community Grounds Subtotal = \$ 49,214.00			
	Pool Area	Lap Pool Resurface	\$ 68,936	
		Resort Pool Resurface	\$ 49,823	
		Pool and Spa Heaters 1-3	\$ 22,556	
		Splash Pad Surface Replacement	\$ 9,597	
		Spa Resurface	\$ 4,060	
	Pool Area Subtotal = \$ 154,972.00			
	Activities Center	Exterior Paint	\$ 4,347	
	Fitness Center	Exterior Paint	\$ 6,896	
		HVAC UV Light System	\$ 482	
	Fitness Center Subtotal = \$ 7,378.00			
	Lodge	Exterior Paint	\$ 7,938	
	Nature Center	Exterior Paint	\$ 3,888	
		Theater Carpeting	\$ 6,675	
	Nature Center Subtotal = \$ 10,563.00			
Ranger Station	Exterior Paint	\$ 3,383		
Playgrounds	Whispering Wind Playground Play Structure	\$ 16,610		
Parking Areas	Amenity Center Parking Lot Sealcoat	\$ 9,230		
FY 2021 Annual Expense Total = \$ 291,113				
FY 2022	Amenity Center Grounds	Boats and Kayaks	\$ 4,520	
	Community Grounds	Community Split Rail Wooden Fencing	\$ 34,059	
		Landscaping Allowance	\$ 31,536	
	Community Grounds Subtotal = \$ 65,595.00			

Year	Category	Item Name	Expense	
FY 2022	Activities Center	HVAC UV Light System	\$ 409	
	Fitness Center	HVAC UV Light System	\$ 494	
	Lodge	HVAC UV Light System	\$ 409	
	Nature Center	HVAC UV Light System	\$ 409	
	Playgrounds	Stoneleigh Playground Play Structure	\$ 28,383	
		Night Heron Playground Play Structure	\$ 22,601	
		Park Benches	\$ 10,249	
Playgrounds Subtotal = \$ 61,233.00				
FY 2022 Annual Expense Total = \$ 133,069				
FY 2023	Amenity Center Grounds	Wood Pillars on Amenity Buildings Repair Allowance	\$ 8,084	
		Trailer	\$ 3,492	
	Amenity Center Grounds Subtotal = \$ 11,576.00			
	Community Grounds	Directional Signs	\$ 5,820	
		Landscaping Allowance	\$ 32,334	
	Community Grounds Subtotal = \$ 38,154.00			
	Pool Area	Pool Furniture Phase 2	\$ 38,370	
		Lap Pool Pumps and Equipment	\$ 14,550	
		Resort Pool Pumps and Equipment	\$ 13,580	
	Pool Area Subtotal = \$ 66,500.00			
	Activities Center	HVAC UV Light System	\$ 419	
		Kitchen Appliances	\$ 4,096	
	Activities Center Subtotal = \$ 4,515.00			
	Fitness Center	HVAC UV Light System	\$ 507	
		Weight Machines Group 1	\$ 40,418	
		Cardio Equipment Group 1	\$ 35,999	
	Fitness Center Subtotal = \$ 76,924.00			
	Lodge	HVAC UV Light System	\$ 419	
		Lodge Furniture Replacement Phase 2	\$ 9,916	
		Computers and Equipment	\$ 7,113	
Lodge Subtotal = \$ 17,448.00				
Nature Center	HVAC UV Light System	\$ 419		
	Screened Lanai Area Furniture	\$ 5,173		
Nature Center Subtotal = \$ 5,592.00				
FY 2023 Annual Expense Total = \$ 220,709				
FY 2024	Amenity Center Grounds	Dock Deck Boards and Railings	\$ 105,869	
		Outdoor Furniture on Grounds	\$ 25,306	

Year	Category	Item Name	Expense
	Amenity Center Grounds Subtotal = \$ 131,175.00		
	Community Grounds	Sidewalk Repair Allowance	\$ 19,559
		Pond Banks Erosion Control	\$ 72,160
		Landscaping Allowance	\$ 33,152
	Community Grounds Subtotal = \$ 124,871.00		
	Activities Center	HVAC UV Light System	\$ 430
	Fitness Center	HVAC UV Light System	\$ 519
		Sauna Electronics and Controls	\$ 35,804
	Fitness Center Subtotal = \$ 36,323.00		
	Lodge	HVAC UV Light System	\$ 430
	Nature Center	HVAC 5.0 Tons	\$ 8,177
		HVAC UV Light System	\$ 430
	Nature Center Subtotal = \$ 8,607.00		
			FY 2024 Annual Expense Total = \$ 301,836
	Amenity Center Grounds	Community Security System 30 Cameras	\$ 39,655
	Community Grounds	Entry Pergola Repair Allowance	\$ 5,892
		Landscaping Allowance	\$ 33,990
	Community Grounds Subtotal = \$ 39,882.00		
	Pool Area	Lap Pool Lift	\$ 8,498
		Resort Pool Lift	\$ 8,498
		Spa Pool Lift	\$ 8,498
	Pool Area Subtotal = \$ 25,494.00		
FY 2025	Activities Center	HVAC 5.0 Tons Lennox	\$ 8,384
		HVAC UV Light System	\$ 441
	Activities Center Subtotal = \$ 8,825.00		
	Fitness Center	HVAC UV Light System	\$ 533
Locker Room Refurbishment		\$ 97,438	
Fitness Center Subtotal = \$ 97,971.00			
	Lodge	HVAC UV Light System	\$ 441
	Nature Center	HVAC UV Light System	\$ 441
	Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 55,634
			FY 2025 Annual Expense Total = \$ 268,343
FY 2026	Amenity Center Grounds	Basketball Court Color Coat	\$ 2,500
		Tennis Fencing Chain Link	\$ 18,981
		Access System	\$ 12,546
Amenity Center Grounds Subtotal = \$ 34,027.00			

Year	Category	Item Name	Expense	
FY 2026	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 150,550	
		Stormwater Drainage Repair Allowance	\$ 103,852	
		Landscaping Allowance	\$ 34,850	
	Community Grounds Subtotal = \$ 289,252.00			
	Activities Center	HVAC UV Light System	\$ 452	
		Inside Furniture	\$ 14,172	
	Activities Center Subtotal = \$ 14,624.00			
	Fitness Center	HVAC UV Light System	\$ 546	
	Lodge	HVAC 3.5 Tons Lennox	\$ 15,101	
		HVAC UV Light System	\$ 452	
	Lodge Subtotal = \$ 15,553.00			
	Nature Center	Furniture	\$ 7,551	
		HVAC UV Light System	\$ 452	
		Theater Seats	\$ 18,528	
Nature Center Subtotal = \$ 26,531.00				
FY 2026 Annual Expense Total = \$ 380,533				
FY 2027	Amenity Center Grounds	Tennis Volley Machine	\$ 2,739	
		Dock Repair Allowance	\$ 13,268	
	Amenity Center Grounds Subtotal = \$ 16,007.00			
	Community Grounds	Landscaping Allowance	\$ 35,731	
	Pool Area	Pool Furniture Phase 1	\$ 42,401	
		Pool Heater 4	\$ 6,551	
	Pool Area Subtotal = \$ 48,952.00			
	Activities Center	HVAC 5.0 Tons Goodman	\$ 8,814	
		HVAC UV Light System	\$ 463	
	Activities Center Subtotal = \$ 9,277.00			
	Fitness Center	HVAC UV Light System	\$ 560	
	Lodge	HVAC UV Light System	\$ 463	
Nature Center	HVAC UV Light System	\$ 463		
FY 2027 Annual Expense Total = \$ 111,453				
FY 2028	Community Grounds	Landscaping Allowance	\$ 36,634	
	Pool Area	Pool Fence 4' Aluminum	\$ 26,499	
		Pool and Spa Heaters 1-3	\$ 26,865	
		Splash Pad Surface Replacement	\$ 11,430	
		Pool Equipment Housing Boxes	\$ 45,183	
Pool Area Subtotal = \$ 109,977.00				

Year	Category	Item Name	Expense	
FY 2028	Activities Center	HVAC UV Light System	\$ 475	
		Life Safety Systems Modernization	\$ 7,937	
		Restrooms Refurbishment	\$ 34,192	
		Kitchen Cabinets	\$ 15,875	
		Outdoor Lanai Furniture	\$ 4,518	
		Pool Table	\$ 7,937	
		A/V Receiver	\$ 1,343	
	Activities Center Subtotal = \$ 72,277.00			
	Fitness Center	HVAC UV Light System	\$ 574	
		Life Safety Systems Modernization	\$ 14,532	
	Fitness Center Subtotal = \$ 15,106.00			
	Lodge	VCT Flooring	\$ 1,710	
		HVAC UV Light System	\$ 475	
		Life Safety Systems Modernization	\$ 8,548	
		Restrooms Refurbishment	\$ 31,750	
		Kitchen Cabinets	\$ 13,188	
	Lodge Subtotal = \$ 55,671.00			
	Nature Center	HVAC UV Light System	\$ 475	
		Life Safety Systems Modernization	\$ 9,891	
		Restrooms Refurbishment	\$ 26,865	
		Cabinets	\$ 13,188	
		Outdoor Lanai Furniture	\$ 4,152	
		Deck Walkway	\$ 16,705	
	Nature Center Subtotal = \$ 71,276.00			
	Playgrounds	Whispering Wind Vinyl Picket Fence 4'	\$ 10,814	
		Whispering Wind Vinyl Fence 6'	\$ 21,712	
		Swingsets	\$ 17,585	
Playgrounds Subtotal = \$ 50,111.00				
Parking Areas	Amenity Center Parking Lot Pavers	\$ 25,669		
Annual Expense Total = \$ 436,721				
FY 2029	Amenity Center Grounds	Tennis Court Color Coat	\$ 17,353	
		Kubota	\$ 12,145	
		Staining Columns and Porch Rails	\$ 8,514	
	Amenity Center Grounds Subtotal = \$ 38,012.00			
	Community Grounds	Sidewalk Repair Allowance	\$ 22,161	
Landscaping Allowance		\$ 37,561		

Year	Category	Item Name	Expense
		Community Grounds Subtotal = \$ 59,722.00	
	Activities Center	Exterior Paint	\$ 5,309
		HVAC UV Light System	\$ 487
		Activities Center Subtotal = \$ 5,796.00	
	Fitness Center	Exterior Paint	\$ 8,421
		HVAC UV Light System	\$ 588
		Cardio Equipment Group 2	\$ 15,024
		Fitness Center Subtotal = \$ 24,033.00	
	Lodge	Exterior Paint	\$ 9,694
		HVAC UV Light System	\$ 487
		Lodge Furniture Replacement Phase 1	\$ 11,519
		Network Switch Board	\$ 2,504
		Lodge Subtotal = \$ 24,204.00	
	Nature Center	Exterior Paint	\$ 4,748
		HVAC UV Light System	\$ 487
		Nature Center Subtotal = \$ 5,235.00	
	Ranger Station	Roofing Asphalt Shingle	\$ 5,414
		Exterior Paint	\$ 4,132
		Ranger Station Subtotal = \$ 9,546.00	
			FY 2029 Annual Expense Total = \$ 166,548
FY 2030	Amenity Center Grounds	Basketball Court Resurface	\$ 6,579
		Boats and Kayaks	\$ 5,520
		Amenity Center Grounds Subtotal = \$ 12,099.00	
	Community Grounds	Landscaping Allowance	\$ 38,511
	Activities Center	HVAC UV Light System	\$ 499
		Ping Pong Table	\$ 1,861
		Activities Center Subtotal = \$ 2,360.00	
	Fitness Center	Equipment Rubber Exercise Flooring	\$ 11,214
		HVAC 5.0 Tons Unit 2	\$ 9,499
		HVAC UV Light System	\$ 603
		Fitness Center Subtotal = \$ 21,316.00	
	Lodge	HVAC UV Light System	\$ 499
		Computers and Equipment	\$ 8,472
	Lodge Subtotal = \$ 8,971.00		
Nature Center	HVAC UV Light System	\$ 499	
Playgrounds	Garden Swings	\$ 3,081	

Year	Category	Item Name	Expense	
FY 2030 Annual Expense Total = \$ 86,837				
FY 2031	Amenity Center Grounds	Wood Pillars on Amenity Buildings Repair Allowance	\$ 9,871	
	Community Grounds	Interior Monument Signs	\$ 23,691	
		Landscaping Allowance	\$ 39,485	
	Community Grounds Subtotal = \$ 63,176.00			
	Pool Area	Pool Furniture Phase 2	\$ 46,855	
		Lap Pool Pumps and Equipment	\$ 17,768	
		Lap Pool Resurface	\$ 88,493	
		Resort Pool Pumps and Equipment	\$ 16,584	
		Resort Pool Resurface	\$ 63,957	
		Spa Resurface	\$ 5,212	
	Pool Area Subtotal = \$ 238,869.00			
	Activities Center	HVAC UV Light System	\$ 512	
	Fitness Center	HVAC 5.0 Tons Unit 1	\$ 9,740	
		HVAC UV Light System	\$ 619	
		Weight Machines Group 2	\$ 6,581	
	Fitness Center Subtotal = \$ 16,940.00			
	Lodge	HVAC UV Light System	\$ 512	
Nature Center	HVAC UV Light System	\$ 512		
	Theater Projector and Screen	\$ 12,635		
Nature Center Subtotal = \$ 13,147.00				
Playgrounds	Amenity Center Playground Play Structure	\$ 136,485		
Annual Expense Total = \$ 479,512				
FY 2032	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 30,902	
	Community Grounds	Front and Rear Entry Monument Signs Refurbishment	\$ 23,210	
		Landscaping Allowance	\$ 40,483	
	Community Grounds Subtotal = \$ 63,693.00			
	Pool Area	Pool Area Pergolas	\$ 6,072	
	Activities Center	HVAC UV Light System	\$ 525	
	Fitness Center	Aerobics Rubber Exercise Flooring	\$ 25,226	
		Addison HVAC Units	\$ 153,229	
		HVAC UV Light System	\$ 634	
	Fitness Center Subtotal = \$ 179,089.00			
Lodge	HVAC UV Light System	\$ 525		
Nature Center	HVAC 3.0 Tons	\$ 8,501		
	HVAC UV Light System	\$ 525		

Year	Category	Item Name	Expense	
		Nature Center Subtotal = \$ 9,026.00		
	Ranger Station	HVAC Unit	\$ 5,803	
			Annual Expense Total = \$ 295,635	
FY 2033	Amenity Center Grounds	Tennis Court Resurface	\$ 45,658	
		Trailer	\$ 4,483	
	Amenity Center Grounds Subtotal = \$ 50,141.00			
	Community Grounds	Entry Pergola Repair Allowance	\$ 7,195	
		Landscaping Allowance	\$ 41,507	
	Community Grounds Subtotal = \$ 48,702.00			
	Activities Center	HVAC UV Light System	\$ 538	
		Chandeliers	\$ 7,610	
	Activities Center Subtotal = \$ 8,148.00			
	Fitness Center	Tile Flooring	\$ 24,766	
		HVAC UV Light System	\$ 650	
		Cardio Equipment Group 1	\$ 46,211	
	Fitness Center Subtotal = \$ 71,627.00			
	Lodge	HVAC UV Light System	\$ 538	
		Chandeliers	\$ 6,088	
Lodge Subtotal = \$ 6,626.00				
Nature Center	HVAC UV Light System	\$ 538		
Playgrounds	Pavilions Metal Roofing	\$ 8,135		
			FY 2033 Annual Expense Total = \$ 193,917	
FY 2034	Amenity Center Grounds	Basketball Court Color Coat	\$ 3,053	
		Tennis Volley Machine	\$ 3,263	
		Covered Walkways Asphalt Shingle Roofing	\$ 19,800	
	Amenity Center Grounds Subtotal = \$ 26,116.00			
	Community Grounds	Sidewalk Repair Allowance	\$ 25,108	
		Pond Banks Erosion Control	\$ 92,631	
		Landscaping Allowance	\$ 42,557	
	Community Grounds Subtotal = \$ 160,296.00			
	Pool Area	Pool Heater 4	\$ 7,802	
	Activities Center	Roofing Asphalt Shingle	\$ 62,390	
HVAC UV Light System		\$ 552		
Activities Center Subtotal = \$ 62,942.00				
Fitness Center	Roofing Flat	\$ 1,793		
	HVAC UV Light System	\$ 667		

