



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors Meeting July 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
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT 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.wildernesslakecdd.org

June 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, July 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
 1. Discussion Regarding Woodline Pruning Tab 2
 2. Consideration of Second Revised Proposal for Woodline Pruning Tab 3
 - B. District Engineer Report
 1. Update on Ranger Station Repairs
 - C. District Counsel Report
 - D. GHS Environmental Report..... Tab 4
 1. Discussion Regarding Proposal for Wetlands Assistant
 - E. Community Manager's Report..... Tab 5
 1. Update Regarding Amenity TV Broadcast/Stream
 2. Consideration of Proposal from Fitness Logic..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding the Rules of the Lodge and Age Limits for the Amenity Usage Tab 7
 - B. Consideration of Revised Proposal for Soccer Goals Tab 8
 - C. Consideration of Revised Proposals with ala carte Choices for Additional Security Cameras..... Tab 9
 - D. Consideration of Proposals for Pool Cleaning Services Tab 10
 - E. Discussion Regarding a Policy for Protected/Densely Wooded Areas

- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on June 1, 2022 Tab 11
 - B. Consideration of Operation and Maintenance Expenditures for May 2022 Tab 12
- 7. DISTRICT MANAGER UPDATE**
 - A. District Manager's Report..... Tab 13
 - B. Financial Statements for May 2022..... Tab 14
 - C. Overview of Reserve Study..... Tab 15
 - D. Presentation of Audit for Fiscal Year Ended 9-30-21..... Tab 16
 - E. Discussion Regarding Landowner Notice Explanation Letter.....Tab 17
- 8. AUDIENCE COMMENTS/SUPERVISOR REQUESTS**
- 9. 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) 933-5571.

Sincerely,
Matthew Huber
Regional District Manager

cc: John Vericker, Straley & Robin
Greg Woodcock, Cardno

Tab 1

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	June 9, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards, Nick Shaffery 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 June 27, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on June 28, 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 actively growing. All lawn areas are being mowed.

Oakhurst park- redefine bed lines in pine tree bed.

Wilderness Lake Boulevard at Kickliter- redefine bed lines on back side of hedge.

Most of the turf was neatly mowed at the correct height and with sharp blades. The mowing operation has not yet been completed. The hard and soft edging were properly performed. The cleanup of the hard surfaces was thorough

The majority of the bed lines were neatly defined. *Photo below.*



3 WOOD LINE MAINTENANCE

Wilderness Lake Boulevard from Americus to Birchholm- cut back wood line.

7328 Ambleside common ground- cut back encroaching section of wood line.

The majority of the wood lines were being properly maintained.

3 TURF COLOR

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

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

Citrus Blossom park- turf color was a consistent medium green.

Stoneleigh park- turf color of the common Bermudagrass was a mottled medium green.

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

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

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass was lightly mottled medium green. The St. Augustine turf color was a consistent medium green.

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

Roundabout- turf color ranged from a consistent medium green to a consistent dark green.

June

June



June



May



May



May



April



April



April



March



March

March



3 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass still ranged from poor to fair, but there was a definite improvement over the past month. The density of the St. Augustine still ranged from fair to good. The density is being adversely affected by patch disease. This turf will need to be replaced under the warranty.

Boulevard from Lodge to main entry- the density was strong.

Citrus Blossom park- the density was strong.

Citrus Blossom common area- the density ranged from fair to good, but there was some improvement.

Stoneleigh park- the common Bermudagrass density was strong.

Oakhurst park- the common Bermudagrass density ranged from poor to fair. There was an improvement over the past month.

Night Heron/Caliente intersection- the density was strong.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn was strong.

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

The Bahia turf density was strong throughout the property.

2 TURF WEED CONTROL

Main exit monument back to bridge- treat broadleaf weeds.

Activity center- treat sedge and broadleaf weeds in front lawn.

Citrus Blossom common area- treat broadleaf weeds.

Citrus Blossom playground- treat broadleaf weeds on parkway.

Oakhurst park- spot treat broadleaf weeds in common Bermudagrass.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was mowed at the correct height and with sharp blades. The color and density has remained strong in most areas. The health of the common Bermudagrass at Oakhurst park has improved but still needs more attention. The turf weed volume was high in certain areas, but manageable through spot treatments. There were some indications of past turf insect and/or disease damage. Monitor for grub and chinch bug activity, as well as sections of turf that are prone to disease activity now that there is regular rainfall and high humidity.

Butterfly garden sidewalk- if turf does not recover by the July inspection it will need to be replaced under warranty. *Photo below.*



Kendall Heath at Waverly Shores- replace dead turf along parkway. **WARRANTY WORK.** *Photo below.*

May

June



Oakhurst park- check when Bermudagrass was fertilized. Fertilize if not yet completed, also apply iron to “green up” the color.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Birchholm- remove dead anise hedge and treat for insect and/or disease as necessary.

Water’s Edge entry- cut dead section out of ligustrum tree to lessen the spread of disease.

Lodge pool patio- fertilize Little John bottlebrush.

Caliente at Night Heron- cut back and treat Fakahatchee grass for spider mites.

Night Heron lift station- cut back and treat Fakahatchee grass for spider mites.

Wilderness Lake Boulevard- cut back and treat Fakahatchee grass for spider mites.

Pine Knot- cut back and treat Fakahatchee grass for spider mites.

Lodge rear fence line by pool equipment- remove dead plants. *Photo below.*



Eagles Grove monument- take soil test. Most of the plants in this bed are not thriving.

Eagles Grove monument- replace two dead jatropa trees. **WARRANTY WORK.** *Photo below.*



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

April

May



June



2 BED / CRACK WEED CONTROL

Stoneleigh park- remove weeds in volleyball court.

Water's Edge entry and exit- remove bed weeds.

Ranger station monument and building- remove bed weeds. *Photo below.*



Oakhurst park- remove bed weeds from tree rings, playground and pine beds. *Photo below.*



Lodge property line at Nature's Ridge- remove bed weeds.

7206 Americus common ground- remove bed weeds in hedge line.

21917 Waverly Shores common ground- remove bed weeds in lorapetalum bed.

Oakhurst lift station- remove bed weeds.

General work order- remove vines by the root whenever practical.

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation.

Wilderness Lake Boulevard inbound by ranger station- possible irrigation break along sidewalk behind the bench.
Photo below.



2 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)

The shrubs in the butterfly garden are properly pruned. They are loosely pruned but maintain a neat and full appearance. This is not the case on many of the monument plantings where the shrubs such as sage, duranta, lorapetalum and ixora are pruned very tightly, with a good deal of leaf surface being removed. This is not healthy for the plant nor is it attractive. The plants in the butterfly garden should be used as a “model” for better pruning. Do not prune shrubs if they do not need to be pruned.

Behind ranger station- thin out palmetto “pups”.

Main exit monument- prune dead sections out of schilling holly.

Dunkin Donuts to pediatric office sidewalk- prune wedelia away from fence.

Pool filter area- thin out large palmetto.

Tennis court walkway- prune palmetto off of fence and off of sidewalk.

Lodge patio pool gate- cut back ti plants in pots.

Lodge patio- prune dead sections out of schilling holly.

Lodge property line at Nature's Ridge- remove dead fronds from palmettos.

Heron's Glen monument- prune section firebush that is blocking sign.

Oakhurst lift station- prune all shrubs.

Stoneleigh lift station- prune wax myrtles.

Butterfly garden area- prune dead wood from firebush.

3 TREE PRUNING

Wilderness Lake Boulevard outbound at ranger station- elevate oak tree encroaching over lawn and Wilderness Lake Boulevard. *Photo below.*



Deerfield exit gate- prune magnolia branch that is hanging over street.

Dunkin Donuts sidewalk- remove broken branch stuck in tree.

Butterfly garden and sidewalk- remove sucker growth from all magnolias.

Citrus Blossom playground- elevate oak trees over bench.

Deerfields monument- remove water sprouts from crape myrtles.

Heron's Glen monument- elevate oak trees over monument.

3 CLEANUP/RUBBISH REMOVAL

Grasmere berm- remove small fallen tree branches from both sides of berm.

There was not a significant amount of litter or vegetative debris to be removed.