Year	Category	Item Name	Expense	
FY 2034	Fitness Center	Weight Benches and Barbells	\$ 4,965	
		Fitness Center Subtotal = \$ 7,425.00		
	Lodge	Roofing Asphalt Shingle	\$ 86,004	
		HVAC UV Light System	\$ 552	
	Lodge Subtotal = \$ 86,556.00			
	Nature Center	Roofing Asphalt Shingle	\$ 64,819	
		HVAC UV Light System	\$ 552	
Nature Center Subtotal = \$ 65,371.00				
Playgrounds	Picnic Tables	\$ 6,809		
Annual Expense Total = \$ 423,317				
FY 2035	Amenity Center Grounds	Dock Roofing Asphalt Shingle	\$ 6,215	
		Community Security System 30 Cameras	\$ 50,905	
	Amenity Center Grounds Subtotal = \$ 57,120.00			
	Community Grounds	Landscaping Allowance	\$ 43,633	
	Pool Area	Pool Furniture Phase 1	\$ 51,777	
		Pool and Spa Heaters 1-3	\$ 31,997	
		Splash Pad Surface Replacement	\$ 13,613	
	Pool Area Subtotal = \$ 97,387.00			
	Activities Center	HVAC UV Light System	\$ 566	
	Fitness Center	HVAC UV Light System	\$ 684	
Lodge	HVAC UV Light System	\$ 566		
Nature Center	HVAC UV Light System	\$ 566		
FY 2035 Annual Expense Total = \$ 200,522				
FY 2036	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 193,260	
		Stormwater Drainage Repair Allowance	\$ 133,314	
		Landscaping Allowance	\$ 44,736	
	Community Grounds Subtotal = \$ 371,310.00			
	Activities Center	HVAC UV Light System	\$ 580	
	Fitness Center	Roofing Asphalt Shingle	\$ 102,474	
		HVAC UV Light System	\$ 701	
	Fitness Center Subtotal = \$ 103,175.00			
	Lodge	HVAC UV Light System	\$ 580	
	Nature Center	HVAC 5.0 Tons	\$ 11,035	
HVAC UV Light System		\$ 580		
Theater Carpeting		\$ 9,708		
Nature Center Subtotal = \$ 21,323.00				

Year	Category	Item Name	Expense	
FY 2036	Playgrounds	Whispering Wind Playground Play Structure	\$ 24,158	
			Annual Expense Total = \$ 521,126	
FY 2037	Amenity Center Grounds	Tennis Court Color Coat	\$ 21,191	
		Dock Repair Allowance	\$ 17,032	
		Staining Columns and Porch Rails	\$ 10,397	
				Amenity Center Grounds Subtotal = \$ 48,620.00
	Community Grounds	Community Split Rail Wooden Fencing	\$ 49,537	
		Landscaping Allowance	\$ 45,867	
				Community Grounds Subtotal = \$ 95,404.00
	Pool Area	Lap Pool Lift	\$ 11,467	
		Resort Pool Lift	\$ 11,467	
		Pool and Amenity Pavers	\$ 224,229	
		Spa Pool Lift	\$ 11,467	
				Pool Area Subtotal = \$ 258,630.00
	Activities Center	Exterior Paint	\$ 6,482	
		HVAC 5.0 Tons Lennox	\$ 11,314	
		HVAC UV Light System	\$ 595	
				Activities Center Subtotal = \$ 18,391.00
	Fitness Center	Exterior Paint	\$ 10,283	
		HVAC UV Light System	\$ 719	
				Fitness Center Subtotal = \$ 11,002.00
	Lodge	Exterior Paint	\$ 11,838	
		HVAC UV Light System	\$ 595	
		Computers and Equipment	\$ 10,091	
				Lodge Subtotal = \$ 22,524.00
	Nature Center	Exterior Paint	\$ 5,798	
		HVAC UV Light System	\$ 595	
				Nature Center Subtotal = \$ 6,393.00
	Ranger Station	Exterior Paint	\$ 5,045	
Playgrounds	Whispering Wind Swingset	\$ 4,893		
	Stoneleigh Playground Play Structure	\$ 41,281		
	Night Heron Playground Play Structure	\$ 32,872		
	Park Benches	\$ 14,907		
			Playgrounds Subtotal = \$ 93,953.00	
			FY 2037 Annual Expense Total = \$ 559,962	
FY 2038	Amenity Center Grounds	Tennis Courts Lighting	\$ 65,838	

Year	Category	Item Name	Expense	
FY 2038	Amenity Center Grounds	Access System	\$ 16,930	
		Boats and Kayaks	\$ 6,741	
	Amenity Center Grounds Subtotal = \$ 89,509.00			
	Community Grounds	Landscaping Allowance	\$ 47,027	
	Activities Center	HVAC UV Light System	\$ 610	
		Kitchen Appliances	\$ 5,957	
		A/V Receiver	\$ 1,724	
	Activities Center Subtotal = \$ 8,291.00			
	Fitness Center	HVAC UV Light System	\$ 737	
	Lodge	HVAC 3.5 Tons Lennox	\$ 20,379	
		HVAC UV Light System	\$ 610	
		Lodge Furniture Replacement Phase 2	\$ 14,422	
	Lodge Subtotal = \$ 35,411.00			
	Nature Center	HVAC UV Light System	\$ 610	
Screened Lanai Area Furniture		\$ 7,524		
Nature Center Subtotal = \$ 8,134.00				
FY 2038 Annual Expense Total = \$ 189,109				
FY 2039	Amenity Center Grounds	Dock Deck Boards and Railings	\$ 153,978	
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 12,054	
		Kubota	\$ 15,590	
	Amenity Center Grounds Subtotal = \$ 181,622.00			
	Community Grounds	Sidewalk Repair Allowance	\$ 28,448	
		Landscaping Allowance	\$ 48,217	
	Community Grounds Subtotal = \$ 76,665.00			
	Pool Area	Pool Furniture Phase 2	\$ 57,217	
		Lap Pool Pumps and Equipment	\$ 21,697	
		Resort Pool Pumps and Equipment	\$ 20,251	
	Pool Area Subtotal = \$ 99,165.00			
	Activities Center	HVAC 5.0 Tons Goodman	\$ 11,893	
		HVAC UV Light System	\$ 625	
	Activities Center Subtotal = \$ 12,518.00			
Fitness Center	HVAC UV Light System	\$ 755		
	Cardio Equipment Group 2	\$ 19,287		
Fitness Center Subtotal = \$ 20,042.00				
Lodge	HVAC UV Light System	\$ 625		
	Network Switch Board	\$ 3,214		

Year	Category	Item Name	Expense	
		Lodge Subtotal = \$ 3,839.00		
	Nature Center	HVAC UV Light System	\$ 625	
Annual Expense Total = \$ 394,476				
FY 2040	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 37,736	
	Community Grounds	Landscaping Allowance	\$ 49,436	
	Pool Area	Pools and Spa Coping Stone	\$ 50,260	
	Activities Center		HVAC UV Light System	\$ 641
			Outdoor Lanai Furniture	\$ 6,097
			Ping Pong Table	\$ 2,389
	Activities Center Subtotal = \$ 9,127.00			
	Fitness Center	HVAC UV Light System	\$ 774	
	Lodge	HVAC UV Light System	\$ 641	
	Nature Center		HVAC UV Light System	\$ 641
			Outdoor Lanai Furniture	\$ 5,603
	Nature Center Subtotal = \$ 6,244.00			
Playgrounds	Garden Swings	\$ 3,955		
Annual Expense Total = \$ 158,173				
FY 2041	Amenity Center Grounds	Tennis Volley Machine	\$ 3,886	
	Community Grounds		Interior Monument Signs	\$ 30,412
			Entry Pergola Repair Allowance	\$ 8,786
			Landscaping Allowance	\$ 50,686
	Community Grounds Subtotal = \$ 89,884.00			
	Pool Area		Lap Pool Resurface	\$ 113,598
			Resort Pool Resurface	\$ 82,101
			Pool Heater 4	\$ 9,292
			Spa Resurface	\$ 6,691
	Pool Area Subtotal = \$ 211,682.00			
	Activities Center	HVAC UV Light System	\$ 657	
	Fitness Center	HVAC UV Light System	\$ 794	
Lodge	HVAC UV Light System	\$ 657		
Nature Center		Furniture	\$ 10,982	
		HVAC UV Light System	\$ 657	
Nature Center Subtotal = \$ 11,639.00				
FY 2041 Annual Expense Total = \$ 319,199				
FY 2042	Amenity Center Grounds	Basketball Court Color Coat	\$ 3,729	

Year	Category	Item Name	Expense	
FY 2042	Community Grounds	Landscaping Allowance	\$ 51,968	
	Pool Area	Pool and Spa Heaters 1-3	\$ 38,110	
		Splash Pad Surface Replacement	\$ 16,214	
	Pool Area Subtotal = \$ 54,324.00			
	Activities Center	HVAC UV Light System	\$ 674	
	Fitness Center	Equipment Rubber Exercise Flooring	\$ 15,133	
		HVAC 5.0 Tons Unit 2	\$ 12,819	
		HVAC UV Light System	\$ 814	
	Fitness Center Subtotal = \$ 28,766.00			
	Lodge	HVAC UV Light System	\$ 674	
Nature Center	HVAC UV Light System	\$ 674		
FY 2042 Annual Expense Total = \$ 140,809				
FY 2043	Amenity Center Grounds	Dock Frame and Pilings	\$ 77,163	
		Trailer	\$ 5,754	
	Amenity Center Grounds Subtotal = \$ 82,917.00			
	Community Grounds	Directional Signs	\$ 9,591	
		Landscaping Allowance	\$ 53,282	
	Community Grounds Subtotal = \$ 62,873.00			
	Pool Area	Pool Furniture Phase 1	\$ 63,228	
	Activities Center	HVAC UV Light System	\$ 691	
	Fitness Center	HVAC 5.0 Tons Unit 1	\$ 13,143	
		HVAC UV Light System	\$ 835	
		Weight Machines Group 1	\$ 66,603	
		Cardio Equipment Group 1	\$ 59,321	
	Fitness Center Subtotal = \$ 139,902.00			
	Lodge	HVAC UV Light System	\$ 691	
Nature Center	HVAC UV Light System	\$ 691		
	Theater Projector and Screen	\$ 17,050		
Nature Center Subtotal = \$ 17,741.00				
Playgrounds	Night Heron Horizontal Ladder	\$ 7,104		
Annual Expense Total = \$ 375,147				
FY 2044	Community Grounds	Sidewalk Repair Allowance	\$ 32,231	
		Pond Banks Erosion Control	\$ 118,910	
		Landscaping Allowance	\$ 54,629	
	Community Grounds Subtotal = \$ 205,770.00			
Pool Area	Pool Area Pergolas	\$ 8,194		

Year	Category	Item Name	Expense	
FY 2044	Activities Center	HVAC UV Light System	\$ 708	
	Fitness Center	Aerobics Rubber Exercise Flooring	\$ 34,041	
		Addison HVAC Units	\$ 206,772	
		HVAC UV Light System	\$ 856	
		Sauna Electronics and Controls	\$ 59,000	
	Fitness Center Subtotal = \$ 300,669.00			
	Lodge	HVAC UV Light System	\$ 708	
		Lodge Furniture Replacement Phase 1	\$ 16,753	
		Computers and Equipment	\$ 12,018	
	Lodge Subtotal = \$ 29,479.00			
	Nature Center	HVAC 3.0 Tons	\$ 11,472	
		HVAC UV Light System	\$ 708	
	Nature Center Subtotal = \$ 12,180.00			
	Ranger Station	HVAC Unit	\$ 7,830	
			Annual Expense Total = \$ 564,830	
FY 2045	Amenity Center Grounds	Tennis Court Color Coat	\$ 25,877	
		Community Security System 30 Cameras	\$ 65,346	
		Staining Columns and Porch Rails	\$ 12,696	
	Amenity Center Grounds Subtotal = \$ 103,919.00			
	Community Grounds	Landscaping Allowance	\$ 56,011	
	Activities Center	Exterior Paint	\$ 7,916	
		HVAC UV Light System	\$ 726	
	Activities Center Subtotal = \$ 8,642.00			
	Fitness Center	Exterior Paint	\$ 12,558	
		HVAC UV Light System	\$ 878	
		Locker Room Refurbishment	\$ 160,565	
	Fitness Center Subtotal = \$ 174,001.00			
	Lodge	Exterior Paint	\$ 14,455	
		HVAC UV Light System	\$ 726	
	Lodge Subtotal = \$ 15,181.00			
	Nature Center	Exterior Paint	\$ 7,080	
		HVAC UV Light System	\$ 726	
Nature Center Subtotal = \$ 7,806.00				
Ranger Station	Exterior Paint	\$ 6,161		
Playgrounds	Night Heron Picket Vinyl Fencing	\$ 3,697		
			FY 2045 Annual Expense Total = \$ 375,418	

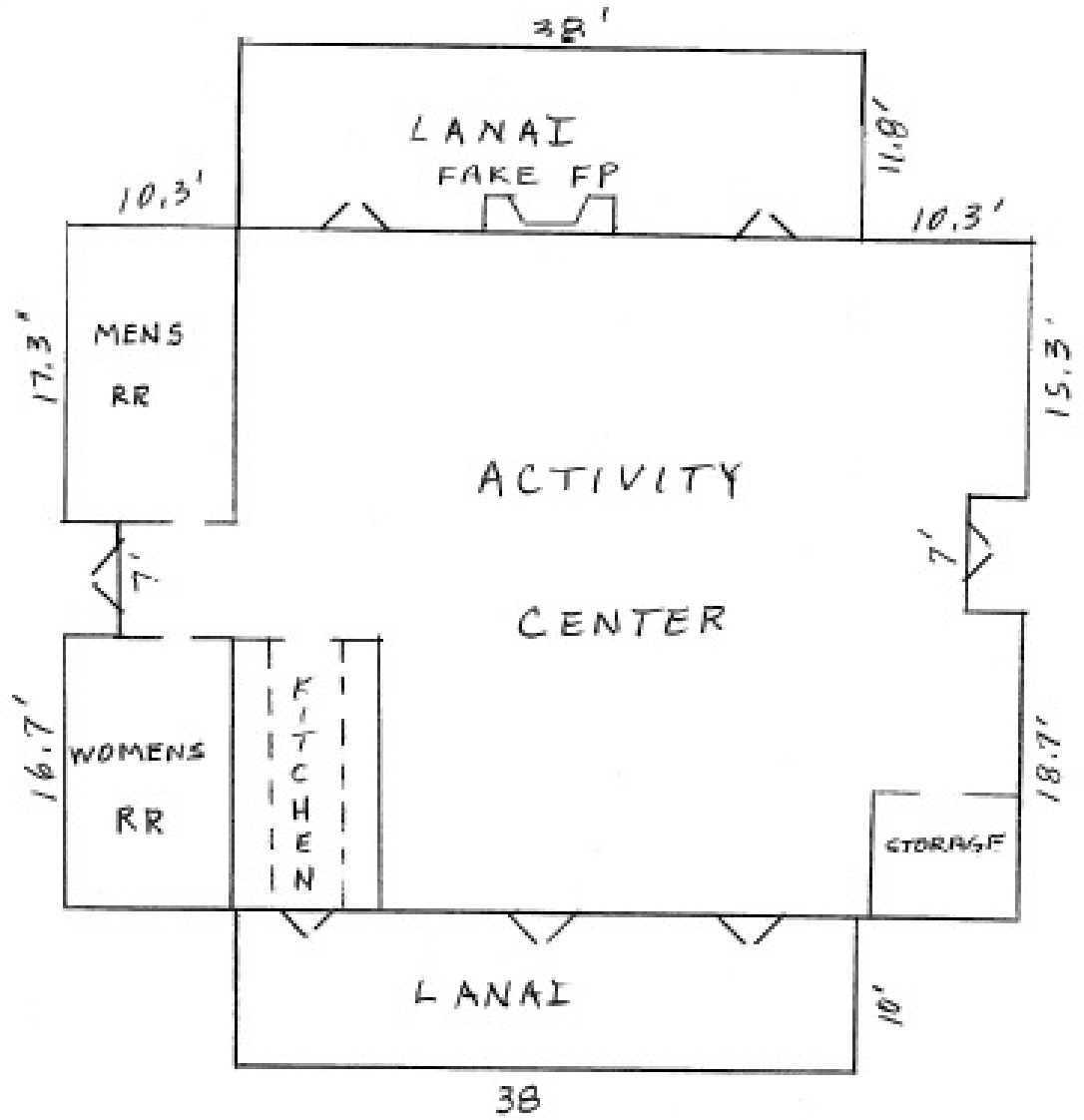
Year	Category	Item Name	Expense	
FY 2046	Amenity Center Grounds	Boats and Kayaks	\$ 8,231	
	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 248,086	
		Stormwater Drainage Repair Allowance	\$ 171,134	
		Landscaping Allowance	\$ 57,427	
	Community Grounds Subtotal = \$ 476,647.00			
	Activities Center	HVAC UV Light System	\$ 745	
		Inside Furniture	\$ 23,354	
	Activities Center Subtotal = \$ 24,099.00			
	Fitness Center	HVAC UV Light System	\$ 900	
	Lodge	HVAC UV Light System	\$ 745	
	Nature Center	Tile Flooring	\$ 39,204	
		HVAC UV Light System	\$ 745	
		Theater Seats	\$ 30,532	
	Nature Center Subtotal = \$ 70,481.00			
Playgrounds	Amenity Center Playground Play Structure	\$ 198,507		
Annual Expense Total = \$ 779,610				
FY 2047	Amenity Center Grounds	Dock Repair Allowance	\$ 21,864	
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 14,720	
	Amenity Center Grounds Subtotal = \$ 36,584.00			
	Community Grounds	Front and Rear Entry Monument Signs Refurbishment	\$ 33,758	
		Landscaping Allowance	\$ 58,880	
	Community Grounds Subtotal = \$ 92,638.00			
	Pool Area	Pool Furniture Phase 2	\$ 69,870	
		Lap Pool Pumps and Equipment	\$ 26,496	
		Resort Pool Pumps and Equipment	\$ 24,729	
	Pool Area Subtotal = \$ 121,095.00			
	Activities Center	Tile Flooring	\$ 46,319	
		HVAC UV Light System	\$ 763	
	Activities Center Subtotal = \$ 47,082.00			
	Fitness Center	HVAC UV Light System	\$ 922	
Lodge	HVAC UV Light System	\$ 763		
Nature Center	HVAC UV Light System	\$ 763		
Ranger Station	Roofing Asphalt Shingle	\$ 8,487		
Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 96,372		
FY 2047 Annual Expense Total = \$ 404,706				
FY 2048	Amenity Center Grounds	Tennis Volley Machine	\$ 4,628	

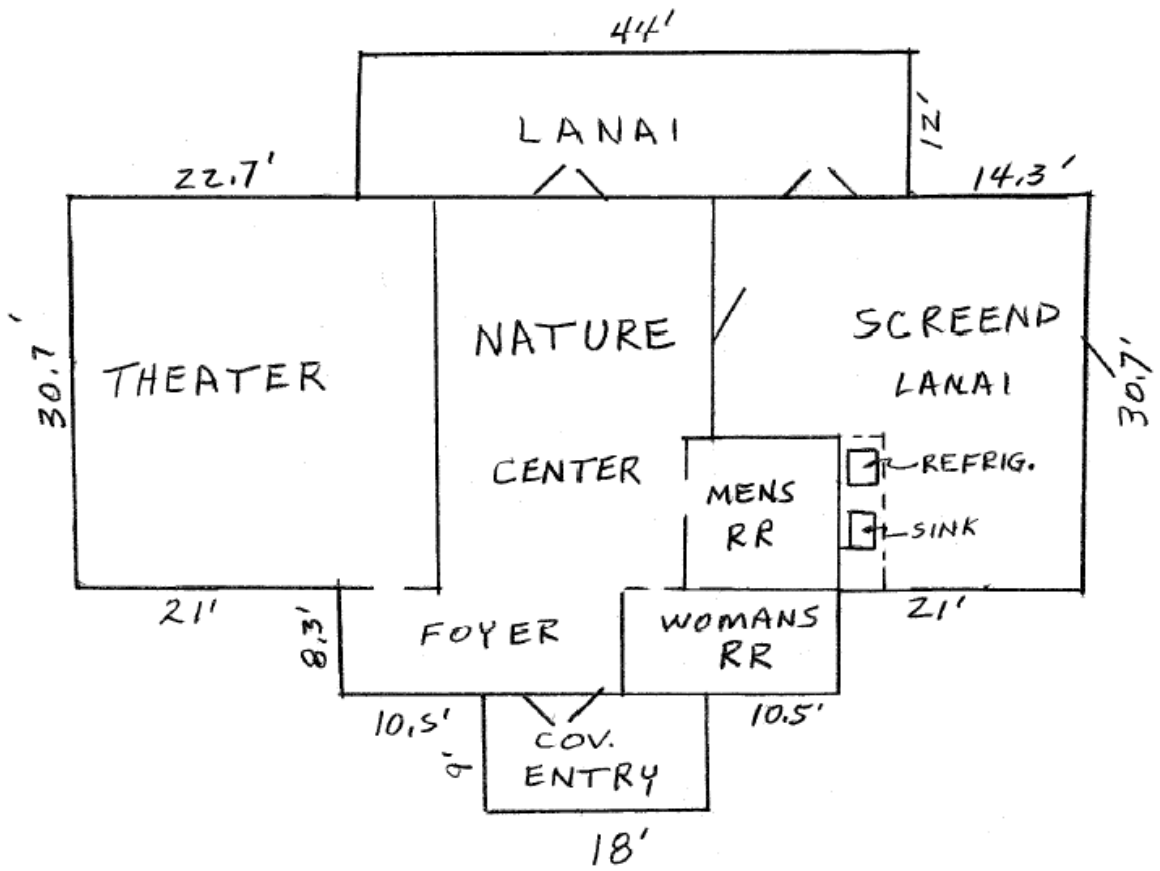
Year	Category	Item Name	Expense
FY 2048	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 46,081
	Amenity Center Grounds Subtotal = \$ 50,709.00		
	Community Grounds	Landscaping Allowance	\$ 60,369
	Pool Area	Pool Heater 4	\$ 11,068
	Activities Center	HVAC UV Light System	\$ 783
		Restrooms Refurbishment	\$ 56,344
		A/V Receiver	\$ 2,214
	Activities Center Subtotal = \$ 59,341.00		
	Fitness Center	HVAC UV Light System	\$ 946
	Lodge	HVAC UV Light System	\$ 783
		Restrooms Refurbishment	\$ 52,319
	Lodge Subtotal = \$ 53,102.00		
	Nature Center	HVAC 5.0 Tons	\$ 14,891
		HVAC UV Light System	\$ 783
Restrooms Refurbishment		\$ 44,270	
Nature Center Subtotal = \$ 59,944.00			
FY 2048 Annual Expense Total = \$ 295,479			
FY 2049	Amenity Center Grounds	Kubota	\$ 20,013
	Community Grounds	Sidewalk Repair Allowance	\$ 36,518
		Entry Pergola Repair Allowance	\$ 10,729
		Landscaping Allowance	\$ 61,895
	Community Grounds Subtotal = \$ 109,142.00		
	Pool Area	Lap Pool Lift	\$ 15,474
		Resort Pool Lift	\$ 15,474
		Pool and Spa Heaters 1-3	\$ 45,390
		Splash Pad Surface Replacement	\$ 19,311
		Spa Pool Lift	\$ 15,474
	Pool Area Subtotal = \$ 111,123.00		
	Activities Center	HVAC 5.0 Tons Lennox	\$ 15,267
		HVAC UV Light System	\$ 803
	Activities Center Subtotal = \$ 16,070.00		
Fitness Center	HVAC UV Light System	\$ 970	
	Cardio Equipment Group 2	\$ 24,758	
	Weight Benches and Barbells	\$ 7,221	
Fitness Center Subtotal = \$ 32,949.00			
Lodge	HVAC UV Light System	\$ 803	

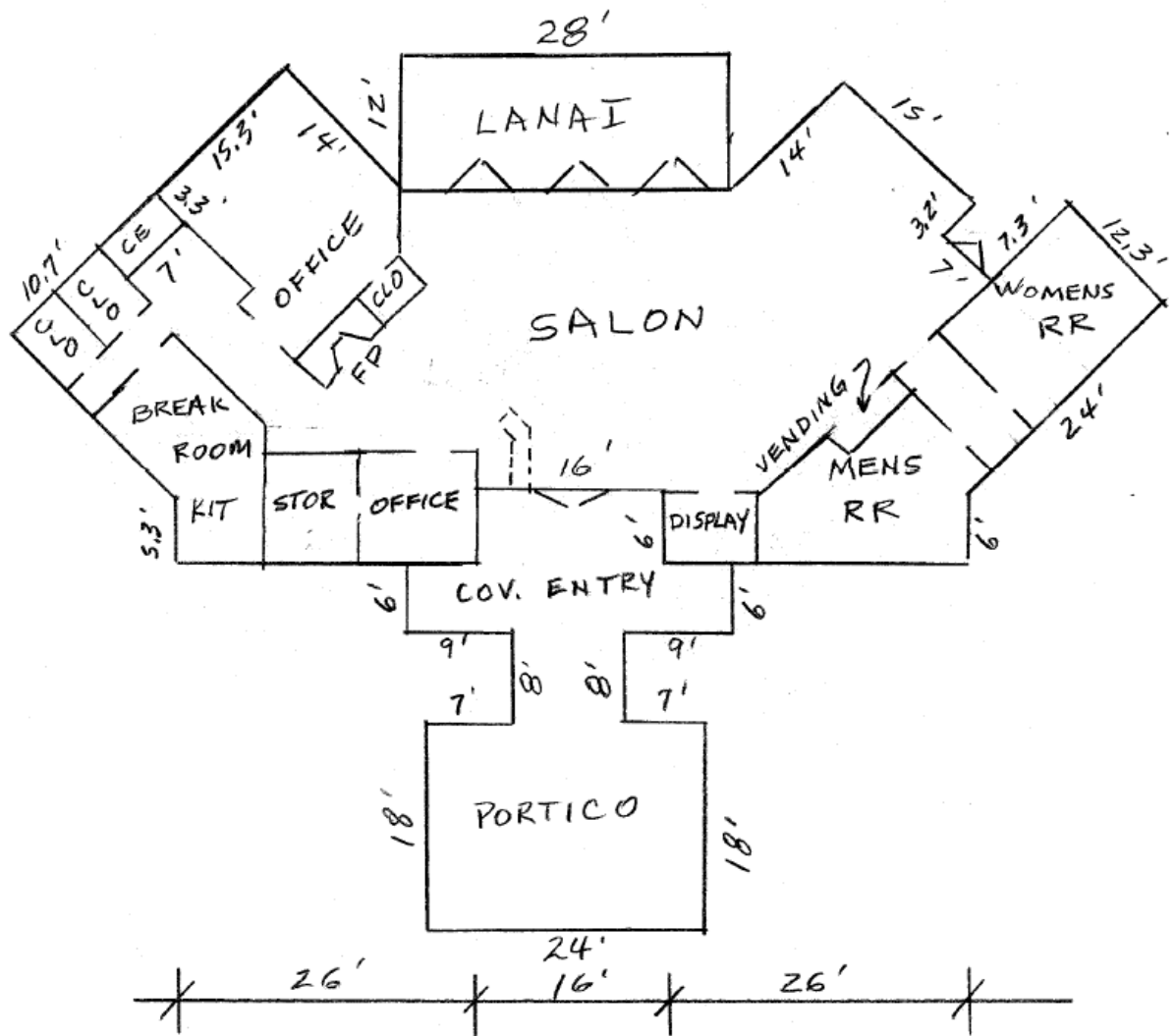
Year	Category	Item Name	Expense
FY 2049	Lodge	Network Switch Board	\$ 4,126
	Lodge Subtotal = \$ 4,929.00		
	Nature Center	HVAC UV Light System	\$ 803
	Playgrounds	Picnic Tables	\$ 9,903
FY 2049 Annual Expense Total = \$ 304,932			
FY 2050	Amenity Center Grounds	Basketball Court Color Coat	\$ 4,553
		Access System	\$ 22,846
	Amenity Center Grounds Subtotal = \$ 27,399.00		
	Community Grounds	Landscaping Allowance	\$ 63,460
	Activities Center	HVAC UV Light System	\$ 823
		Ping Pong Table	\$ 3,067
	Activities Center Subtotal = \$ 3,890.00		
	Fitness Center	HVAC UV Light System	\$ 994
	Lodge	HVAC 3.5 Tons Lennox	\$ 27,500
		HVAC UV Light System	\$ 823
	Lodge Subtotal = \$ 28,323.00		
	Nature Center	HVAC UV Light System	\$ 823
Playgrounds	Garden Swings	\$ 5,077	
FY 2050 Annual Expense Total = \$ 129,966			
FY 2051	Amenity Center Grounds	Tennis Fencing Chain Link	\$ 35,439
	Community Grounds	Interior Monument Signs	\$ 39,039
		Landscaping Allowance	\$ 65,065
	Community Grounds Subtotal = \$ 104,104.00		
	Pool Area	Pool Furniture Phase 1	\$ 77,211
		Lap Pool Resurface	\$ 145,824
		Resort Pool Resurface	\$ 105,393
		Spa Resurface	\$ 8,589
	Pool Area Subtotal = \$ 337,017.00		
	Activities Center	HVAC 5.0 Tons Goodman	\$ 16,049
		HVAC UV Light System	\$ 844
	Activities Center Subtotal = \$ 16,893.00		
Fitness Center	HVAC UV Light System	\$ 1,019	
	Weight Machines Group 2	\$ 10,844	
Fitness Center Subtotal = \$ 11,863.00			
Lodge	HVAC UV Light System	\$ 844	
	Computers and Equipment	\$ 14,314	

Year	Category	Item Name	Expense
		Lodge Subtotal = \$ 15,158.00	
	Nature Center	HVAC UV Light System	\$ 844
		Theater Carpeting	\$ 14,119
		Nature Center Subtotal = \$ 14,963.00	
	Playgrounds	Whispering Wind Playground Play Structure	\$ 35,135
Annual Expense Total = \$ 570,572			

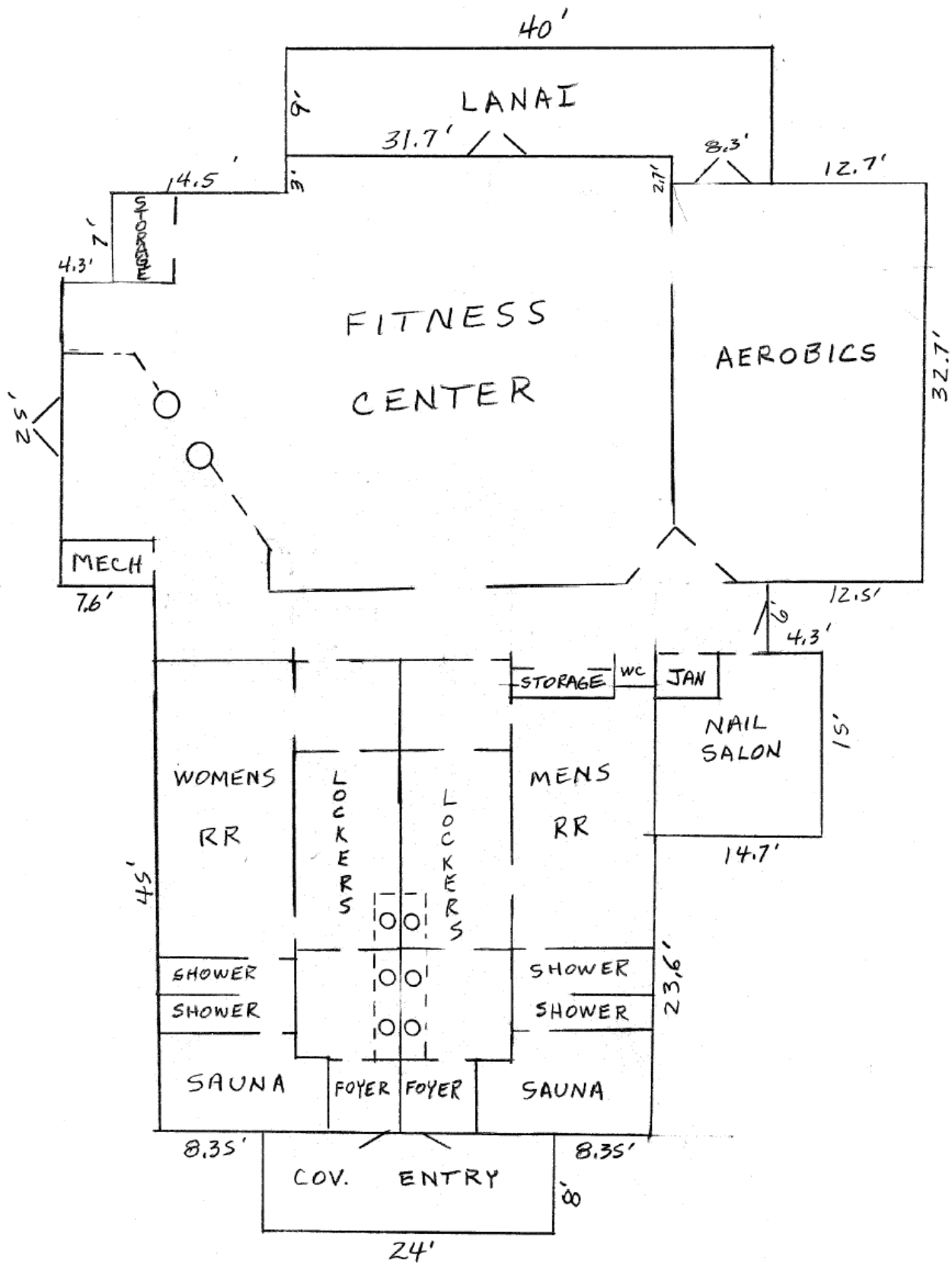
Addendum - Amenity Center Drawings







LODGE



Tab 6

**Annual Review Policies and Procedures
Key Dates**

Reference to: SOP-2022.1

Budget Preparation Key Dates

March 1st

Amenity Services Leadership Salary Reviews and Recommendations (Start)

By March 15th

Salary Reviews and Recommendations Completion and Submittal to Director for Approval

April 1st

Submittal of Salary Reviews and Recommendations to District Management for Budgeting

Review Preparation and Completion Key Dates

July 1st

Review Creation/Revisions for Current Review Cycle (Start)

By July 15th

Completion of Review Creation/Revisions and Submittal to Human Resources for Implementation

August 1st

Self-Reviews Open

August 10th

Self-Reviews Close

By August 20th

Staff Reviews and Merit recommendations Completed for all Staff by All Managers

By August 31st

Division Leadership and Director Approval of All Reviews and Merit Recommendations

By September 15th

All Reviews and Compensation Adjustments provided to All Staff

October 1st

Compensation Adjustments go Into Effect



Rizzetta & Company

Tab 7



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

March 2, 2022

Preserve at Wilderness Lake Community Development District
Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Preserve at Wilderness Lake Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, 2023, 2024, 2025, and 2026 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022, with optional renewals for the years ending September 30, 2023, 2024, 2025, and 2026.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

Fort Pierce / Stuart

Preserve at Wilderness Lake Community Development District

March 2, 2022

Page 2

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Preserve at Wilderness Lake Community Development District
March 2, 2022
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

Preserve at Wilderness Lake Community Development District
March 2, 2022
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Preserve at Wilderness Lake Community Development District's financial statements. Our report will be addressed to the Board of Preserve at Wilderness Lake Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Preserve at Wilderness Lake Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Tish Dobson. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Preserve at Wilderness Lake Community Development District
March 2, 2022
Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,635, unless the scope of the engagement is changed, the assistance which of Preserve at Wilderness Lake Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the year ending September 30, 2023 will not exceed \$3,635, the fee for the year ended September 30, 2024 will not exceed \$3,820, and the fee for the years ended September 30, 2025 and 2026 will not exceed \$4,000.