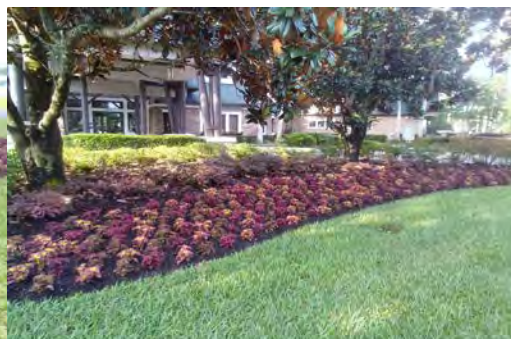
3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of coleus was providing a strong, colorful display in all locations. The beds were densely planted with healthy plants. The beds were weed free.

June



June



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER None

PROPOSALS

Submit a proposal to install 5 firecracker bush at Deerfield gate median per discussion regarding the damaged plants.

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 was mowed, edged, trimmed and cleaned up in accordance with the specifications. The turf color was generally a consistent medium green. The density remained strong except where it was adversely affected by past disease activity. The broadleaf weed volume was not excessively high, but they were present in high visibility areas. They can be controlled via spot treatments. There were no indications of any recent insect or disease activity. Monitor for disease activity. The shrubs were healthy, but some of the shrubs need to see an improvement in pruning techniques. Some tree pruning was also necessary. The bed and crack weed management was fair and in some sections it was poor. The landscape appears to be receiving sufficient irrigation. One possible irrigation break was noted. The seasonal flower display of coleus was providing a strong curb appeal in all locations.

Be certain to document in writing the rotational work zones that were worked on during the month. All maintenance items noted on this report must be completed during the normal rotational schedule. The reason for any uncompleted task must be noted in writing.

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 _____

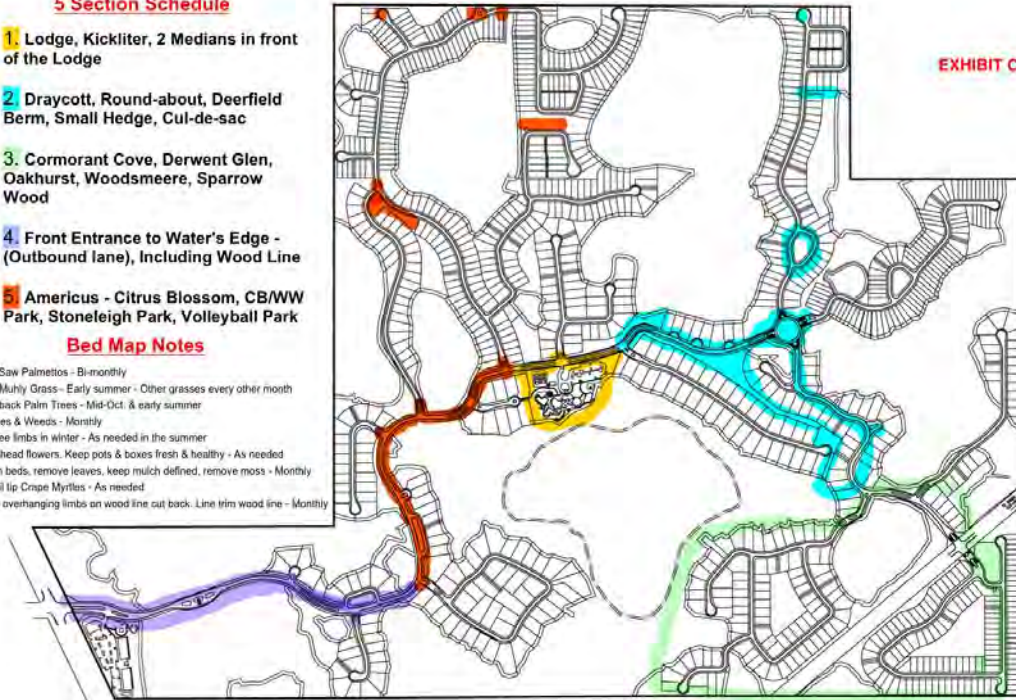
5 Section Schedule

- 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



PSA HORTICULTURAL

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RJ

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March

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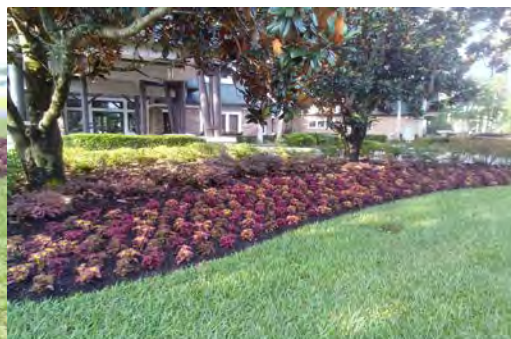
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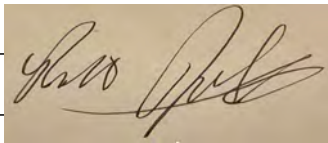
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Signature _____



Print Name **Robert Johnson**

Company **RedTree Landscape Systems**

Date **6/28/22**

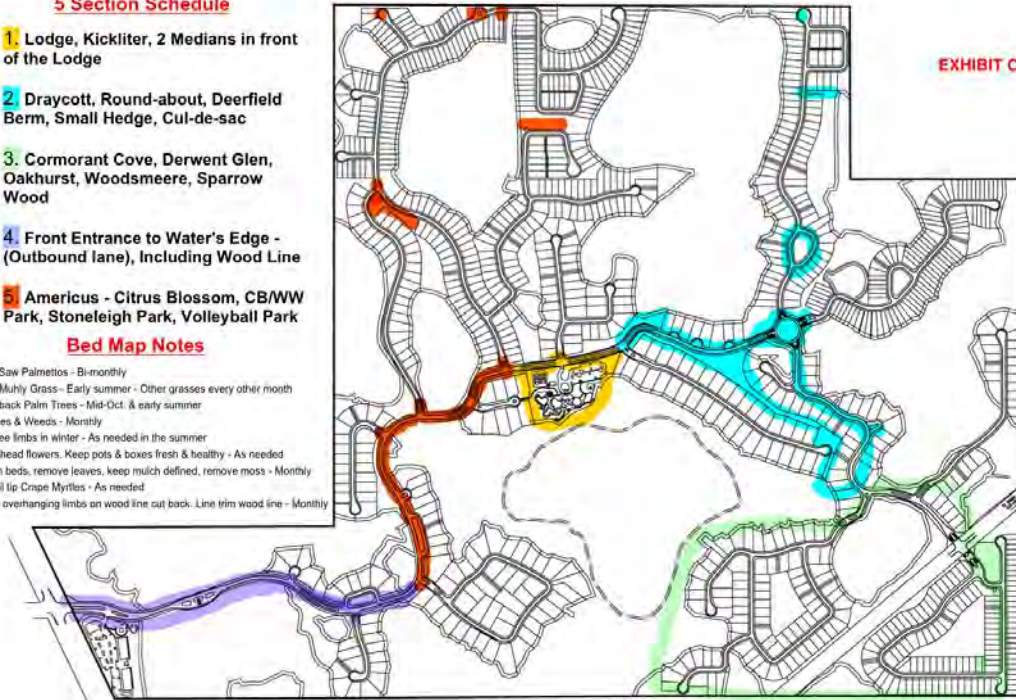
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Bed Map Notes

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



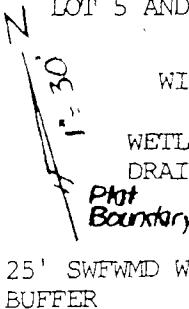
Tab 2

BEARING BASIS: COMMON LOT LINE OF
LOT 5 AND 6 BLOCK B BEING N 11°22'33" E

FLOOD ZONE "X" PER FEMA LETTER OF MAP
REVISION, CASE # 05-04-3150A, DATED
7-21-05, PASCO COUNTY, FLORIDA.