In the event we are requested or authorized by of Preserve at Wilderness Lake Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Preserve at Wilderness Lake Community Development District, of Preserve at Wilderness Lake Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Preserve at Wilderness Lake Community Development District
March 2, 2022
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Preserve at Wilderness Lake Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Preserve at Wilderness Lake Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Preserve at Wilderness Lake Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Preserve at Wilderness Lake Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Preserve at Wilderness Lake Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Preserve at Wilderness Lake Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Preserve at Wilderness Lake Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Preserve at Wilderness Lake Community Development District
March 2, 2022
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett | 6815 Dairy Road
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542
Marci Reutimann | (813) 788-2155
CPA, Partner | (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Judson B. Baggett, CPA, CVA, Partner, U.S. 18161 email jbaggett@brap.com

**ADDENDUM TO ENGAGEMENT LETTER
PRESERVE AT WILDNERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
DATED MARCH 2, 2022**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614
PHONE: 813-995-2437**

Auditor:  _____

Title: Director

Date: March 2, 2022

District: Preserve at Wilderness Lake
Community Development District

By: _____

Title: _____

Date: _____

Tab 8



March 4, 2022

Proposal #13771322

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wlpodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Brick Paver Repairs

Scope of work:

1. Secure work area.
2. Remove 12 areas of damaged brick pavers, disposing of the damaged pavers and store undamaged pavers on site, totaling 782 square feet.
3. Haul off debris.
4. Install crushed concrete foundation to maintain totaling approximately 782 square feet and compact.
5. Apply sand, prep area and install paver brick to have a maximum 2% cross slope and a maximum 5% running slope. (New replacement pavers are on site at clubhouse maintenance shed)
6. Light compact bricks as required.
7. Clean up the job site.

Labor and Material for Paver Repairs - \$16,824.00

(Pricing Includes M.O.T./Flagmen for Brick Paver Repairs)

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS AND WEEKENDS DURING DAYLIGHT HOURS.
- *THE ENTIRE PARKING LOT IS GOING TO BE SHUT DOWN AND SEALED IN ONE DAY. TO BREAK THE PARKING LOT UP INTO ADDITIONAL SECTIONS WILL BE AN EXTRA CHARGE.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, EROSION CONTROL, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 4, 2022

Proposal #13771322

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wplodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Notes continued:

*DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.

*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.*NEW CONCRETE IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.

*ASPHALT AND CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.

*NOT INCLUDED IN ABOVE SCOPE OF WORK IS ANY SELECT FILL MATERIAL.

*IT IS CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.

*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.

*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.

*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.

*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



March 4, 2022

Proposal #13771322

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wlpodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Customer Billing Information Form

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Terms – Net Upon Completion
- If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To (Name and Address):

Job Site Name and Address:

Billing Contact Information:

Billing Phone Number:

Email Address:

ACPLM Authorized Signature Richard Ostrander

Customer's Authorized Signature _____

Date of Acceptance _____



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 4, 2022

Proposal #13771322

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wlpodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Terms – Net Upon Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Richard Ostrander

Richard Ostrander

Cell: 813 753-4486 rostrander@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 30 days from proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$16,824.00



Office: 813.633.0548
Fax: 813.634.2686



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Tampa, FL 33619



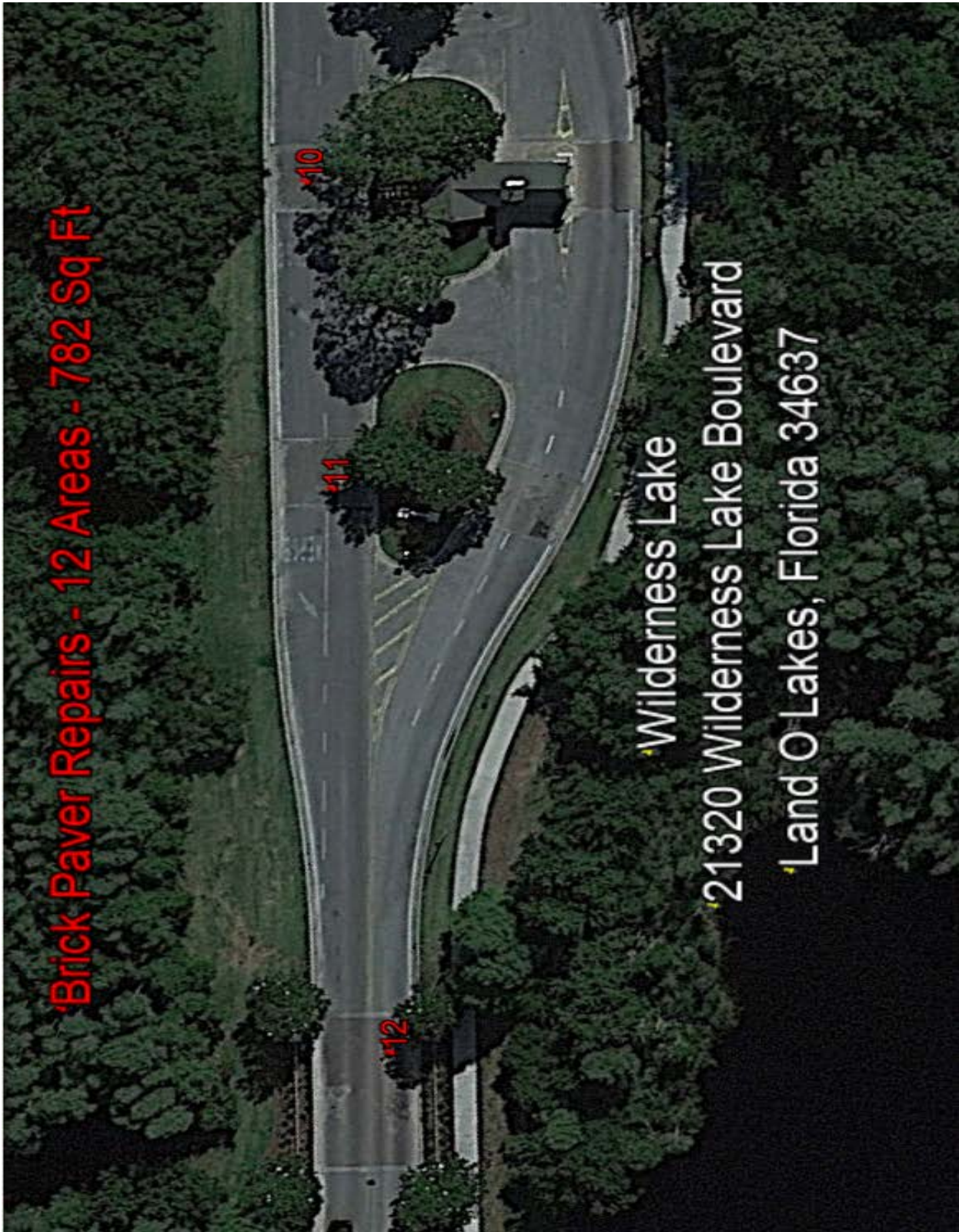
Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



Brick Paver Repairs - 12 Areas - 782 Sq Ft

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



Brick Paver Repair Sizes

#1 - 8x9

#2 - 5x7

#3 - 5x7

#4 - 7x12

#5 - 5x7

#6 - 5x5

#7 - 7x8

#8 - 7x10

#9 - 7x25

#10 - 9x11

#11 - 6x11

#12 - 5x6



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619

Brick Paver Repair #1 Photo



#2



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619

#3



#4



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619

#5



#6



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
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#7



#8



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#9



#10



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Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619

#11



#12



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619

Tab 9



Price Quotation

SPECIALTY SURFACES, LLC.

3899 Mannix Dr. Suite 424
 Naples, FL 34114-5411
 Phone 239-352-7151
 Fax 239-352-7153

Date: 03/23/22
 Quote Expiration Date: 06/21/22

Sales Rep: **Nikki Barney**
 Email: nbarney@specialtysurfacesllc.com
 Cell: (407) 925-7873

specialtysurfacesllc.com

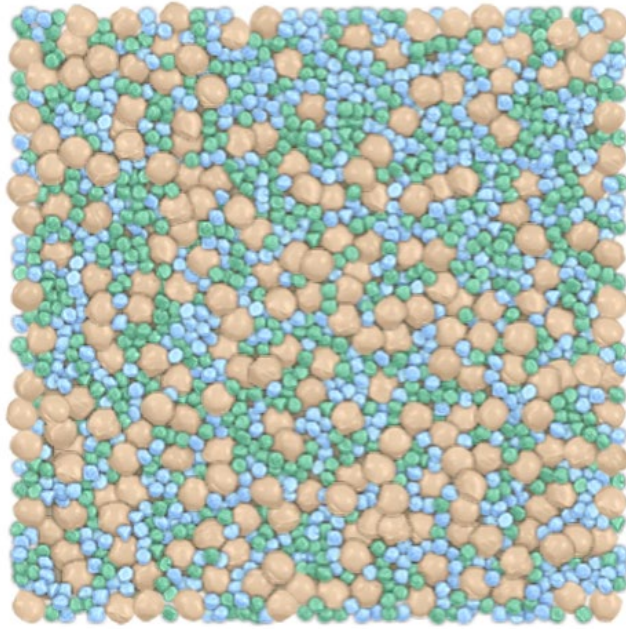
Contact Name: Tish Dobson Customer Name: Wilderness Lakes Preserve Street Address: 21320 Wilderness Lake Blvd City, ST. & Zip Land O Lakes FL 33607 Office: 813-995-2437 Cell: Email: t Dobson@wplodge.com	Site Contact: 0 Job Name: Splash Pad Resurfacing Street Address: City, ST. & Zip Office: Cell: Email:
---	---

Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
AQUA-FLEX NON POROUS TROWELED	N/A	0.375	706		\$17,437.00
Demolition of Existing Surface					Included
Logo Design Included to Match Existing					Included

Terms: 50% Due upon acceptance / 50% to be paid upon completion **TOTAL: 17,437.00**

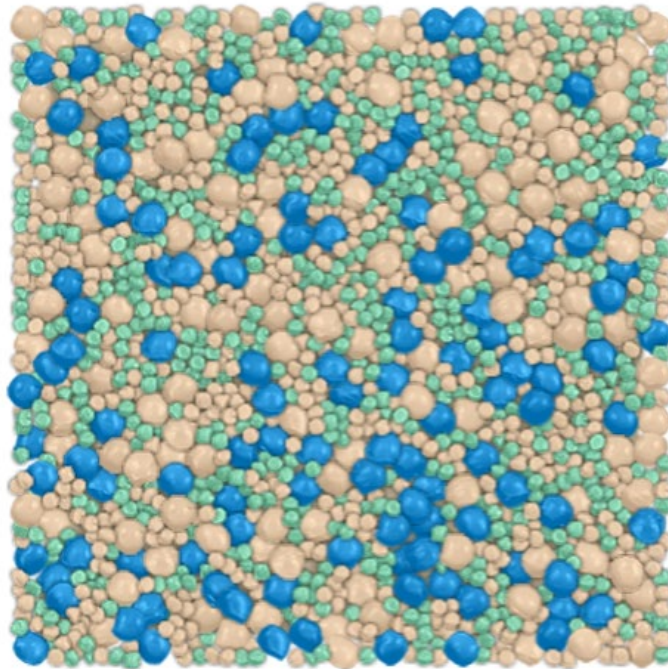
Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.
 Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.
 Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.
 Department of Health Variance AND FEES may be required and is the sole responsibility of the Owner or General Contractor.
 Price is not inclusive of on site storage or container fees unless otherwise noted above.
 Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.
 Sales Tax is NOT included unless noted above.
 The price reflected in this quote is valid for 60 days from date of this quote as noted above.
 All Permits and/or fees are the sole responsibility of the Owner or General Contractor.
 Customer is responsible to provide an adequate dumpster on site if required.

BUY THE BEST, IT WILL OUTLAST THE REST



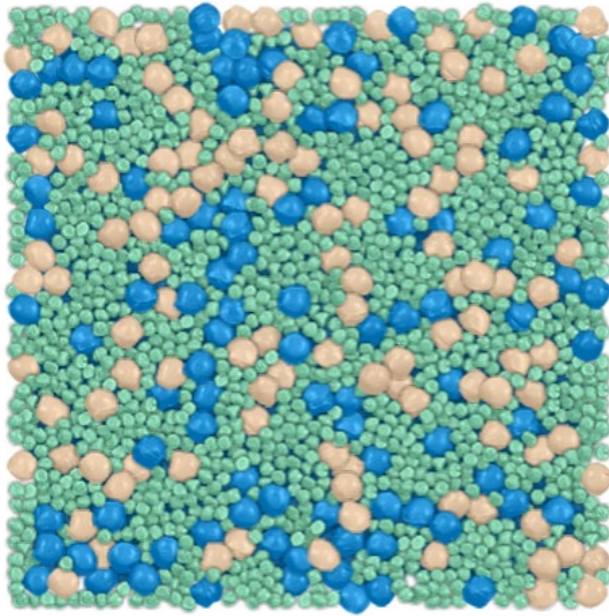
Mix Composition:

- 25% Large Tan Pebbles
- 25% Large Tan Pebbles
- 25% Small Light Blue Pebbles
- 25% Small Teal Pebbles



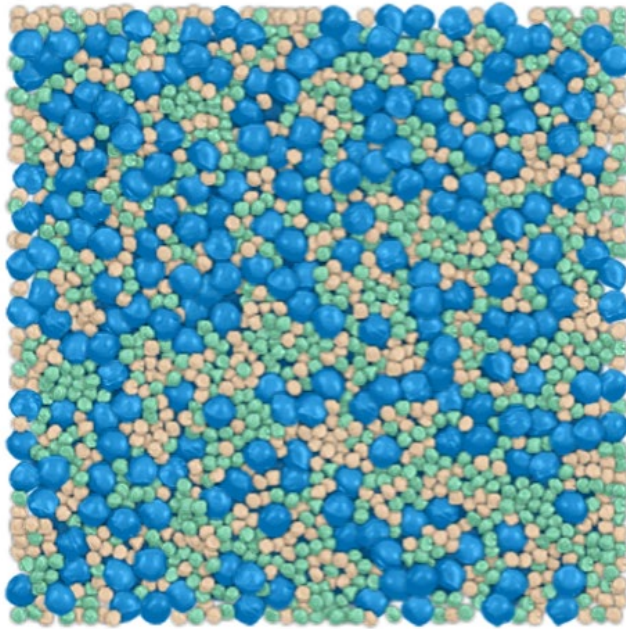
Mix Composition:

- 25% Large Tan Pebbles
- 25% Large Royal Blue Pebbles
- 25% Small Tan Pebbles
- 25% Small Teal Pebbles



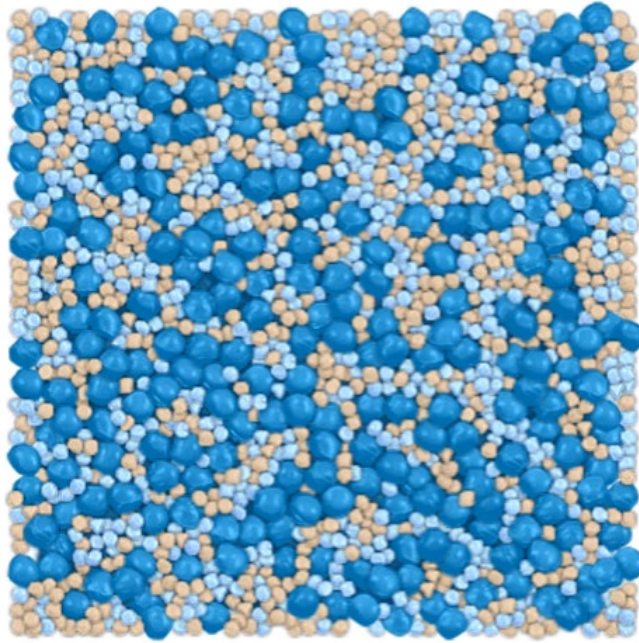
Mix Composition:

- 25% Large Royal Blue Pebbles
- 25% Large Tan Pebbles
- 25% Small Teal Pebbles
- 25% Small Teal Pebbles



Mix Composition:

- 25% Large Royal Blue Pebbles
- 25% Large Royal Blue Pebbles
- 25% Small Tan Pebbles
- 25% Small Teal Pebbles



Mix Composition:

25% Large Royal Blue Pebbles

25% Large Royal Blue Pebbles

25% Small Light Blue Pebbles

25% Small Tan Pebbles

Tab 10



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

REVISED LANDSCAPE RENOVATION PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – Lodge Manager

March 22, 2022

Scope of Work

Landscape Renovation for first (2) islands in front of Dunkin’ Donuts.