WILDERNESS LAKE PRESERVE-PHASE 1
P.B. 43, PGS.1-35

WETLAND CONSERVATION AREA/
DRAINAGE EASEMENT TRACT "D2"



BLOCK
B

SWFWMD WETLAND
CONSERVATION LINE

CERTIFIED TO: M/I HOME OF TAMPA LLC
M/I TITLE AGENCY, LTD., L.C.
LAWYERS TITLE INSURANCE CORPORATION
RICHARD A. REEDMAN

SWFWMD= SOUTH WEST FLORIDA WATER
MANAGEMENT DISTRICT

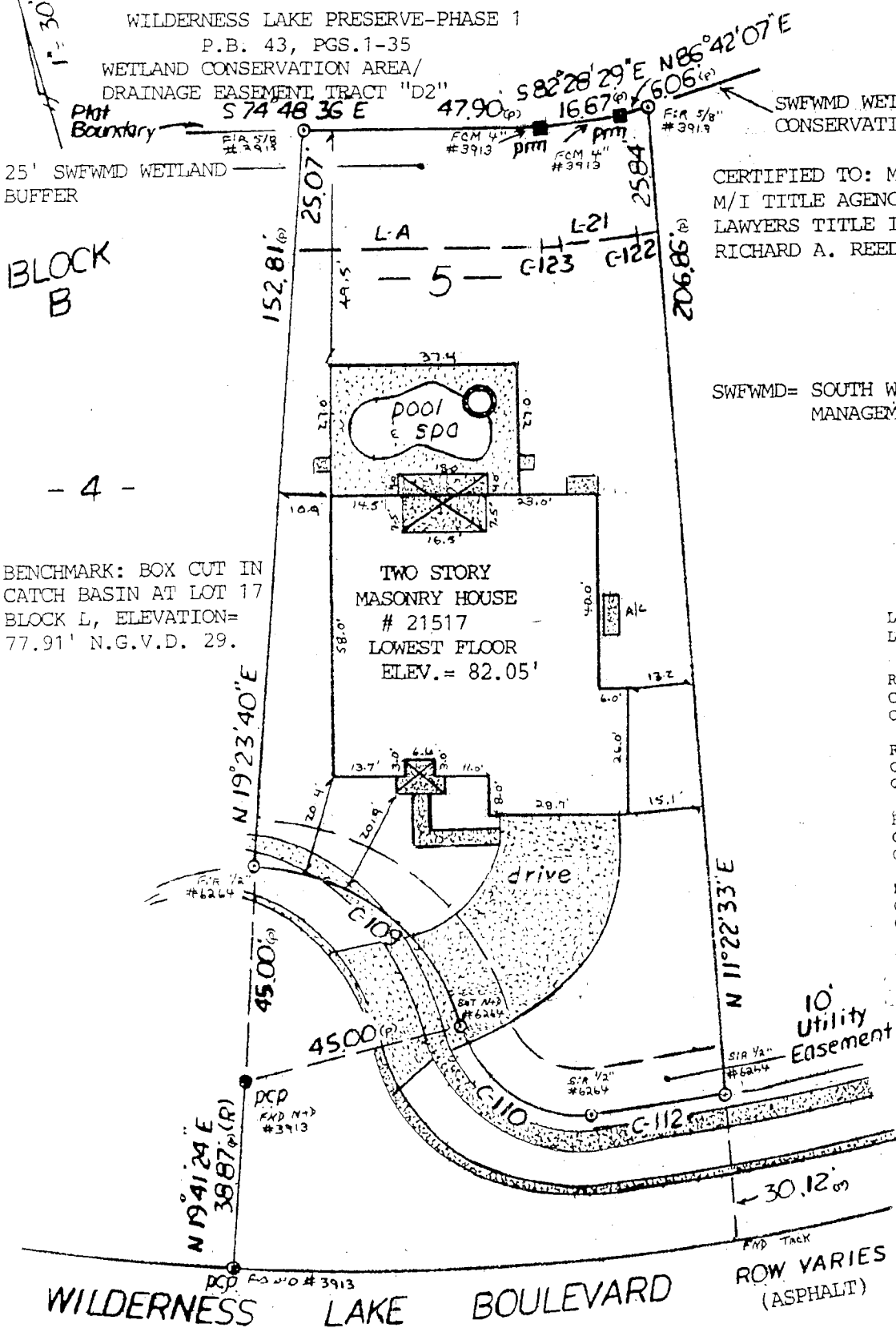
BENCHMARK: BOX CUT IN
CATCH BASIN AT LOT 17
BLOCK L, ELEVATION=
77.91' N.G.V.D. 29.

- 4 -

- 6 -

TWO STORY
MASONRY HOUSE
21517
LOWEST FLOOR
ELEV. = 82.05'

- L-A N 74°48'36" W 49.74'
- L-21 N 82°28'29" W 16.67'
- C-109
- R= 45.00' A=57.64'
- C= 53.78' Δ=73°23'42"
- CB= N 35°11'07" W
- C-110
- R= 25.00' A=35.62'
- C= 32.68' Δ=81°38'27"
- CB= N 39°18'29" W
- C-112
- R=415.00' A=27.32'
- C= 27.32' Δ=03°46'21"
- CB= N 82°00'53" W
- C-122
- R= 25.00' A=4.24'
- C= 4.24' Δ=09°43'12"
- CB= N 87°20'05" W
- C-123
- R= 25.00' A=3.34'
- C= 3.34' Δ=07°39'53"
- CB= N 78°38'32" W



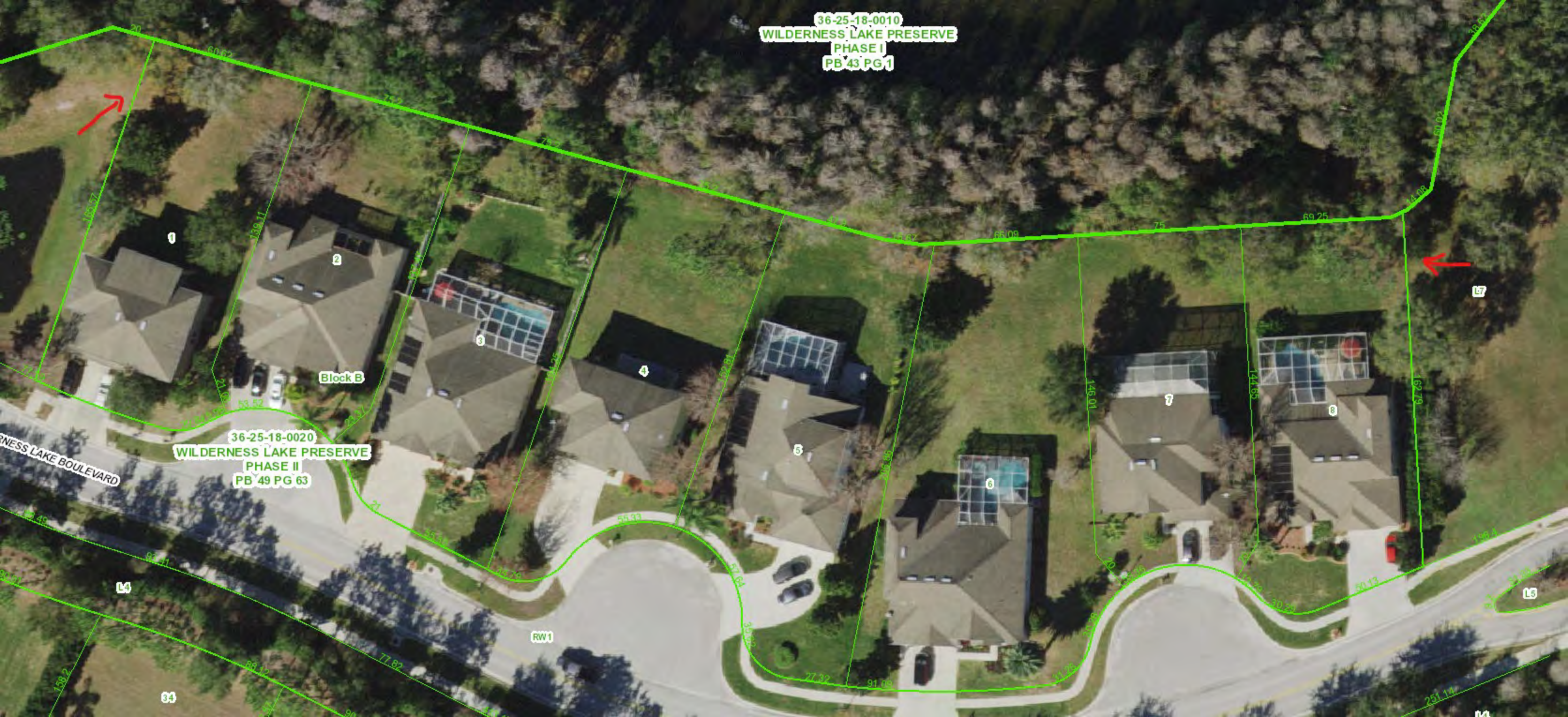
DESCRIPTION: LOT 5, BLOCK B, WILDERNESS LAKE PRESERVE-PHASE II, ACCORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 63 THROUGH 89, PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