Item	Size	Quantity	Unit Price	Total Price
Rip-out remaining shrubs and plant material Remove existing sod Grade to the level of the curb				\$9,000.00
Install fill dirt	10	Cubic yards	\$125.00	\$1,250.00
Install fresh St. Augustine sod	3,200	Square feet	\$1.50	\$4,800.00
Install pine bark mulch	10	Cubic yards	\$45.00	\$450.00
Irrigation repairs and upgrades				\$2,500.00

- PRICE REDUCTION:** If this proposal is signed in conjunction with the presently-submitted proposal to cut-back the “upper” woodline sections, a 5% price reduction will be deducted from this proposal.

TOTAL COST: \$18,000.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson, Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 11

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday March 2, 2022 at 9:52 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice-Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Evereth	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Vericker
Greg Woodcock	District Engineer, Cardno
Tish Dobson	General Manager, Preserve at Wilderness Lake
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT
Steve Schwartz	Representative, Florida Reserve Study

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order confirming a quorum for the meeting. Ms. Ruhlig led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Dobson asked if there were any audience comments. None were put forth at this time.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Diver commented on the open staff positions. A discussion ensued.

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FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Ms. Dobson presented the PSA Field Service Report. There were no comments put forth at this time.

Mr. Johnson and Mr. Lucando updated the Board on the current state of the landscape maintenance. The Spring rotation of annuals are installed. The Palm tree trimming at the Lodge is complete. The crew is currently pruning and cleaning out the Palmettos at the round-a-bout. They stated that the new irrigation pump and well installation will be completed by March 26th.

Ms. Dobson presented the proposal for woodline trimming. A discussion ensued. Ms. Dobson will provide two additional proposals for the woodline cutback. RedTree Landscape offered to trim a “test area” for the Board to review.

Ms. Dobson and Ms. Edwards will meet to define the specifics of the project, ex: vines, removal of invasive vegetation and the trimming of the trees. Ms. Dobson will also contact GHS Environmental to review the proposal, cost, and depth of trimming in the wooded area. GHS Environmental to oversee the project. GHS Environmental to provide a proposal to oversee the project.

Ms. Dobson to verify on the pricing on St. Augustine Sod. The front entrance renovation proposal needs to be revised to include the information regarding grading the soil below the curb and stump grinding of the shrubs. Ms. Dobson will assist RedTree with the specific language and resubmit the proposal for the April meeting.

B. District Engineer

Mr. Woodcock presented his report and updates. He stated that the construction on the swale in the open space between Woods Bay Court and Pine Know Lane is not a threat to the drainage of the area.

Mr. Woodcock presented an update on the proposals for the Ranger Station repairs. He stated that the proposals are due on March 21st. The repairs are estimated to be between \$10,000 to \$20,000. Mr. Woodcock stated that the proposals will be available at the next meeting.

Mr. Woodcock stated that the stormwater analysis is currently underway.

Mr. Woodcock presented proposals from Finn Outdoor (\$18,000.00) and Site Masters of Florida (\$16,400.00) for the Pool Drainage Remediation. Ms. Dobson stated that this was a budgeted line item in the Reserves.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved Site Masters’ proposal for the Pool Drainage Review at a cost of \$16,400.00 for

Preserve at Wilderness Lake Community Development District.

Mr. Brletic presented and reviewed the revised proposals from A-Quality Pool Service and Proteus Pool Service for the District's pool maintenance services. A Quality Pool Service's proposal was \$4,950.00/monthly and Proteus Pool Service's proposal was \$2,547.57/monthly.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved Proteus Pool Service's proposal for the District's Pool Maintenance Services at a cost of \$2,547.57/monthly for Preserve at Wilderness Lake Community Development District.

The Pool Works will assist with major repairs if needed.

Mr. Brletic stated that the resurfacing of the Lap Pool project is underway and rebalancing of the water to begin after the refilling of the pool is complete.

Mr. Brletic presented an update on the Foxgrove Drainage Project. He stated that the project has been completed and GHS Environmental will monitor the drainage on a quarterly basis.

The Board took a recess at 11:27 am and returned at 11:35 a.m.

C. District Counsel

Mr. Vericker discussed the Wilderness Commons south side fence along US Hwy 41. He stated that the issue of ownership, repairs and maintenance is resolved, and the commercial property owners are responsible for the maintenance.

Mr. Vericker stated that the HOA can issue a letter of violation to the parcel owner for the north side fence. A discussion ensued. Ms. Dobson will provide the HOA with the address and contact information for the north side parcel owners.

D. GHS Environmental Report

Ms. Dobson presented the GHS report for the Board's review.

E. Lodge Manager's Report

Ms. Dobson presented the Lodge Manager's Report. She stated that ACPLM is assessing the roadway pavers at the front entrance for repair. Ms. Dobson will contact Pasco County for details on possibly turning over the ten sections of pavers the county.

She will update the Board during the April meeting. The Board thanked Ms. Dobson for facilitating all of the District's projects.

FIFTH ORDER OF BUSINESS

Reserve 101 Presentation by Florida Reserve Study and Appraisal, Inc.

Steve Schwartz from Florida Reserve Study presented a review of the District's reserves

134 and the proposals for repainting the buildings and the lighting of the Tennis Courts. He stated
135 that the reserves are well funded at 72%. Ms. Dobson will provide Mr. Schwartz with the final
136 pricing of the painting project so the Reserve Study can be revised to reflect the current pricing.
137

138 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Ownership and**
139 **Maintenance of Fence Line Bordering US 41**
140 **and Wilderness Lake Preserve**
141

142 This business item was discussed under District Counsel's report.
143

144 **SEVENTH ORDER OF BUSINESS** **Continued Discussion Regarding Tennis**
145 **Court Lighting Upgrade**
146

147 Ms. Dobson presented and reviewed proposals from Himes Electrical, Kazar's Electric for
148 the tennis court lighting upgrade. Alston Electric to provide a proposal to be reviewed during the
149 April meeting. She also presented and reviewed a report of the tennis court usage and
150 expenses. A discussion ensued. The Board requested that all three vendors attend the April
151 meeting. Ms. Evereth and Ms. Dobson will write the Specs for the project. Ms. Dobson will
152 contact Ms. Evereth once the two existing lights are replaced so she can perform a lighting
153 analysis.
154

155 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposal for Ranger Station**
156 **Structural Repairs**
157

158 This business item was discussed under District Engineer's report.
159

160 **NINTH ORDER OF BUSINESS** **Consideration of Recommendation of Audit**
161 **Committee for District's Auditing Services**
162

163 Ms. Dobson stated that the Audit Committee had met immediately prior to the onset of
164 the Board meeting, and the committee recommended that the District enter into contract with the
165 number one ranked proposer: Berger, Toombs, Elam, Gaines, & Frank for the District's Fiscal
166 Year 2022 – 2026 auditing services.
167

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation to into contract with the number one ranked audit firm of Berger, Toombs, Elam, Gaines, and Frank for the District's Fiscal Year 2022 – 2026 Auditing Services for Preserve at Wilderness Lake Community Development District.

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171 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of**
172 **Supervisors' Meeting held on February 2,**
173 **2022**
174

175 Ms. Dobson presented the minutes of the Board of Supervisors' meeting held on February

176 2, 2022. There were no changes.
177

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 2, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

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179 **ELEVENTH ORDER OF BUSINESS**

**Presentation of the Minutes of the Audit
Committee Meeting held on February 2, 2022**

180
181 Ms. Dobson presented the minutes of the Audit Committee meeting held on February 2,
182 2022.
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On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors accepted the minutes of the Audit Committee meeting held on February 2, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

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186 **TWELFTH ORDER OF BUSINESS**

**Consideration of the Operation &
Maintenance Expenditures for January 2022**

187
188 Ms. Dobson presented the Operation & Maintenance Expenditures for January 2022. Ms.
189 Edwards requested that an additional column be added to represent the actual total paid. Ms.
190 Dobson will contact the accounting department to request the revision be made to the report.
191
192

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Operation & Expenditures for January 2022 (\$173,032.42) for the Preserve at Wilderness Lake Community Development District.

193
194 **THIRTEENTH ORDER OF BUSINESS**

General Manager's Update

195
196 Ms. Dobson presented the Financial Statements for January 2022 and the Reserve Study
197 Report.

198 Ms. Dobson presented her report and mentioned the next regular meeting of the Board of
199 Supervisors date of April 6, 2022 at 9:30 a.m.
200

201 Ms. Dobson confirmed that the Budget Workshop has been advertised for Tuesday, April
202 12, 2022 at 9:30 a.m.
203

204 Ms. Dobson will contact Lucianno Mastrionni to address the Board's request for the
205 addendum to the Rizzetta Amenity Services contract to reflect the staff reviews being conducted
206 in the Fall. Ms. Dobson to provide a copy of the addendum at the April meeting in preparation
207 for the Budget Workshop. Ms. Dobson stated that she will have access to the budget worksheet
208 during the budget workshop.
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210 **FOURTEENTH ORDER OF BUSINESS**

Audience Comments

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Ms. Dobson asked if there were any audience comments. There were no audience comments put forth.

FIFTEENTH ORDER OF BUSINESS Supervisors Requests

Ms. Dobson asked if there were any Supervisor requests. Ms. Edwards would like a discussion added to the April agenda regarding District Engineer’s contract. A discussion ensued.

Ms. Dobson will contact Cardno and JMT Engineering for a Fee Schedule, resources available to oversee projects, and availability to attend the Board meetings.

SIXTEENTH ORDER OF BUSINESS Adjournment

Ms. Dobson stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors adjourned the meeting at 1:09 p.m. for the Preserve at Wilderness Lake Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The **Audit Committee** meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday March 2, 2022 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present from the Audit Committee:

Holly Ruhlig	Committee Member
Bryan Norrie	Committee Member
Scott Diver	Committee Member
Beth Edwards	Committee Member
Heather Evereth	Committee Member

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Vericker
Greg Woodcock	District Engineer, Cardno (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT
Steve Schwartz	Representative, Florida Reserve Study

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order and preformed roll call.

SECOND ORDER OF BUSINESS

Review of Audit Proposals Received for District's FY 2022-2026 Auditing Services

Ms. Dobson presented and reviewed the audit proposals received from the firm of Berger, Toombs, Elam, Gaines & Frank, and the firm of Grau & Associates.

The Board ranked the proposals as follows:

1. Berger, Toombs, Elam, Gaines & Frank with 477 Points
2. Grau & Associates with 406 Points

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On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Audit Committee recommended the District enter into contract with the number one ranked bidder; Berger, Toombs, Elam, Gaines & Frank for the District's Fiscal Year 2022 – 2026 Auditing Services for the Preserve at Wilderness Lake Community Development District.

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THIRD ORDER OF BUSINESS

Adjournment

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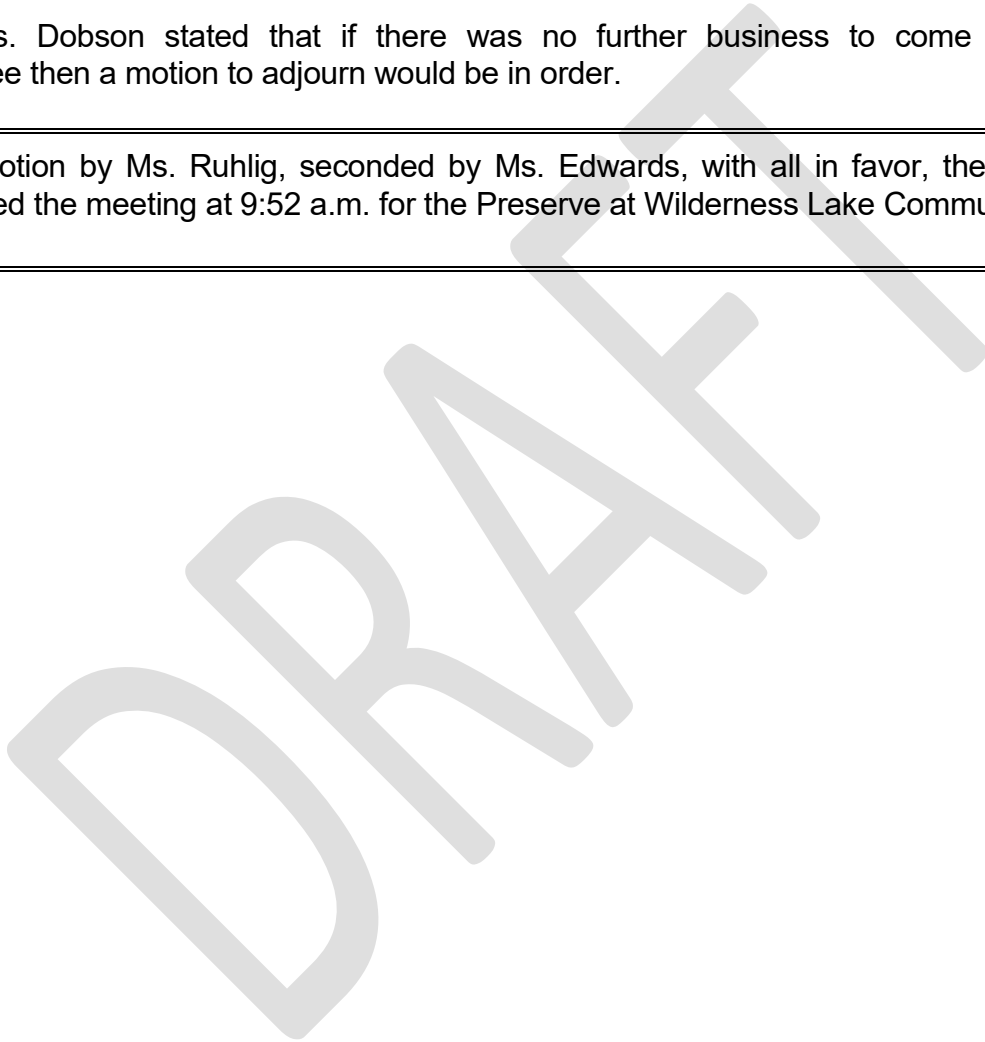
Ms. Dobson stated that if there was no further business to come before the Audit Committee then a motion to adjourn would be in order.

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On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Audit Committee adjourned the meeting at 9:52 a.m. for the Preserve at Wilderness Lake Community Development District.

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Tab 13

The Preserve at Wilderness Lake Community Development District

District Office · Citrus Park, Florida · (813) 933-5571
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslakecdd.org

Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022.

The total items being presented: **\$217,239.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
A Total Solution, Inc. (ATS)	013255	19261	Monthly Service Maintenance Agreement 12/21	Security System Monitoring	\$ 600.00	1
AIC Painting, Inc.	013241	19165	Prep. & Paint Entry Monuments 02/22	Capital Reserves	\$ 4,400.00	2
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00	3
AlSCO, Inc.	013209	LTAM932516	Linen & Mat Service 01/22	Facility Supplies - Spa	\$ 138.98	4
Beth Edwards	013245	BE020222	Board of Supervisors Meeting 02/02/22	Supervisor Fee	\$ 200.00	5
Bryan D Norrie	013251	BN020222	Board of Supervisors Meeting 02/02/22	Supervisor Fee	\$ 200.00	5
City Electric Supply Company	013225	LOL/159542	15W LED Knuckle/Mighty Post 01/22	Landscape Lighting Replacement	\$ 211.89	6
City Electric Supply Company	013225	LOL/159611	9W LED & Wall plate 01/22	Various	\$ 133.96	8
Cool Coast Heating & Cooling Inc	013210	7343	Heating & Cooling Maintenance 01/22	Maintenance & Repair - Lodge	\$ 629.00	10
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00	12
D&B Promotional Products	013211	202201006	Shirts 01/22	General Store	\$ 60.00	14
D&B Promotional Products	013243	202202001	Shirts 02/22	General Store	\$ 77.50	15
Duke Energy	013256	9100 8746 4930 01/22	Herons Glen 01/22	Electric Utility Service	\$ 30.43	16
Duke Energy	013256	9100 8746 5155 01.22	Herons Wood Sign 01/22	Electric Utility Service	\$ 30.43	19

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Duke Energy	013256	9300 0001 3381 01/22	Summary Bill 01/22	Electric Utility Service	\$ 12,653.66	22
Duke Energy	013212	9300 0001 3381 11/21	Summary Bill 11/21	Electric Utility Service	\$ 14,883.77	26
Duke Energy	013212	9300 0001 3381 12/21	Summary Bill 12/21	Electric Utility Service	\$ 8,584.15	29
Fitness Logic, Inc.	013213	105195	Monthly Maintenance 01/22	Fitness Equipment Preventative	\$ 110.00	33
Fitness Logic, Inc.	013257	105704	Repairs - Athletic Equipment 02/22	Fitness Equipment Repairs	\$ 185.50	35
Fitness Logic, Inc.	013257	105714	Monthly Maintenance 02/22	Fitness Equipment Preventative	\$ 110.00	36
Florida Department of Revenue	013247	61-8014999201-4 01/22	Sales & Use Tax 01/22	Sales Tax Payable	\$ 161.61	37
Frontier Communications	2022021	239-159-2085-030513-5 02/22	Fios Internet 02/22	Telephone, Fax & Internet	\$ 95.98	39
Frontier Communications	2022020	813-929-9402-041519-5 01/22	813-929-9402 Phone Service 01/22	Telephone, Fax & Internet	\$ 85.98	42
Frontier Communications	2022021	813-995-2437-061803-5 02/22	813-995-2437 Phone Service 02/22	Telephone, Fax & Internet	\$ 776.13	45
GHS Environmental	013248	2022-146	Monthly Aquatic Weed Control Program 01/22	Lake & Wetlands Management	\$ 4,165.00	50
Grant Hemond and Associates Inc	013226	012122 4th of July BBQ	Deposit - 4th of July BBQ 01/22	Special Events	\$ 118.50	51
Grant Hemond and Associates Inc	013227	012122 Fall Festival	Deposit - Fall Festival FY 22/23 01/22	Special Events	\$ 118.50	53
Grant Hemond and Associates Inc	013228	012122 Labor Day BBQ 01/22	Deposit - Labor Day BBQ 01/22	Special Events	\$ 118.50	55

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Grant Hemond and Associates Inc	013229	012122	Memorial Day Deposit - Memorial Day BBQ 01/22	Special Events	\$ 118.50	57
Grant Hemond and Associates Inc	013230	012122	Pool Party Deposit - Pool Party 01/22	Special Events	\$ 118.50	59
Grant Hemond and Associates Inc	013231	012122	Spring Picnic Deposit - Spring Picnic DJ 01/22	Special Events	\$ 118.50	61
Harris Romaner Graphics	013258	011422	Deposit Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00	63
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00	64
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00	65
Harris Romaner Graphics	013214	20955	Add Ceramic Tile to Sauna Door Stop 01/22	Maintenance & Repair - Lodge	\$ 55.00	66
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00	67
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58	68
Harris Romaner Graphics	013258	21003	Name Tag 02/22	Office Supplies	\$ 34.00	69
Heather Lyn Evereth	013246	HE020222	Board of Supervisors Meeting 02/02/22	Supervisor Fee	\$ 200.00	5
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape Lights 01/22	Capital Reserves	\$ 6,084.00	70
Holly C Ruhlig	013254	HR020222	Board of Supervisors Meeting 02/02/22	Supervisor Fee	\$ 200.00	5
Ideal Network Solutions, Inc	013250	6657	Network Support 01/22	IT Support & Repairs	\$ 95.00	71

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Jerry Richardson	013259	1597	Monthly Hog Removal Service 02/22	Wildlife Management Services	\$ 1,450.00	72
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50	73
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics	Capital Reserves	\$ 3,607.50	76
McNatt Plumbing Company, Inc.	013233	11120307	Maintenance & Repairs 12/21	Maintenance & Repair - Lodge	\$ 345.00	79
Pasco County Utilities	013252	Summary Water 01/22	Summary Water Billing 01/22	Water Utility Service	\$ 2,603.34	80
Pasco Sheriff's Office	013234	I-12/6/2021-06683	Off Duty Detail 01/22	Deputy	\$ 2,240.00	88
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00	90
PBSS Inc./American Lock	013217	11334	Repaired Locks at Lodge & Nature Center 01/22	Maintenance & Repair - Lodge	\$ 370.00	91
Preserve At Wilderness Lake CDD	CD275	CD275	Debit Card Replenishment			
			Publix	Office Supplies	\$ 19.44	93
			Tire Kingdom	Maintenance & Repair - Lodge	\$ 106.66	94
			Cheap Pedi Spa	Capital Reserves	\$ 930.00	96
			Publix	Special Events	\$ 148.93	98
Publix	Nature Center & Special Events	\$ 26.86	99			

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Papa Johns Pizza	Special Events	\$ 39.19	100
			Lowe's	Various	\$ 140.92	101
			Lowe's	Various	\$ (66.42)	102
			Pet Supplies Plus	Nature Center	\$ 33.98	103
			Publix	Special Events	\$ 14.08	104
			Holloway's Farm Supply	Special Events	\$ 19.00	105
			RaceTrac	Maintenance & Repair - Lodge	\$ 28.29	106
			Amazon	Resident Services	\$ 12.99	107
			Sam's Club	General Store	\$ 55.72	109
			Extra Space Storage	Special Events	\$ 235.00	110
			Walgreens	Office Supplies	\$ 16.99	112
			Amazon	Various	\$ 603.53	115
			Alibris	Resident Services	\$ 27.48	119
			Publix	General Store & Nature Center	\$ 47.04	122

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Circle K	Maintenance & Repair - Lodge	\$ 13.85	123
			RaceTrac	Maintenance & Repair - Lodge	\$ 27.69	124
			Sam's Club	Various	\$ 276.96	125
Proteus Pool Service LLC	013218	WIL006	Pool Services 01/22	Pool Service Contract	\$ 2,000.05	126
PSA Horticultural	013261	1283	February 10th Landscape Inspection 02/22	Field Operations	\$ 1,100.00	127
ReadyRefresh by Nestle	013263	12B0006240923	Bottled Water Service 01/22	Resident Services	\$ 161.89	128
RedTree Landscape Systems, LLC	013220	9468	Monthly Pest Control 11/21	Landscape Pest Control	\$ 1,650.00	129
RedTree Landscape Systems, LLC	013220	9469	Monthly Pest Control 12/21	Landscape Pest Control	\$ 1,165.00	130
RedTree Landscape Systems, LLC	013220	9470	Palm Tree Fertilization 11/21	Landscape Fertilization	\$ 750.00	131
RedTree Landscape Systems, LLC	013220	9471	Holiday Seasonal Color Rotation 12/21	Annual Flower Rotation	\$ 4,050.00	132
RedTree Landscape Systems, LLC	013220	9472	Fall Mulch Installation 12/21	Landscape Mulch	\$ 34,600.00	133
RedTree Landscape Systems, LLC	013220	9473	Monthly Pest Control 01/22	Landscape Pest Control	\$ 1,165.00	134
RedTree Landscape Systems, LLC	013237	9489	Sod Replacement - Night Heron Blvd 01/22	Replacement Plants, Shrubs & Trees	\$ 553.65	135
RedTree Landscape Systems, LLC	013237	9491	Deadwooding of Pine Trees - Lakewood 01/22	Tree Trimming Services	\$ 875.00	136

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
RedTree Landscape Systems, LLC	013237	9499	Irrigation Repair 01/22	Irrigation Repair	\$ 232.35	137
RedTree Landscape Systems, LLC	013237	9500	Irrigation Repair 01/22	Irrigation Repair	\$ 153.00	138
RedTree Landscape Systems, LLC	013237	9513	Irrigation Repair 01/22	Irrigation Repair	\$ 90.00	139
RedTree Landscape Systems, LLC	013237	9514	Irrigation Repair 01/22	Irrigation Repair	\$ 247.50	140
RedTree Landscape Systems, LLC	013237	9516	Irrigation Repair 12/21	Irrigation Repair	\$ 389.50	141
RedTree Landscape Systems, LLC	013264	9550	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	142
Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95	143
Rizzetta & Company, Inc.	013219	INV0000065336	Personnel Reimbursement 01/22	Management Contract - Payroll	\$ 22,755.55	145
Rizzetta & Company, Inc.	013219	INV0000065452	District Management Fees 02/22	District Management	\$ 5,650.00	146
Rizzetta & Company, Inc.	013262	INV0000065937	Out of Pocket Expenses 01/22	Payroll Reimbursement - Mileage	\$ 143.88	147
Rizzetta Amenity Services, Inc.	013238	INV0000000009433	Out of Pocket Expenses 12/21	Payroll Reimbursement - Mileage	\$ 112.00	148
Robert Scott Diver	013244	SD020222	Board of Supervisors Meeting 02/02/22	Supervisor Fee	\$ 200.00	5
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00	149
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00	150

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Straley Robin Vericker	013222	20437	Legal Services 10/21	District Counsel	\$ 1,833.00	151
Straley Robin Vericker	013222	20905	Legal Services 01/22	District Counsel	\$ 2,495.50	153
Suncoast Energy Systems, Inc.	013223	U1115145	Propane Delivery 01/22	Gas Utility Service	\$ 1,694.33	155
Sysco West Coast Florida, Inc.	013267	437342084 5	Food/Beverage/Resident Services Supplies 02/22	Various	\$ 927.84	156
Times Publishing Company	013221	0000204826 01/16/22	Acct #117565 Legal Advertising 01/22	Legal Advertisement	\$ 193.00	157
Times Publishing Company	013239	0000204831 01/26/22	Acct #117565 Legal Advertising 01/22	Legal Advertisement	\$ 116.80	159
Times Publishing Company	013266	0000206162 02/02/22	Acct #117565 Legal Advertising 02/22	Legal Advertisement	\$ 124.00	161
Times Publishing Company	013239	0000206172 01/23/22	Acct #117565 Legal Advertising 01/22	Legal Advertisement	\$ 168.50	163
Times Publishing Company	013266	0000209507 02/09/22	Acct #117565 Legal Advertising 02/22	Legal Advertisement	\$ 133.60	165
Tropicare Termite & Pest Control, Inc.	013224	116811	Interior/Exterior/Perimeter Treatment 01/22	Maintenance & Repair - Lodge	\$ 150.00	167
Vanguard Cleaning Systems of Tampa Bay	013268	100082	Monthly Service Charge 02/22	Facility Janitorial Services	\$ 1,875.00	169
Verizon Wireless	2022021	9897807538	Cell Phone Service 01/22	Telephone, Fax & Internet	\$ 58.63	170
Report Total					<u>\$ 217,239.59</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through February 28, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Cool Coast Heating & Cooling Inc	13030	6897	Changeout Coil & Compressor with Warranty 10/21	Capital Reserves	\$ 7,860.00
Harris Romaner Graphics	13035	20786	Railing Repairs 10/21	Capital Reserves	\$ 3,600.00
Patio Land USA, Inc	12995	11920-A Balance	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A Balance	Balance Due - Poolside Sling Back Chair Replacements 09/21	Capital Reserves	\$ 1,579.50
The Pool Works of Florida, Inc	13042	1527	33% Due for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 33,348.30
The Pool Works of Florida, Inc	13042	1528	Bond Fee for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 3,891.00
Site Masters of Florida, LLC	13074	110321-3	Deposit - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 3,600.00
A Total Solution, Inc. (ATS)	13137	158842	Service Call - Fire Alarm System 11/21	Capital Reserves	\$ 1,597.00
A Total Solution, Inc. (ATS)	13137	159158	Service Call - CCTV System 11/21	Capital Reserves	\$ 525.93
Harris Romaner Graphics	13094	20844	Repaint 4 Signs - 2 sides 11/21	Capital Reserves	\$ 2,600.00
Harris Romaner Graphics	13129	20873	Replace Concrete Pad - Maintenance Shed 12/21	Capital Reserves	\$ 4,700.00
Harris Romaner Graphics	13141	20876	Fabricate Sign - Truck & High Profile Vehicles 12/21	Capital Reserves	\$ 500.00
Harris Romaner Graphics	13141	20877	Repairs around Guard House 12/21	Capital Reserves	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	13116	2-182962	Engineering Services Capital Projects 10/21	Capital Reserves	\$ 3,170.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through February 28, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	13143	3-184668	Engineering Services Capital Projects 11/21	Capital Reserves	\$ 487.50
ProPet Distributors, Inc.	13120	137070	Dogipot Smart Litter Pick Up Bags 11/21	Capital Reserves	\$ 115.00
Site Masters of Florida, LLC	13123	112021-4	Balance - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 6,400.00
Site Masters of Florida, LLC	13152	122121-1	Remove Soil & Vegetation Build Up 12/21	Capital Reserves	\$ 1,600.00
A Total Solution, Inc. (ATS)	013172	0000159765	Service Call - Emergency/Exit Lights 12/21	Capital Reserves	\$ 1,553.90
Harris Romaner Graphics	013190	20914	Repairs 01/22	Capital Reserves	\$ 950.00
Harris Romaner Graphics	013190	20919	Reset & Level Pavers at Pool 1/22	Capital Reserves	\$ 2,450.00
Himes Electrical Service, Inc.	013179	22493	Converted 11 Pole Lights to LED 01/22	Capital Reserves	\$ 674.30
Proteus Pool Service LLC	013164	WIL005	Pool Service & Installed 3 Acid & 3 Chlorine Tanks 12/21	Capital Reserves	\$ 1,443.56
The Pool Works of Florida, Inc	013185	1580	Motor Repair & Seal Plate 01/22	Capital Reserves	\$ 5,101.00
The Pool Works of Florida, Inc	013185	1590	50% Due for Gas Heater Replacement 01/22	Capital Reserves	\$ 3,224.00
The Pool Works of Florida, Inc	013185	1591	50% Due for Tile 01/22	Capital Reserves	\$ 55,205.50
The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	\$ 5,948.00
AIC Painting, Inc.	013241	19165	Prep. & Paint Entry Monuments 02/22	Capital Reserves	\$ 4,400.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through February 28, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00
Harris Romaner Graphics	013258	011422	Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape	Capital Reserves	\$ 6,084.00
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics 01/22	Capital Reserves	\$ 3,607.50
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00
Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Cheap Pedi Spa	CD275	CD275	Debit Card Pedicure Chair	Capital Reserves	<u>\$ 930.00</u>
Reserve Expenditure Total					<u>\$ 214,162.02</u>

Tab 14



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

February 28, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund--Series 2013	Debt Service Fund--Series 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	371,423	0	0	0	371,423	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	833,999	0	474,857	301,759	1,610,615	0	0
Investments - Reserves	0	1,167,441	0	0	1,167,441	0	0
Accounts Receivable	63,272	0	11,756	6,335	81,363	0	0
Prepaid Expenses	119	0	0	0	119	0	0
Deposits	28,750	0	0	0	28,750	0	0
Due From Other Funds	234,164	0	0	1,406	235,569	0	0
Amount Available-Debt Service	0	0	0	0	0	0	794,963
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,710,037
Fixed Assets	0	0	0	0	0	11,259,083	0
Total Assets	1,532,026	1,167,441	486,613	309,499	3,495,579	11,259,083	4,505,000
Liabilities							
Accounts Payable	56,234	0	0	0	56,234	0	0
Sales Tax Payable	212	0	0	0	212	0	0
Accrued Expenses Payable	15,555	0	0	0	15,555	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	1,406	233,015	1,149	0	235,569	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,505,000
Total Liabilities	73,406	233,015	1,149	0	307,570	0	4,505,000
Fund Equity & Other Credits							
Beginning Fund Balance	642,369	916,351	227,836	176,292	1,962,848	11,259,083	0
Net Change in Fund Balance	816,250	18,074	257,628	133,207	1,225,161	0	0
Total Fund Equity & Other Credits	1,458,619	934,426	485,464	309,499	3,188,009	11,259,083	0
Total Liabilities & Fund Equity	1,532,026	1,167,441	486,613	309,499	3,495,579	11,259,083	4,505,000