36-25-18-0010
WILDERNESS LAKE PRESERVE
PHASE I
PB 43 PG 1

36-25-18-0020
WILDERNESS LAKE PRESERVE
PHASE II
PB 49 PG 63

Block B

WILDERNESS LAKE BOULEVARD



Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

SECOND REVISED WOODLINE PRUNING PROPOSAL

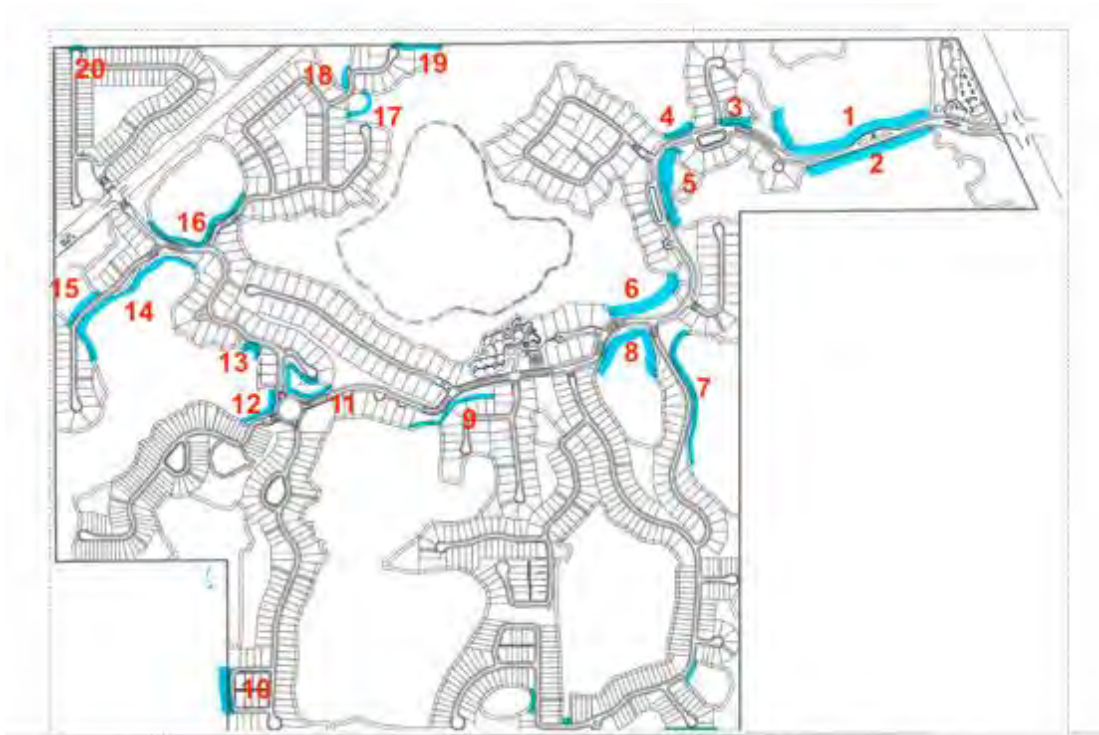
FOR

Preserve at Wilderness Lake CDD

Attention: Mr. Matthew Huber – District Manager

June 8, 2022

Target Areas



Scope of Work

- Structural pruning of hardwood canopies over 12' overhanging woodline border to reduce canopy overhang with a natural appearance.
- Cut-back / removal of nuisance vegetation over 12' that overhangs existing woodline border.
- Chipping of all hardwood debris back into woodline.
- Leaving all "underbrush" in woodline so that woodlines do not look bare or so as to not allow pedestrians to walk through or take residence in base of woodlines.

- All beneficial hardwood tree canopies in the target pruning zone will be pruned in accordance with proper ANSI and ISA standards according to the need of the specific tree. These practices include structural elevation, drop-crotch pruning and scaffolding to ensure the best future health of the tree and a positive aesthetic result of the pruning process.
- Project will emulate sample pruning performed at guard building area performed by aquatics contractor.

PER CREW DAY PROJECT CHARGE: \$3,000.00
(3-Man Veteran Arbor Care Crew with Equipment)

Can chip into woodlines to support ecosystem and reduce dumping times if client chooses this option.

Authorized Signature to Proceed

of Days Authorized

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

Tab 4



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

June 29, 2022

Mr. Matthew E. Huber
Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

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

Dear Mr. Huber,

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

Dates Worked Performed: May 31, June 3, 10, 15, 17, 20, 24 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. Prepared and submitted summary of the Southwest Florida Water Management District's guidelines for fallen trees and removal in the conservation areas to N. Shaffery.
4. Reviewed fallen tree located behind 7012 Palmetto Pine. Email coordination with resident and N. Shaffery.
5. Reviewed dead tree located on the edge of the conservation area behind 7544 Whispering Wind. Email coordination with N. Shaffery.
6. Field review of Pond No. 22 to assess damage after truck accident. Submitted summary email.
7. 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 for vegetation buildup. Vegetation treated as needed.
8. Spikerush treatments in Pond Nos. 5, 18, 22 and 24.
9. Performed wood line trimming test area adjacent to the ranger station on the north side of Wilderness Lakes Boulevard per CDD request.
10. Prepared cost estimate to perform wood line maintenance for the twelve original areas that were to be maintained by the WLP wetland staff position.
11. Meeting with M. Huber, N. Shaffery, J. Cooper and B. Edwards to review and discuss WLP wetland position and wood line trimming costs.
12. Phone and e-mail coordination with WLP staff (N. Shaffery).
13. Prepared and submitted monthly summary report.



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










A handwritten signature in black ink, appearing to read 'Chuck Burnite'. The signature is written in a cursive, flowing style.

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.

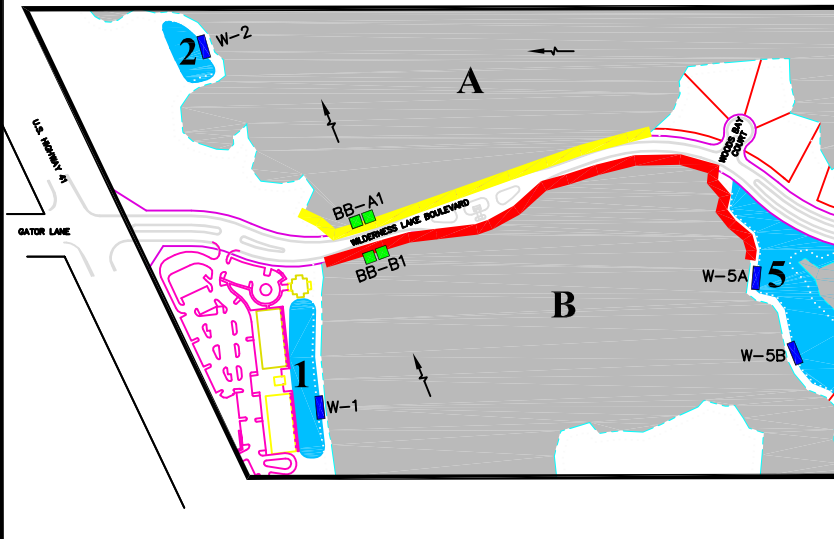
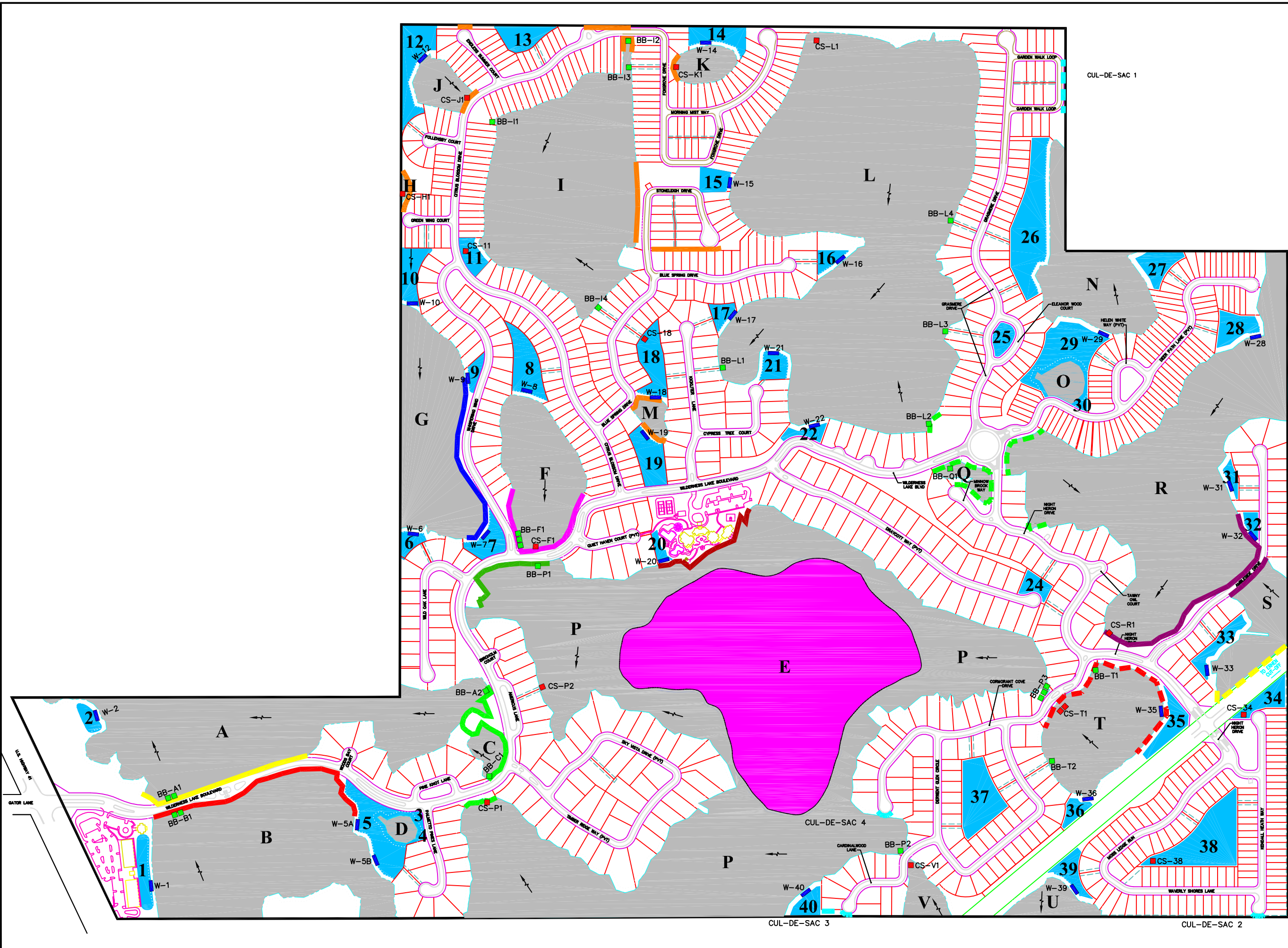
Date: September 18, 2020



Not to Scale



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



Tab 5



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

June 2022 Clubhouse Operations / Maintenance Updates

- Continue training Asst Manager Terri.
- Hired lodge rep.
- Hired event coordinator.
- Hired pool attendant.
- Gained access to WLP email account.
- Gained access to Server account.
- Gained access to Admin account.
- Gained access to constant contact email blast.
- Created email accounts for myself and events coordinator.
- Changed the resident computers to a simple login system that deletes after each use to protect resident data.
- Added Office 365 to Manager, Asst. Manager, and Coordinator Computers.
- Gained access to speed signs and reports.
- Established IT protocols and access for team.
- Step up towing and protocols.
- Gained access to mobile cams so I can view from home.
- Setup agreement with Tennis pro.
- Secured cleaning close.
- Began audit of cleaning services.
- Had Maintenance clean streetlights.
- Had Maintenance clean signs.
- Had Maintenance clean entry sign.
- Clean and repair dog waste stations.
- Install 2 new waste stations.
- Repair playground slide.
- Clean and disinfect playgrounds 2, 3, and 4.
- Wash fence by playground 2.
- Clean and organize tool shed.
- Replace grills at pool.
- Repair gates at tool shed.
- Clean gutters.
- Repair men's room urinal divider.
- Repair south dock
- Clean and organize gated dumpster area.
- Rake out sewers.



Wilderness Lake Preserve Community Development District (CDD)

- Replace waste station signs.
- Clean trash out of lake.
- Repair playground 4 bench.
- Replace tennis court outlet covers.
- Repair tennis court gate.
- Repair wood fence near lodge.
- Repair cabanas and chairs.
- Pick up main Blvd. and remove roadkill.
- Weekly site drive with Redtree for review of work done.
- Monthly site walks with Redtree, PSA, and Board rep.
- Worked with residents to setup a resident operated Storytime.
- Worked with Art teacher to setup a paint and sip event.
- Ordered 2 water inflatable slides for July event.
- Placed orders for the following.
 - Ordered pressure washer for mobile use.
 - Ordered dog waste stations and components.
 - Ordered access cards via amazon due to delayed replacements.
 - Ordered router board to control access to new tvs.
 - Ordered animal feed.
 - Ordered food and crafts for story time.
 -

3rd Quarter 2022 / 2022 Projected Projects

- —

A Total Solution, LLC

- Replaced broken button at pool gate.
- Updated staff codes for alarm system.

Campus Suite

- —

Fitness Logic

- Stair climbing machine and row machine for gym will be included on current agenda.
- Reported 2 more broken machines.
-

FitRev



Wilderness Lake Preserve Community Development District (CDD)

- —

GHS Environmental

- Worked with Chuck and Beth on wetlands options.

Great Britain Tile

- —

Himes Electric Co., Inc.

- Had lights repaired in GYM. Per Himes Issue was related to “faulty wiring done by previous maintenance person.”

Hughes Exterminators

- Ants continue to be on issue. They have been contacted again.

Ideal Network Solutions

- —

Leaders Casual Furniture

- —

Pasco County Pavement Management

- —

The Pool Works

- Approved to repair ADA chair.
- Working with Matt and Jayne on splash pad.

Proteus Pool Service

- Continues to express concerns regarding his time on site and vacuuming. They have recommended that the CDD buys a robot to vacuum between site visits.

PSA Horticultural

- Conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Has begun weekly mowing.



Wilderness Lake Preserve Community Development District (CDD)

- RJ has begun weekly site drive of the community with me.

Romaner Graphics

- —

Sir Speedy / Sign Time

- Assisted with the July newsletter.

Site Masters of Florida, LLC.

- —

VanGuard Cleaning

- Reviewed issues and areas for improvement in the clean of the restrooms, gym, and lodge.
- Completed a site walk with Owner.

Welch Tennis

- —

Wildlife Trapper – Jerry Richardson

- Requested a targeted area permit to expedite removals.

Pasco Sheriff's Special Detail Report on Citations & Warnings

Playground Equipment & Dock Safety Inspection

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**

Upcoming Events

- July
 - WLP pool party
 - Tuesday Movie Collection Land before time. Every Tuesday in July with snacks
 - Wednesday Food Trucks from 5 to 8PM
 - Thursday July 7th WLP Critter Corner NC 1-3 PM



Wilderness Lake Preserve Community Development District (CDD)

- Thursdays in July Jurassic Park Movie collection with snacks.
- Resident Hosted Storytime Mondays at 10 AM
- 2 Teen scavenger Hunts
- Wine Tasting July 15th
- Arts and Crafts Fair July 16th
- Bunco July 19th
- Karaoke and open mic night July 22nd
- Paint and Sip July 29th
- Comedy Show July 30th

Resident Requests

1. Sit up bench, stair climbing machine and row machine for gym.
2. Better pickle ball equipment.
3. Vending machines.
4. New tennis equipment.
5. New pool sticks.
6. Large ice machine or ice chest.
7. Digital reader board for entrance and exit.
8. Card tables
9. Shuffle Board



Wilderness Lake Preserve Community Development District (CDD)

			High 65	
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Tab 6



Fitness Logic
 380 Scarlet Blvd.
 Oldsmar, FL 34677

Phone # 727-784-4964 Fax # 727-784-0223 E-mail fitlogic@aol.com

Quote

Date	Quote #
6/8/2022	54099

Name / Address
The Preserve at Wilderness Lake CDD 21320 Wilderness Lake Blvd. Land O' Lakes, FL 34637

Location
Location: Same Contact: Nicholas Phone: 813-995-2437

P.O. No.	Terms	Rep
	Net 10	MAN

Item	Description	Qty	Cost	Total
Equipment	8G Gauntlet Stepper	1	7,295.99	7,295.99
Equipment	XEBEX Rower	1	1,295.99	1,295.99
Delivery	Delivery and set up	1	630.00	630.00

Thank you for the opportunity to quote. The above prices are valid for 30 days from quote.	Subtotal	\$9,221.98
--	-----------------	------------

A Deposit of 50% is Required on the Sale of Equipment.