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	9,500	3,958	8,210	4,252	13.57%
Special Assessments					
Tax Roll	1,647,700	1,647,700	1,653,253	5,553	(0.33)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	525	525	0.00%
Insurance Proceeds	0	0	965	965	0.00%
Guest Fees	2,000	833	2,349	1,515	(17.44)%
Events and Sponsorships	3,500	1,458	2,207	749	36.93%
Rental Revenue	8,000	3,333	6,977	3,644	12.78%
General Store	7,500	3,125	2,412	(713)	67.83%
Total Revenues	<u>1,678,200</u>	<u>1,660,408</u>	<u>1,676,897</u>	<u>16,489</u>	<u>0.08%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	5,833	5,200	633	62.85%
Financial & Administrative					
Administrative Services	8,874	3,698	3,698	0	58.33%
District Management	25,078	10,449	10,449	0	58.33%
District Engineer	15,000	6,250	5,905	345	60.63%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,800	4,715	4,714	1	39.56%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,724	2,385	2,385	0	58.33%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	10,843	10,843	0	58.33%
Auditing Services	4,000	0	58	(58)	98.55%
Public Officials Liability Insurance	2,663	2,663	2,542	121	4.54%
Supervisor Workers Compensation Insurance	250	250	200	50	20.00%
Legal Advertising	2,250	938	736	202	67.29%
Miscellaneous Mailings	1,200	500	0	500	100.00%
Dues, Licenses & Fees	825	355	175	180	78.78%
Website Fees & Maintenance	8,000	4,005	2,413	1,593	69.84%
Legal Counsel					
District Counsel	13,000	5,417	11,289	(5,872)	13.16%
Law Enforcement					
Deputy	34,750	14,479	16,177	(1,698)	53.44%
Electric Utility Services					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	163,000	67,917	63,558	4,359	61.00%
Gas Utility Services					
Utility Services	28,120	11,717	22,037	(10,321)	21.63%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	3,030	3,030	3,130	(100)	(3.30)%
Garbage - Recreation Facility	3,000	1,250	0	1,250	100.00%
Garbage - Wetlands Dumpster Fees	2,000	833	300	533	85.00%
Water-Sewer Combination Services					
Utility Services	27,500	11,458	5,843	5,615	78.75%
Stormwater Control					
Stormwater Assessments	2,750	2,750	2,353	397	14.43%
Other Physical Environment					
General Liability Insurance	3,257	3,257	3,609	(352)	(10.80)%
Property Insurance	36,616	36,616	35,227	1,389	3.79%
Entry & Walls Maintenance	1,000	417	157	259	84.27%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Landscape					
Landscape Maintenance	158,000	65,833	64,500	1,333	59.17%
Irrigation Inspection	13,600	5,667	5,500	167	59.55%
Landscape Replacement Plants, Shrubs, Trees	45,000	18,750	1,375	17,375	96.94%
Landscape - Pest Control	13,980	5,825	4,660	1,165	66.66%
Landscape Fertilization	30,000	12,500	6,525	5,975	78.25%
Tree Trimming Services	32,000	13,333	11,875	1,458	62.89%
Irrigation Repairs	25,000	10,417	4,282	6,135	82.87%
Landscape - Mulch	68,000	28,333	34,600	(6,267)	49.11%
Annual Flower Rotation	16,200	6,750	4,050	2,700	75.00%
Well Maintenance	2,500	1,042	0	1,042	100.00%
Field Operations	13,200	5,500	5,500	0	58.33%
Landscape Aeration	4,000	1,667	0	1,667	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	208	0	208	100.00%
Monthly Aquatic Weed Control Program	34,500	14,375	14,250	125	58.69%
Educational Program	500	208	0	208	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	521	0	521	100.00%
Bay Lake Hydrilla Treatment	1,000	417	0	417	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Professional Oversight of WLP Wetland Staff	6,000	2,500	2,500	0	58.33%
Private Resident Consultation	780	325	325	0	58.33%
Wetland Tree Removal	2,000	833	0	833	100.00%
Grass Carp Replacement and/or Barrier Repair	300	125	0	125	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	4,375	3,750	625	64.28%
Special Projects	6,350	2,646	0	2,646	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	208	0	208	100.00%
Street Sign Repair & Replacement	500	208	0	208	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	4,167	16,118	(11,951)	(61.18)%
Sidewalk Repair & Maintenance	3,000	1,250	0	1,250	100.00%
Sidewalk Pressure Washing	7,000	2,917	3,400	(483)	51.42%
Parks & Recreation					
Management Contract - Payroll	450,000	187,500	144,138	43,362	67.96%
Payroll Reimbursement - Mileage	2,500	1,042	576	466	76.97%
Management Contract - Management Fee	18,000	7,500	7,500	0	58.33%
Lodge - Maintenance & Repair	50,000	20,833	18,441	2,393	63.11%
Pool Service Contract	28,800	12,000	10,150	1,850	64.75%
Pool Repairs	5,000	2,083	3,618	(1,534)	27.64%
Equipment Lease	4,000	1,667	1,401	265	64.97%
Landscape Lighting Replacement	2,000	833	1,201	(368)	39.95%
Fitness Equipment Preventative Maintenance	1,500	625	550	75	63.33%
Facility Supplies - Spa	7,700	3,208	2,663	545	65.41%
Lodge - Facility Janitorial Services	30,000	12,500	7,781	4,719	74.06%
Nature Center Operations	2,500	1,042	476	565	80.94%
Security System Monitoring	10,000	4,167	3,120	1,047	68.80%
Pool Permits	1,000	417	0	417	100.00%
Telephone, Fax & Internet	14,000	5,833	4,349	1,485	68.93%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Resident ID Cards	1,100	458	402	56	63.45%
Special Events	30,000	12,500	12,902	(402)	56.99%
Athletic/Park Court/Field Repairs	5,000	2,083	2,143	(59)	57.14%
Wildlife Management Services	13,500	5,625	6,250	(625)	53.70%
Playground Mulch	8,000	3,333	4,520	(1,187)	43.50%
Resident Services	7,500	3,125	2,864	261	61.80%
General Store	7,500	3,125	1,465	1,660	80.46%
Security System Maintenance	8,000	3,333	2,937	397	63.29%
Fitness Equipment Repairs	7,000	2,917	2,624	293	62.51%
Lodge - Facility Janitorial Supplies	8,500	3,542	2,211	1,331	73.98%
Playground Equipment & Maintenance	1,000	417	15	402	98.50%
Dog Waste Station Supplies	550	229	1,862	(1,632)	(238.46)%
IT Support & Repairs	3,000	1,250	1,365	(115)	54.49%
Office Supplies	8,000	3,333	1,915	1,418	76.05%
Equipment Repair/Replacement	9,348	3,895	2,572	1,323	72.48%
Contingency					
General Fund Transfer to Reserve Fund	192,900	192,900	192,900	0	0.00%
Total Expenditures	1,903,843	946,164	860,844	85,320	54.78%
Excess of Revenues Over (Under) Expenditures	(225,643)	714,244	816,053	101,809	461.65%
Other Financing Sources(Uses)					
Carry Forward Fund Balance	225,643	225,643	0	(225,643)	100.00%
Prior Year AP Credit	0	0	197	197	0.00%
Total Other Financing Sources(Uses)	225,643	225,643	197	(225,446)	99.91%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	939,887	816,250	(123,637)	0.00%
Fund Balance, Beginning of Period	0	0	642,369	642,369	0.00%
Fund Balance, End of Period	0	939,887	1,458,619	518,732	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	50,000	50,000	0	0.00%
Other Miscellaneous Revenues				
General Fund Transfer	192,900	192,900	0	0.00%
Total Revenues	<u>242,900</u>	<u>242,900</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	242,900	224,826	18,074	7.44%
Total Expenditures	<u>242,900</u>	<u>224,826</u>	<u>18,074</u>	<u>7.44%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>18,074</u>	<u>(18,074)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>18,074</u>	<u>(18,074)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	916,351	(916,351)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>934,426</u></u>	<u><u>(934,426)</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2013 - 201

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	9	(9)	0.00%
Special Assessments				
Tax Roll	315,438	316,470	(1,032)	(0.32)%
Prepayments	0	3,757	(3,757)	0.00%
Total Revenues	<u>315,438</u>	<u>320,236</u>	<u>(4,798)</u>	<u>(1.52)%</u>
Expenditures				
Debt Service Payments				
Interest	130,438	62,608	67,831	52.00%
Principal	185,000	0	185,000	100.00%
Total Expenditures	<u>315,438</u>	<u>62,608</u>	<u>252,831</u>	<u>80.15%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>257,628</u>	<u>(257,628)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>257,628</u>	<u>(257,628)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	227,836	(227,836)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>485,464</u></u>	<u><u>(485,464)</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2012 - 202

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	6	(6)	0.00%
Special Assessments				
Tax Roll	169,967	170,522	(556)	(0.32)%
Total Revenues	<u>169,967</u>	<u>170,528</u>	<u>(562)</u>	<u>(0.33)%</u>
Expenditures				
Debt Service Payments				
Interest	79,967	37,321	42,645	53.32%
Principal	90,000	0	90,000	100.00%
Total Expenditures	<u>169,967</u>	<u>37,321</u>	<u>132,645</u>	<u>78.04%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>133,207</u>	<u>(133,207)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>133,207</u>	<u>(133,207)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	176,292	(176,292)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>309,499</u></u>	<u><u>(309,499)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
February 28, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2022</u>
The Bank of Tampa	Money Market	\$ 245,312
The Bank of Tampa ICS		
Leaders Bank, National Association	Money Market	1
NexBank, SSB	Money Market	248,352
TriState Capital Bank	Money Market	147,627
Western Alliance Bank	Money Market	192,707
	Total General Fund Investments	<u>\$ 833,999</u>
The Bank of Tampa ICS Reserve		
Midwest Regional Bank	Money Market	\$ 248,352
Northern Bank & Trust Company	Money Market	248,352
Pinnacle Bank	Money Market	248,352
Western Alliance Bank	Money Market	55,644
Mainstreet Community Bank of Florida		
First Enterprise Bank	2.25% - 3 year term - Maturity Date 12/01/22	21,983
Hills Bank and Trust Company	2.25% - 3 year term - Maturity Date 12/01/22	108,734
Homeland Federal Savings Bank	2.25% - 3 year term - Maturity Date 12/01/22	236,024
	Total Reserve Fund Investments	<u>\$ 1,167,441</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund CI Y	\$ 315,233
US Bank Series 2013 Reserve	First American Government Obligation Fund CI Y	154,107
US Bank Series 2013 Prepayment	First American Government Obligation Fund CI Y	5,517
	Total Series 2013 Debt Service Fund Investments	<u>\$ 474,857</u>
US Bank Series 2012 Reserve	First American Government Obligation Fund CI Y	\$ 125,130
US Bank Series 2012 Revenue	First American Government Obligation Fund CI Y	172,241
US Bank Series 2012 Prepayment	First American Government Obligation Fund CI Y	4,388
	Total Series 2012 Debt Service Fund Investments	<u>\$ 301,759</u>

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>63,272.05</u>
		Total 001 - General Fund	63,272.05

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2013

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>11,756.15</u>
		Total 201 - Debt Service Fund--Series 2013	11,756.15

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>6,334.53</u>
		Total 202 - Debt Service Fund--Series 2012	<u>6,334.53</u>
Report Balance			<u><u>81,362.73</u></u>

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2021

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A Total Solution, Inc. (ATS)	12/27/2021	0000159823	5 Year - Fire Sprinkler System Inspection 12/21	600.00
Cheryl's Trinity, Inc.	2/4/2022	14175	VIP Wine Tasting 02/22	295.00
City Electric Supply Company	2/4/2022	LOL/160259	Tamlites 02/22	184.00
Rizzetta & Company, Inc.	2/4/2022	INV0000065634	General Management/Oversight & Personnel 02/04/22	15,091.24
The Pool Works of Florida, Inc	2/7/2022	1622	Completion of Filters 02/22	4,995.00
AlSCO, Inc.	2/8/2022	LTAM934199	Linen & Mat Service 02/22	138.98
City Electric Supply Company	2/8/2022	LOL/007419	Wall Plate Credit Invoice LOL/159611 02/22	(3.44)
Land O' Lakes Recycling Center	2/9/2022	656359	C&D Container Pull Charge - Trees 02/22	300.00
Duke Energy	2/10/2022	9300 0001 3787 01/22	Summary Bill 01/22	1,083.94
Frontier Communications	2/15/2022	813-929-9402-041519-5 02/22	813-929-9402 Phone Service 02/22	105.98
Ideal Network Solutions, Inc	2/16/2022	6670	Network Support 02/22	190.00
Fitness Logic, Inc.	2/17/2022	105684	Repairs - Athletic Equipment 02/22	50.99
FITREV Inc.	2/18/2022	24958	Upright Cycle 02/22	2,334.00
A Total Solution, Inc. (ATS)	2/18/2022	000160356	Monthly Service Maintenance Agreement 02/22	600.00
Rizzetta & Company, Inc.	2/18/2022	INV0000066107	Personnel Reimbursement 02/18/22	12,053.12
Vanguard Cleaning Systems of Tampa Bay	2/18/2022	100247	Credit for Non-Service on 02/14/2022 02/22	(93.75)
Verizon Wireless	2/21/2022	9900056767	Cell Phone Service 02/22	58.63
Frontier Communications	2/22/2022	239-159-2085-030513-5 03/22	Fios Internet 03/22	95.98
FITREV Inc.	2/23/2022	25000	Repairs - Athletic Equipment 02/22	720.35
Straley Robin Vericker	2/24/2022	21031	Legal Services 02/22	3,736.00
Strictly Entertainment, Inc.	2/24/2022	022422	Spring Picnic & Egghunt 02/22	1,700.00
The Pool Works of Florida, Inc	2/24/2022	021722	50% Deposit for Lap Pool Pumps 02/22	6,150.00
Tibbetts Lumber Co., LLC	2/24/2022	4368671	Split Rail 02/22	16.95
Proteus Pool Service LLC	2/25/2022	WIL007	Pool Service/Additional Clean Time/Spa Pump Install 02/22	2,582.05
Pasco Sheriff's Office	2/28/2022	I-1/6/2022-06798	Off Duty Detail 02/22	2,340.00

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2021

001 - General Fund

From 2/1/2022 Through 2/28/2022

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Pasco County Utilities	3/3/2022	Summary Water 02/22	Summary Water Billing 02/22	<u>908.83</u>
			Total 001 - General Fund	<u>56,233.85</u>
Report Total				<u><u>56,233.85</u></u>

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
February 28, 2022

Balance Sheet

1. Trust statement activity has been recorded through 02/28/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Bank Balance	403,040.99
Less Outstanding Checks/Vouchers	33,847.07
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	369,193.92
Balance Per Books	<u>369,193.92</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
013242	2/14/2022	System Generated Check/Voucher	289.00	Cool Coast Heating & Cooling Inc
013253	2/14/2022	System Generated Check/Voucher	1,701.95	Rentalex of Hudson, Inc.
013256	2/22/2022	System Generated Check/Voucher	12,714.52	Duke Energy
013258	2/22/2022	System Generated Check/Voucher	16,334.00	Harris Romaner Graphics
013259	2/22/2022	System Generated Check/Voucher	1,450.00	Jerry Richardson
013261	2/22/2022	System Generated Check/Voucher	1,100.00	PSA Horticultural
013266	2/22/2022	System Generated Check/Voucher	257.60	Times Publishing Company
Outstanding Checks/Vouchers			33,847.07	
			33,847.07	

02/21/2022



Account Statement

THE PRESERVE AT WILDERNESS LAKE
 COMMUNITY DEVELOPMENT DISTRICT
 OPERATING ACCOUNT
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Questions? Please call
 1-800-786-8787

Keep your SunTrust Accounts safer.
 Use unique usernames and passwords for your online bank accounts.
 It's best not to recycle the same username and password on multiple websites where you
 have an online profile - especially your financial accounts.
 Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		02/01/2022 - 02/21/2022

Description	Amount	Description	Amount
Beginning Balance	\$1,074,494.82	Average Balance	\$589,926.44
Deposits/Credits	\$19,235.25	Average Collected Balance	\$589,898.77
Checks	\$639,543.42	Number of Days in Statement Period	21
Withdrawals/Debits	\$1,016.72		
Ending Balance	\$453,169.93		

Overdraft Protection
Account Number
Protected By
 Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	02/09	909.20		DEPOSIT	02/18	271.80		DEPOSIT
	02/04	1,501.55		<i>ELECTRONIC/ACH CREDIT</i>				
				PASCOTAXTAX AC00000000001027				
	02/04	16,552.70		<i>ELECTRONIC/ACH CREDIT</i>				
				PASCOTAXTAX AC00000000001027				
Deposits/Credits:	4			Total Items Deposited:	5			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	13195	532.80	02/02	13213	110.00	02/07	13227	118.50	02/18
	13196	3,892.73	02/03	13214	535.00	02/10	13228	118.50	02/18
	13197	1,294.43	02/02	13215	6,084.00	02/14	13229	118.50	02/18
	13198	353.00	02/01	13216	2,632.50	02/07	13230	118.50	02/18
	13199	1,200.00	02/03	13217	370.00	02/07	13231	118.50	02/18
	13200	240,000.00	02/01	13218	2,000.05	02/07	*13233	345.00	02/18
	13201	554.80	02/02	13219	28,405.55	02/09	13234	2,240.00	02/18
	13202	1,100.00	02/08	13220	43,380.00	02/08	13235	115.00	02/15
	*13206	2,107.15	02/03	13221	193.00	02/09	13236	240,000.00	02/14
	13207	6,611.97	02/01	13222	4,328.50	02/08	13237	2,541.00	02/14
	*13209	138.98	02/08	13223	1,694.33	02/15	13238	112.00	02/15
	13210	629.00	02/08	13224	150.00	02/09	*13240	8,500.00	02/10
	13211	60.00	02/08	13225	345.85	02/14	*13245	200.00	02/18
	13212	35,875.78	02/08	13226	118.50	02/18	*13254	200.00	02/18

Checks: 42
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

02/21/2022



Account
 Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	02/09	85.98		ELECTRONIC/ACH DEBIT FRONTIER COMMUNITY BILL PAY13086111111
	02/14	58.63		ELECTRONIC/ACH DEBIT VERIZON WIRELESS PAYMENTS032313281900001
	02/15	776.13		ELECTRONIC/ACH DEBIT FRONTIER COMMUNITY BILL PAY13100233231
	02/16	95.98		ELECTRONIC/ACH DEBIT FRONTIER COMMUNITY BILL PAY13104502671

Withdrawals/Debits: 4

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	827,529.85	827,529.85	02/09	717,452.05	716,871.05
	02/02	825,147.82	825,147.82	02/10	708,417.05	708,417.05
	02/03	817,947.94	817,947.94	02/14	459,387.57	459,387.57
	02/04	836,002.19	836,002.19	02/15	456,690.11	456,690.11
	02/07	830,889.64	830,889.64	02/16	456,594.13	456,594.13
	02/08	745,377.38	745,377.38	02/18	453,169.93	453,169.93

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



999-99-99-99 51371 21 C 001 30 S 66 002
THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
OPERATING ACCT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Your account statement