Sales Tax (0.0%)	\$0.00
-------------------------	--------

Total	\$9,221.98
--------------	------------

Signature: _____
 Date: _____

Tab 7



WILDERNESS LAKE

P R E S E R V E

Lodge & Recreational Facilities Rules & Regulations

Adopted by the Board of Supervisors on June 5, 2013



Wilderness Lodge & Recreational Facilities Rules & Regulations

General

The Preserve at Wilderness Lake Community Development District (the “District”) has adopted these Facility Rules and Regulations for the safety and security of the District and the Residents. The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations, and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

1. Adult – An individual 18 years of age, or older.
2. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
3. Community Facilities – All areas included in The Lodge and Recreational Facilities and Common Areas as stated above.
4. District Management – Those agents and representatives of the management firm hired by the District.
5. Guest(s) – Any person who is accompanying a Resident to the Main Lodge or the Common Areas; or any individual(s) who purchase a day pass for using the facilities. A Resident shall be responsible for all Guests within the Common Areas. All Residents shall remain with their Guests at all times. Lodge Manager or Recreation Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the senior staff. Non residents may purchase a day guest pass for use of the facilities for \$20.
6. Lodge and Recreational Facilities– Includes the swimming pool facility, docks, Nature’s Classroom, Activities Center, Wilderness Lake, Tree House and playground, fitness center and spa, restrooms, basketball



courts, tennis courts and the Lodge itself at the Wilderness Lodge and Recreational Facilities including all of the buildings on 6-acre campus and any additional facilities as may be added from time to time, “including all campus parks & CDD property”.

7. Lodge Identification Cards – Cards are issued to eligible Residents that meet the requirements as stated above and contained in these rules and regulations strictly for the use of the individual to access the Lodge and Recreational Facilities in accordance with the rules and regulations. The cards will be issued at the Lodge and may contain a photo of the individual cardholder.
8. Lodge Staff – Those individuals employed by the Amenity Management Company to work at the lodge such as Lodge Manager, Recreation Manager, Lodge Representatives, Pool Attendants, and Maintenance Personnel
9. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
10. Security Patrol – Those individuals employed by the agency contracted by the District to provide security patrol services for the common areas and District owned property. Eliminate following (to include monitoring access to the community through the main entrance on Route 41 by means of the guard house.
11. Resident – A homeowner or legal tenant living within the Districts boundaries; a Caregiver designated by the homeowner or legal tenant – there may be limited access provided for these individuals; a Homeowner not residing in the Districts boundaries who has retained right of use.
12. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Residents and their Guests, invitees, agents and contractors within the Properties.
13. Suspension – An action which prohibits a Resident or Guest from using Community Facilities for a specific period of time.
14. Use Suspension Order – A form, which immediately suspends a User’s right to use the Common Areas or Community Facilities.



Conduct Code

Improper conduct, obscenities, verbal or physical threats by Residents and/or Guests will not be tolerated anywhere on Common Areas or in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Residents are responsible for family, Guests and their invitees.

All Residents are expected to conduct themselves properly with due consideration for each other and for fellow Residents and Lodge staff. Lodge Management has the authority to discipline any person for conduct, which in its opinion tends to endanger the welfare, interest or character of the District as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, District and/or Lodge Staff and/or Security Officers have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities. If the person(s) causing or participating in inappropriate behavior refuse to cease their activities and/or leave the premises promptly when directed, they will be advised that failure to do so immediately is a Penalty Category 4 of this rule.

At the discretion of the Staff, Lodge Manager, Security Officer and the District Manager dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. Security Officers shall call law enforcement subject to the written policy provided to WLP security vendors. A copy of the official law enforcement report of the incident shall be obtained and delivered to the District Manager within five (5) business days for action. If the person(s) being asked to leave refuses to do so and law enforcement is called the penalty category automatically moves to level 4.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty. Residents are discouraged from trying to enforce the Rules on their own.

Staff and fellow Residents/visitors are to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by a Resident. Any cursing, sexual innuendoes, or other behavior which could



result in liability for the District, shall automatically be a Penalty Category 3. Any unwarranted (pushing, shoving, grabbing, etc.) physical contact shall automatically be a Penalty Category 4 because of the increased risk of liability to the District, as a result of this type of behavior. All Complaints regarding services rendered by any Staff member must be made to the Lodge Manager or District Manager.

Residents shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Resident, nor shall any Resident direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a tenant to occupy his/her dwelling must notify the Lodge Manager. All Residents names must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations, and agrees to be bound by them.

Transfer of Privileges

Homeowners may transfer their privileges for use of the facilities to their Tenants. The Assignment of Use Form shall be completed. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a tenant the owner no longer has any privileges to use of District facilities until such time that the Lodge Manager is notified of termination of transfer and the Lodge Identification Cards for the tenants are returned. In the event a home is sold, the Lodge Card is to be turned in to the Lodge. The card will be deactivated and reissued to the new home owner.

Use of Community Facilities

1. Community Facilities are for the use of Residents, and Guests. Lodge Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**¹
2. Each household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given and must be accompanied by a member of the household who is 18 or older and must obtain a guest pass from the Lodge. Residents 12-14 years of age may not have guests



unless they are accompanied by an adult. Residents 15-17 years of age may have one guest.

3. Specific portions of Community Facilities, or specific times or Community schedules may be reserved, or priority given, to certain groups, tournaments, league play, meetings, etc. Such reservations and scheduling shall be done by the Recreation Manager or Lodge Manager.
4. Clubs and/or activity groups may invite outside speakers, provided their names are submitted to the Recreation Manager or Lodge Manager no later than two (2) full weeks prior to the occasion, exceptions to this notice period are at the discretion of the Lodge Manager.
5. Clubs and/or activity groups where outside groups of “like kind” are visiting the District for an event must receive prior approval from the Recreation Manager or Lodge Manager.
6. Proof of adequate insurance coverage, appropriate license, and execution of an Indemnification Agreement of the District may be required for use of Community Facilities.
7. Fees are charged for using some portions of the community facilities.
8. District Staff, Supervisors, Management and other authorized representatives of the Board of Supervisors have the right to ask any person to leave the premises as a result of conduct, which serves to harass or annoy other persons using the facilities, damage district property or induce injury.
9. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to Residents who are at least 16 years of age.¹
 - b. Lodge Identification Cards are for use by the cardholder only. If a residence is being utilized as a vacation rental then the owner of the property will sign a transfer of privileges form and secure two (2) cards for the residence in the owner’s name. The owner will sign the Lodge Identification Card Agreement for Vacation Rentals, see sample agreement attached. The number of Guests may be limited in each facility.
 - c. The card is used to access the swimming pool facility, tennis courts, Fitness Center. Age restrictions apply.



- d. When you use the access card, your name and time of entry are registered.
- e. Your card is your responsibility. If you misplace your card please contact the Lodge Staff immediately so that the card can be deactivated.
- f. Replacement cards will be issued at a charge of \$10 per card.
- g. Hours for the Community Facilities are posted at the entrance to each facility. Residents may use the community dock, outside seating areas and parking lots after the facilities, Lodge or parks have closed. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- h. When applying for a Lodge Identification Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign a Lodge Identification Card Agreement. Tenants must provide a copy of their lease.
- i. Skateboarding or use of similar equipment will not be permitted anywhere on the recreational property.¹
- j. Disrespect will not be shown to the staff or other Residents.²
- k. Shirts and shoes are to be worn in the Lodge facilities.¹
- l. Wet bathing suits are not allowed to be worn in the Lodge facilities.¹
- m. Profanity and bullying will not be tolerated.²
- n. No vandalizing of Community Facilities³
- o. Anyone under the age of 12 must be attended by an Adult while on Lodge property²
- p. No one under the age of 16 may use the fitness center equipment unless accompanied by a parent or guardian²
- q. No one under the age of 12 will be allowed in the fitness center²
- r. Diving or flips into the lake from the community docks or from the deck into the pool will not be allowed²



- s. Lifeguards will not be present at the lake. All persons using the boats on the lake do so at their own risk.
- t. No Fighting ³
- u. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on District property. ³
- v. No one under 21 years of age is allowed to bring or consume alcoholic beverages within the Community Facilities. ⁴
- w. Illegal drugs and paraphernalia are prohibited. ⁴
- x. Pets (except for service animals as defined by Florida Law) will ordinarily not be allowed in the Lodge buildings, the swimming pool area, or other posted areas, with the exception of community events and or programs. All pets must be on a leash when on any Common Areas. ¹
- y. Common Areas, Community Facilities and the Properties shall be used only for the purpose for which they are designed. ¹

a. The Preserve at Wilderness Lake Community Development District (CDD) Parking Policy.

All residents and visitors are required to comply with the following regulations that are applicable to District owned areas:

No parking shall be permitted on the common areas within the District except in designated parking areas. Vehicles parked in any area where parking is not permitted, shall be subject to towing at the expense of the vehicle's owner.

THE RESTICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF, VARIOUS STATE LAWS AND/OR COUNTY ORDINANCES AND/OR HOMEOWNERS' ASSOCIATION STANDARS GOVERNING PARKING WITHIN THE COMMUNITY.

- z. Climbing gates, fences, or gaining access to the facilities through non-traditional or unorthodox means is not allowed. ¹

For t, u, and v above, any clear violation will result in a call to the Pasco County Sheriff's office.



10. Community property (personal property) may not be removed from any Community Facility or the Common Areas without written consent of the Board of Supervisors or District Manager. ²
11. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas. ¹
12. No person shall commit any nuisance, vandalism, boisterous or improper behavior on the Common Areas, or within the Community Facilities that interferes with or limits the enjoyment of the Common Areas or Community Facilities by Residents. Anyone damaging community property, Community Facilities or the Common Areas must reimburse the District for all costs associated with its repair or replacement. Residents are responsible for damages caused by their family, Guests and invitees. ¹
13. In accordance with the Florida Clean Air Act, smoking is prohibited in any building on the Property. Smoking is also prohibited in the pool area, playground, dock and play courts. There are designated areas established for smoking outside of these areas.
14. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
15. All instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the District.



Fitness Center

1. The fitness center will be accessible as posted.
2. Lodge Identification Cards must be readily available to staff when using the facility.¹
3. Children 12 - 15 years old are permitted to utilize the fitness equipment if accompanied by an Adult.²
4. Children under the age of 12 are not permitted in the fitness equipment area.²
5. Instructors will not be present in the fitness center. All persons using the fitness equipment do so at their own risk.
6. Proper work out attire must be worn while using the facilities. Shirts and sneaker type shoes are mandatory.¹
7. No animals are allowed in the fitness center.¹
8. No glass containers are allowed in the fitness center.¹
9. Beverages, other than water, are not allowed in the carpeted areas of the fitness center.¹
10. Anyone inside the building beyond 11:00pm will activate the alarm and hence be charged for the service call.¹
11. All persons using the fitness room are requested to be considerate to others. Usage is on a first come first serve basis. During peak periods, use of the treadmills and bikes is limited to 30 minutes.
12. Fitness center equipment shall not be removed from the weight room or placed anywhere else in the Lodge and Recreational Facilities.²
13. Each household may bring up to two (2) Guests (unless prior approval for additional Guests is given) for use of the facility and must obtain a guest pass form the Lodge. Residents must accompany their Guest(s) at all times.
14. Personal listening devices with a headset are permissible. Portable radios and/or "boom boxes" are not allowed in the fitness room.¹



15. All persons using the fitness equipment are required to use the “Gym Wipes” for sanitization. Please bring your own towel for personal use in the fitness center.¹
16. Please wipe down each piece of equipment after use.
17. Cell phone usage is not permitted in the fitness equipment area. Please put cell phone settings on vibrate and take all calls in the lobby.¹
18. No bicycles or skateboards may be inside, or parked outside, of the fitness center. The skateboard rack is located by the basketball court. Bicycle racks are by the tennis court and basketball court.¹
19. The fitness center is equipped with closed-circuit televisions.



Swimming Pool Facility

1. The swimming pools and jacuzzi are open from 8:00 am until dusk. ²
2. Lodge Identification Cards must be readily available to staff when using the pool facilities. ¹
3. Lifeguards will not be present at the pool facilities. All persons using the pool and other facilities do so at their own risk.
4. Children under the age of twelve (12) must be accompanied by an Adult at all times while using the pool facilities. ² Parent or guardian must be in the jacuzzi at all times with a child under the age of 12. ² Posted rules must be followed. ² Please consult with a physician regarding use of the jacuzzi by infants, toddlers, pregnant women and those with a medical condition.
5. All persons using the pool facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only) ¹ No thong swimwear is permitted at the facility.
7. No smoking is allowed in the pool area. ¹
8. No diving is allowed. ²
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool, jacuzzi or water features. ¹
10. Rules for the lap lanes shall apply as adopted and amended from time to time.
11. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment. ¹
12. No running or rough housing is allowed in the swimming pool facilities. ¹
13. No animals with the exception of qualified service animals are allowed in the pool facilities. ¹
14. Alcohol is allowed in the pool facilities for those of legal drinking age. ²
15. No glass containers of any kind are allowed in the pool facilities. ¹
16. Radios and/or "boom boxes" may not be played at the pool. ¹



17. Food or drink is not allowed within ten (10) feet of the pool per Florida Statute.¹
18. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the pool area.¹
19. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.²
20. Items left in the pool facilities after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
21. The facilities cannot be rented for parties or other group functions.
22. Each household may bring up to five (5) Guests (unless prior approval for additional Guests is given) for use of the pool facilities but must accompany their Guests at all times (unless prior approval is given). Anyone under the age of 18 may have one (1) Guest only, unless accompanied by a Resident 18 years or older.¹
23. Any person swimming after the facility is closed may be suspended from the facility for the remainder of the year and is subject to trespassing charges.
24. Call 911 in the event of an emergency (Phone is located at the pool entrance to the men's locker room).
25. The swimming pool facilities are equipped with closed-circuit televisions.



Tennis and Basketball Court

1. Tennis courts are lighted until 10:00pm, 7 days a week.
2. Resident may access the tennis courts with the use of their Lodge Identification Card.¹
3. Play is on a first come, first serve basis unless an event has been planned using these areas.
4. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.
5. Profanity and/or disruptive behavior are not permitted.²
6. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis or basketball courts.¹
7. Glass containers are not allowed in the tennis or basketball court areas.¹
8. Portable radios and/or "boom boxes" are not allowed in the tennis or basketball areas.¹
9. No pets, except for service animals are allowed in the buildings and Recreational Facilities, or on the basketball or tennis courts.¹
10. Basketball courts are equipped with closed-circuit televisions.
11. Any resident 18 or older may (one time per month) reserve a tennis court for doubles (4 players) or both courts (8 players). Time limit one and one half hours. Requests to Lodge must be at least one week in advance in order to give other residents proper notice of a reservation.



Wilderness Lake

1. Use of any available canoes, kayaks and john boats is on a first come, first serve basis unless an event has been planned using the equipment.
2. A water safety flotation device is mandatory for all boat users. ¹
3. Residents must provide their own water safety flotation device.
4. A release form must be signed to use the boats.
5. All persons using the boat equipment must obey the capacity requirements posted. ¹
6. Lifeguards will not be present at the lake. All persons using the boats on the lake do so at their own risk.
7. Glass containers are not allowed on the community docks or near the lake. ²
8. Anyone under the age of 18 must be accompanied by an Adult Resident at all times while using the boat equipment. ²
9. Anyone under the age of 12 must be accompanied by an Adult Resident at all times when at the lake or on the dock. ²
10. All boating equipment is available during Lodge Hours.
11. Smoking is prohibited on the dock. ¹
12. Diving, swimming, running and/or flipping off of the community docks are not allowed. ²
13. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one week. If the item(s) are not claimed, the item(s) will be discarded.
14. Wilderness Lake observes a catch and release policy when enjoying a day of fishing. Wilderness Lake dock area is equipped with closed-circuit televisions. ¹

Please remember to sign for usage of all boat equipment and that a water safety flotation is mandatory for all boat users.



Activities Center

Activities Center – located between the Nature Center and the main Lodge. This building is used for community and private events.