For 02/28/2022

Contact us



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(844) 4TRUIST or
(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 02/21/2022	\$453,169.93
Checks	- 50,128.94
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 02/28/2022	= \$403,040.99

Checks

DATE	CHECK #	AMOUNT(\$)
02/24	13232	1,500.00
02/22	*13239	285.30
02/24	*13241	5,000.00
02/22	*13243	77.50
02/22	13244	200.00
02/22	*13246	200.00
02/22	13247	161.61

DATE	CHECK #	AMOUNT(\$)
02/25	13248	4,165.00
02/24	13249	2,299.58
02/23	13250	95.00
02/22	13251	200.00
02/22	13252	2,603.34
02/28	*13255	600.00
02/25	*13257	295.50

DATE	CHECK #	AMOUNT(\$)
02/28	*13260	3,607.50
02/28	*13262	143.88
02/28	13263	161.89
02/25	13264	15,000.00
02/24	13265	10,730.00
02/25	*13267	927.84
02/25	13268	1,875.00

* indicates a skip in sequential check numbers above this item

Total checks = \$50,128.94

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Bank Balance	2,405.83
Less Outstanding Checks/Vouchers	276.96
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,128.87
Balance Per Books	<u>2,128.87</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD275-1	2/28/2022	Feb 22 Debit Card Activity	276.96	Preserve At Wilderness Lake CDD
Outstanding Checks/Vouchers			276.96	

02/21/2022



Account Statement

THE PRESERVE AT WILDERNESS LAKE
 COMMUNITY DEVELOPMENT DISTRICT
 LODGE DEBIT CARD ACCOUNT
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Questions? Please call
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Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		02/01/2022 - 02/21/2022

Description	Amount	Description	Amount
Beginning Balance	\$2,874.92	Average Balance	\$1,662.28
Deposits/Credits	\$904.92	Average Collected Balance	\$1,662.28
Checks	\$.00	Number of Days in Statement Period	21
Withdrawals/Debits	\$2,579.12		
Ending Balance	\$1,200.72		

Overdraft Protection	Account Number	Protected By
		Not enrolled

about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	02/03	23.76		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/07	208.51		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/07	288.67		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/08	66.42		CHECK CARD CREDIT DATE 02/07 LOWES #02238* LUTZ FL
	02/09	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/10	21.60		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/14	106.94		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
	02/14	183.62		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETI8788292167946
Deposits/Credits:	8			Total Items Deposited: 0

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/02	147.54		CHECK CARD PURCHASER DATE 02/01 MCNATTS CLEANERS TAMPA FL
	02/02	19.44		POINT OF SALE DEBITR DATE 02/02 PUBLIX SUPER MARKET O'LAKES FL 0877101
	02/04	930.00		CHECK CARD PURCHASER DATE 02/03 CHEAP PEDI SPA IN 8448546866 FL
	02/04	106.66		CHECK CARD PURCHASER DATE 02/03 TIRE KINGDOM 158 LUTZ FL
	02/04	148.93		POINT OF SALE DEBITR DATE 02/04 PUBLIX SUPER MARKET O'LAKES FL 0877104

02/21/2022



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	02/04	26.86		POINT OF SALE DEBITR DATE02/04 PUBLIX SUPER MAR AND O LAKES FL1142104
	02/07	39.19		CHECK CARD PURCHASER DATE02/04 PAPA JOHN'S #3570 863-583-9192 FL
	02/07	140.92		POINT OF SALE DEBITR DATE02/05 LOWE'S #2238 LUTZ FL 001
	02/10	33.98		POINT OF SALE DEBITR DATE02/09 PET SUPPLIES PLUS # 40 LAND O LAKES FD0678977
	02/11	14.08		POINT OF SALE DEBITR DATE02/11 PUBLIX SUPER MAR AND O LAKES FL0877104
	02/11	19.00		POINT OF SALE DEBITR DATE02/11 HOLLOWAYS AND O LAKES FL2039450
	02/14	28.29		POINT OF SALE DEBITR DATE02/12 RACETRAC336 LAND O LAKES FD8228806
	02/14	12.99		RECURRING CHECK CARD PURCHASE DATE02/13 AMAZON PRIME*ZP2OD4JXAMZN.COM/BILLWA
	02/14	55.72		POINT OF SALE DEBITR DATE02/14 SAM'S Club TAMPA FL48520095
	02/15	16.99		POINT OF SALE DEBITR DATE02/14 WALGREENS 22829 STATE LAND O LAKES FD6494T01
	02/16	235.00		CHECK CARD PURCHASER DATE02/14 EXTRA SPACE 8254 LAND O LAKES FL
	02/18	391.38		POINT OF SALE DEBITR DATE02/17 AMAZON.COM*NQ95G4W03SEATTLE WA00000101
	02/18	47.16		POINT OF SALE DEBITR DATE02/17 AMAZON.COM*1B2GV1R1SEATTLE WA00000101
	02/18	164.99		POINT OF SALE DEBITR DATE02/17 AMAZON.COM*A868P0ZS3SEATTLE WA00000000

Withdrawals/Debits: 19

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	2,874.92	2,874.92	02/10	1,895.76	1,895.76
	02/02	2,707.94	2,707.94	02/11	1,862.68	1,862.68
	02/03	2,731.70	2,731.70	02/14	2,056.24	2,056.24
	02/04	1,519.25	1,519.25	02/15	2,039.25	2,039.25
	02/07	1,836.32	1,836.32	02/16	1,804.25	1,804.25
	02/08	1,902.74	1,902.74	02/18	1,200.72	1,200.72
	02/09	1,908.14	1,908.14			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



999-99-99-99 51371 0 C 001 30 S 66 002
THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
LODGE DEBIT CARD ACCT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Your account statement

For 02/28/2022

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 02/21/2022	\$1,200.72
Checks	- 0.00
Other withdrawals, debits and service charges	- 116.06
Deposits, credits and interest	+ 1,321.17
Your new balance as of 02/28/2022	= \$2,405.83

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/22	DEBIT CARD PURCHASE ALIBRIS BOOKS 02-19 5105944557 CA M0801	27.48
02/28	DEBIT CARD PURCHASE-PIN 02-26-22 LAND O'LAKES FL 6478 PUBLIX SUPER MAR 2121 COL	47.04
02/28	DEBIT CARD PURCHASE-PIN 02-27-22 LAND O LAKES FL 6478 CIRCLE K # 07641	13.85
02/28	DEBIT CARD PURCHASE-PIN 02-27-22 LAND O'LAKES FL 6478 RACETRAC336	27.69
Total other withdrawals, debits and service charges		= \$116.06

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	91.81
02/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	171.30
02/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	216.03
02/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	246.05
02/23	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	181.92
02/28	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	195.50
02/28	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	218.56
Total deposits, credits and interest		= \$1,321.17

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Bank Balance	90.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>10.00</u>
Reconciled Bank Balance	100.00
Balance Per Books	<u>100.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	1/31/2022	Bank Fee to be Refund When Online Access is Set Up	5.00
1	2/28/2022	Bank Fee to be Refund When Online Access is Set Up	5.00
Outstanding Suspense Items			10.00



To report a lost or stolen debit card, call (888) 297-3416.

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MAR - 7 2022

BY:

THE PRESERVE AT WILDERNESS LAKE COMMUNIT
3434 COLWELL AVE
SUITE 200
TAMPA FL 33614

Date 2/28/22
Account Number
Enclosures

Page 1

Thank you for choosing Mainstreet Community Bank of Florida!
Please contact a Customer Service Representative
if you have any questions regarding your statement.

--- CHECKING ACCOUNTS ---

Table with columns: Description, Amount, and Number of Enclosures. Rows include PUBLIC FUNDS DDA, Account Number, Previous Balance (95.00), Deposits/Credits (.00), Checks/Debits (.00), Service Charge (5.00), Interest Paid (.00), and Ending Balance (90.00). Summary statistics include Statement Dates (2/01/22 thru 2/28/22), Days in the statement period (28), Average Ledger (95.00), and Average Collected (95.00).

Table for Service Charges and Itemized Fees. Row: 2/28 Paper Statement Charge, Amount 5.00.

Table for Checks and withdrawals. Row: 2/28 Service Charge, Amount 5.00-SC.

Table for Daily Balance Information. Row: 2/01 Balance 95.00, 2/28 Balance 90.00.

*** END OF STATEMENT ***



The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15002 Investments--Bank of Tampa ICS Reserve
Reconciliation ID: 022822
Reconciliation Date: 2/28/2022
Status: Open

Bank Balance	800,699.24
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	800,699.24
Balance Per Books	<u>800,699.24</u>
Unreconciled Difference	<u><u>0.00</u></u>

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The Bank of Tampa
P.O. Box One
Tampa, FL 33601-0001

Contact Us
813-872-1200
PromontoryRequests@bankoftampa.com
<https://www.bankoftampa.com/>



The Preserve at Wilderness Lake CDD
Capital Reserve
3434 Colwell Ave Ste 200
Tampa, FL 33614

Account
The Preserve at Wilderness Lake CDD
Capital Reserve

Date
02/28/2022

Page
1 of 2

IntraFi® Network DepositsSM Monthly Statement

Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of February 2022 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Network Deposits. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$800,693.12	\$800,699.24
TOTAL			\$800,693.12	\$800,699.24

Date
02/28/2022

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:
Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve

Account Summary - Savings

Statement Period	2/1-2/28/2022	Average Daily Balance	\$800,693.34
Previous Period Ending Balance	\$800,693.12	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	0.00	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	12.63
Interest Capitalized	6.12	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$800,699.24		

Account Transaction Detail

Date	Activity Type	Amount	Balance
02/28/2022	Interest Capitalization	\$6.12	\$800,699.24

Summary of Balances as of February 28, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Leader Bank, National Association	Arlington, MA	57134	\$0.41
Midwest Regional Bank	Festus, MO	8889	248,351.82
Northern Bank & Trust Company	Woburn, MA	18266	248,351.90
Pinnacle Bank	Nashville, TN	35583	248,351.90
Western Alliance Bank	Phoenix, AZ	57512	55,643.21

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA
Reconciliation ID: 022822
Reconciliation Date: 2/28/2022
Status: Open

Bank Balance	245,311.70
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	245,311.70
Balance Per Books	<u>245,311.70</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
 Statement Period:
 Through:
 30 - 5

Statement
 Feb 01, 2022
 Feb 28, 2022
 Page 1

STATEMENT MESSAGE

 NOTICE TO CLIENTS: BEGINNING WITH THE MARCH ANALYSIS STATEMENT CYCLE,
 ALL MONTHLY ANALYSIS FEES, INCLUDING MONTHLY SERVICE CHARGES, WILL NOW
 POST ON THE 15th DAY OF THE FOLLOWING MONTH OR THE FOLLOWING BUSINESS DAY
 IN THE EVENT OF A WEEKEND OR HOLIDAY. IF YOU HAVE ANY QUESTIONS, PLEASE
 CONTACT OUR CLIENT SERVICE CENTER AT (813) 872-1200.



PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

- ☎ Call: 813-872-1200
- ✉ Write: P.O. Box One
Tampa, FL 33601-0001
- 🌐 Visit: www.bankoftampa.com
- ☎ Call: Telebank (24 Hours)
813-872-1275

----- COMM MONEY MARKET -----

ACCOUNT #		BEGINNING BALANCE	\$245,307.86
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$240,003.84
AVG. AVAILABLE BALANCE	\$168,165.00	CHECKS / DEBITS	\$240,000.00
AVG. BALANCE	\$168,165.00	ENDING BALANCE	\$245,311.70
INTEREST PAID YTD	\$4.89	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$3.84	# CHECKS / DEBITS	1

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
Statement Period: Feb 01, 2022
Through: Feb 28, 2022
Page 2

OTHER CREDITS

Description	Date	Amount
Branch Deposit	02-11	240,000.00
INTEREST	02-28	3.84
Total		240,003.84

OTHER DEBITS

Description	Date	Amount
ICS deposit - GL/ 12120	02-02	240,000.00
Total		240,000.00

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
02-02-22	\$5,307.86	02-11-22	\$245,307.86	02-28-22	\$245,311.70

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Bank Balance	588,687.10
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	588,687.10
Balance Per Books	<u>588,687.10</u>
Unreconciled Difference	<u><u>0.00</u></u>

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The Bank of Tampa
P.O. Box One
Tampa, FL 33601-0001

Contact Us
813-872-1200
PromontoryRequests@bankoftampa.com
<https://www.bankoftampa.com/>



The Preserve at Wilderness Lake CDD
Operating
3434 Colwell Ave Ste 200
Tampa, FL 33614

Account
The Preserve at Wilderness Lake CDD
Operating

Date
02/28/2022

Page
1 of 2

IntraFi® Network DepositsSM Monthly Statement
Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of February 2022 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Network Deposits. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$348,682.80	\$588,687.10
TOTAL			\$348,682.80	\$588,687.10

Date
02/28/2022

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:
Account Title: The Preserve at Wilderness Lake CDD
Operating

Account Summary - Savings

Statement Period	2/1-2/28/2022	Average Daily Balance	\$571,540.10
Previous Period Ending Balance	\$348,682.80	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	240,000.00	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	7.17
Interest Capitalized	4.30	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$588,687.10		

Account Transaction Detail

Date	Activity Type	Amount	Balance
02/03/2022	Deposit	\$240,000.00	\$588,682.80
02/28/2022	Interest Capitalization	4.30	588,687.10

Summary of Balances as of February 28, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Leader Bank, National Association	Arlington, MA	57134	\$0.80
MetaBank, National Association	Sioux Falls, SD	30776	0.34
NexBank	Dallas, TX	29209	248,351.90
TriState Capital Bank	Pittsburgh, PA	58457	147,626.90
Western Alliance Bank	Phoenix, AZ	57512	192,707.16

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 022822

Reconciliation Date: 2/28/2022

Status: Open

Bank Balance	366,741.71
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	366,741.71
Balance Per Books	<u>366,741.71</u>
Unreconciled Difference	<u><u>0.00</u></u>

Mainstreet Community Bank of Florida
204 South Woodland Boulevard
Deland, FL 32720

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MAR - 4 2022

THE PRESERVE AT WILDERNESS LAKE CCD
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Contact Us
386-734-5930
customerservice@mainstreetcbf.com
www.bankonmainstreet.com



Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
02/28/2022

Page
1 of 2

IntraFi® Network DepositsSM Customer Statement

CD Option (formerly known as CDARS®)

The following information is a summary of activity in your CD accounts and the list of FDIC-insured institutions that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Network Deposits.

Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
	12/05/2019	12/01/2022	2.25%	\$366,741.71	\$366,741.71
TOTAL				\$366,741.71	\$366,741.71

DETAILED ACCOUNT OVERVIEW

Account ID:
Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Account Summary - CD

Product Term	3-Year Public Fund 365 CD
Interest Rate	2.25%
Account Balance	\$366,741.71
Annual Percentage Yield	2.28%

Effective Date	12/05/2019
Maturity Date	12/01/2022
YTD Interest Paid	\$0.00
Interest Accrued	1,336.21
Interest Earned Since Last Statement	634.75

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	80.09
Int Earned Since Last Statement	38.05

02/01/2022	Opening Balance	\$21,983.42
02/28/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	396.17
Int Earned Since Last Statement	188.20

02/01/2022	Opening Balance	\$108,733.80
02/28/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	859.95
Int Earned Since Last Statement	408.50

02/01/2022	Opening Balance	\$236,024.49
02/28/2022	Ending Balance	236,024.49

Tab 15

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Preserve at Wilderness Lake CDD for the Preserve at Wilderness Lake 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, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2021¹</i>	<i>\$ 1,048,941</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
2021	\$ 254	\$ 242,900	\$ 1,056,629
2022	\$ 260	\$ 248,973	\$ 1,184,241
2023	\$ 266	\$ 255,197	\$ 1,231,745
2024	\$ 273	\$ 261,577	\$ 1,205,005
2025	\$ 280	\$ 268,116	\$ 1,218,064
2026	\$ 287	\$ 274,819	\$ 1,125,793

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

Tab 16



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 4, 2022, at 6:30 p.m.
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1 & 2):** November 8, 2022

**General
Manager's
Report**

April 6

2022

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<u>FINANCIAL SUMMARY</u>	<u>2/28/2022</u>
General Fund Cash & Investment Balance:	\$1,205,722
Reserve Fund Cash & Investment Balance:	\$1,167,441
Debt Service Fund Investment Balance:	\$776,612
Total Cash and Investment Balances:	\$3,149,775
General Fund Expense Variance: \$85,320	Under Budget



Rizzetta & Company

1. **Resurfacing of the Aquatics Update** – The resurfacing project is complete.
2. **Sidewalk, Curbing, and Asphalt Project Update** – The remediation is complete.
3. **Aquatics' Deck Drainage Project** – The existing drains were located, assessed for functionality, and remediated. A new outfall drain is scheduled for install on the backside of the pool deck.
4. **Budget Workshop** – Scheduled for 9:30 a.m., Tuesday, April 12.
5. **Assistant Manager Position** – Filled with Lodge Representative Terri Oakley.
6. **Rizzetta E-News to the Board on Saturday, March 12** – In receipt of the E-News?
7. **Rizzetta Fees for FY 2022-2023** – No increase.