1. The Activities Center will be open during business hours.
2. At times, the Activities Center will be closed for a private event.
3. Notification will be posted in advance of all reservations.
4. The Activities Center is open to all ages during regular business hours.
5. The Activities Center is equipped with closed-circuit televisions.
6. Use of games and equipment is on a first come, first serve basis unless an event has been planned using these.
7. Residents must be 12 years of age to visit the Community Facilities without an Adult Resident. Anyone under the age of 18 is permitted one (1) Guest, unless prior approval for additional Guests is given. ²
8. Residents younger than 12 years of age must be accompanied by an Adult at all times. ²

Wilderness Lodge Business Center

The Business Center is located in the main Lodge and consists of two computer stations, with access to the copier and fax machine.

1. The Business Center will be open during Lodge business hours.
2. Food and drinks are not permitted within 5 feet of the computer equipment or the desk that the equipment is located upon. ²
3. Cell phone use, loud talking and similar activities which may be disruptive to the quiet enjoyment of other users shall be prohibited. ¹
4. The Business Center is designed for teenagers and Adults to create documents, access the internet, send e-mails, fax, print and copy.
5. Time restrictions and applicable fees are posted in the Business Center.
6. All programs should be closed when leaving the workstation.
7. Do not turn off the computers unless requested to do so by Lodge Staff.



8. Changes to the system configuration are not permitted.
9. Requests for additional software or system changes must be in writing and turned in to Lodge Staff.
10. Downloading of files or software or anything of the like to the computers is not permitted. ¹
11. E-Mail attachments must be loaded onto disks before they are opened to protect against viruses.
12. Each Lodge Identification Cardholder is set up with a password to access the computers.
13. Parental controls and security restrictions have been applied to all computers.
14. The Lodge area is equipped with closed circuit televisions.
15. The Lodge is a "Wireless Hot Spot." Enjoy the benefit of a wireless internet connection while working off your laptop.
16. Your laptop must have a wireless enabled device in order to connect.
17. A report can be generated to list all websites that are accessed or denied through an attempt to access on District computers.



Nature Center Guidelines

Nature Center– includes the building housing the animals, the Wilderness Theater and the attached screened room referred to as the Nature Center Classroom.

1. The Nature Center will be open during Lodge business hours.
2. The Nature Center display area is designed to be self-educating and interactive.
3. The Nature Center area is equipped with closed circuit televisions.
4. Wilderness Theater is open to all ages with a library of movies to select from and/or access to Bright House Networks Channels. Minors under the age of 12 must be accompanied by an adult. ¹ Lodge Staff will do periodic inspections of the theater throughout the day – to include times that movies may be playing.
5. The DVD Library is available on a “loan” basis for at home viewing for a minimal donation. Please inquire at the Lodge office.
6. Theater equipment can only be operated by Wilderness Lodge Staff.
7. The screened classroom is designed for outdoor projects, arts & crafts and special nature programs.
8. Animals can only be handled when a staff member is present. ²
9. Children under twelve (12) years of age must be accompanied by an Adult to handle the animals. ²
10. The Nature Center at Wilderness Lake Preserve is designed for all ages to enjoy and experience animals, plants and marine life. We encourage school educational tours, club events, scout badge workshops and guest lectures to experience the Nature Center. Contact the Wilderness Lodge Staff if you would like to become involved and active in special events at the Nature Center.
11. The Nature Center has established a “lending library” for nature enthusiasts of all ages. Feel free to bring a book in exchange for a book.
12. The Nature Center and Theatre can be reserved for private parties at the Lodge office.



13. The Nature Center is a “Wireless Hot Spot.” Enjoy the benefit of a wireless internet connection while working off your laptop.
14. Your laptop must have a wireless enabled device in order to connect.
15. A report can be generated to list all websites that are accessed or denied through an attempt to access on District computers.



Spa & Fitness Center Services

The Spa & Fitness Center consists of a fitness equipment area with cardio and weight machines, free weights, an aerobics room and rooms for massage therapy, nail and facial services. The bath house and swim facilities are also included in this area.

1. The Spa at Wilderness Lodge offers a haven for relaxation and rejuvenation. Professional services may be available.
2. Reservations: all services require reservations to be made in advance. Please call (813) 995-2437 for all appointments or email appointment preferences to lodgemanager@wplodge.com.*
3. Age Requirements: The spa is an Adult-oriented atmosphere. Exceptions can be made for nail services.²
4. Gift Certificates available through the nail technician. It's the one gift everyone wants...the opportunity to renew, relax and truly get away from it all! Gift certificates make the ideal year-round gift for any special occasion.
5. SPA Hours: (appointments required)
6. The Fitness Center at Wilderness Lodge offers:
 - Personal training
 - Fitness classes
 - Outdoor seasonally heated lap pool
 - Sauna and Jacuzzi
7. Please stop by the Lodge to register for a class and or to inquire about fitness class information.
8. Please allow a 24 hour notice for cancellations and rescheduling.

Our spa is a place of peace and tranquility. Children, beepers and cell phones are not permitted.

Neighborhood Park Rules

1. The tree house play structures and all play structures in the neighborhood parks are designed for children under the age of 12.
2. Children must be supervised by an Adult at all times.¹
3. No glass containers are allowed in area.¹



4. Alcoholic beverages are not allowed in the parks. ³
5. Use of profanity and/or disruptive behavior will not be tolerated. ²
6. Report violators, damaged equipment and unsafe conditions to the District Manager.
7. Call 911 in the event of an emergency and inform the Lodge and District Manager.



Violation of Rules and Regulations

1. Enforcement Procedures

A Citation for violation of the Rules and Regulations is issued as follows:

- a. By any staff member or representative of the District who witnessed the violation. He/She will issue a warning and forward a duplicate copy along with supporting documentation to Lodge Manager and/or District Manager.
- b. A staff member or a Resident may report the alleged violation to a Supervisor, the Lodge Manager, Security or District Manager. The Supervisor will document the violation and forward the information to the Lodge Manager and District Manager, who will review the facts and determine whether to issue a written warning.

2. Warnings

- a. Warnings issued will specify the Rule or Regulation violated. Penalties shall be levied in accordance with the Penalty Guidelines, which may be amended by the Board of Supervisors.
- b. A copy of the warning and any supporting documentation will be filed in the Lodge office.

3. Appeals Process

- a. The violator may appeal the Warning by putting an appeal in writing and delivering it to the Lodge office.
- b. The Board of Supervisors will conduct an appeals hearing at the next regularly scheduled meeting of the Board of Supervisors from the date the appeal was received.

Penalty Guidelines

In all cases if the offender is under 12, the parent/guardian will be called immediately if not present. If the offender's age is between 12 and 18 a copy of the written warning and or suspension notice will be mailed to parent/guardian, and the parent/guardian will be subject to the penalty along with the youth offender. In all cases of suspension, a written notice will be provided to the offender.

1. Category 1 and 2 penalties may be upgraded to the maximum of the next level(s) if a Warning is ignored or a person displays blatant disregard for following the Rules, in general.
2. All Penalties assigned to categories 1 and 2 will be automatically upgraded to category 3 if the violator has caused damages to any District or Resident's property. In all cases of violations resulting in lost revenue



damages to the District, the penalty shall be in addition to reimbursement of the cost associated with the property damage. Other financial impacts may be added to penalties where applicable.

3. In addition to the penalties and fines, the Board of Supervisors may take additional legal action against persons who do not comply with the Rules and Regulations.
 - a. For the first offense in category 1 or category 2 a written warning will be issued to the offender and staff will discuss the rules with the offender and send the offender home for the day. Category 3 offenses will result in a one week suspension. Category 4 offenses will result in a one month suspension, **except in the case of a CDD parking violation. 1st offense written and verbal notification. 2nd offense – Vehicle towed at owner’s expense.**
 - b. For a second or subsequent offense occurring within one year the suspensions are issued according to the penalty chart below and a written notice will be provided to the offender.
 - c. If the severity of a violation of any of these rules is deemed to endanger the welfare of any individuals or property, the Lodge Staff will retain the right to contact the Pasco County Sheriff’s Department and adjust the consequences to fit with the violation.

All suspension of privileges and decisions made by the staff will allow for the violator to protest the suspension at a regular District meeting and appeal the decisions of the staff

Penalty Chart

Category	First Offense	Second Offense	Additional Offenses
Category 1 Annotated throughout Document with ¹	Warning	1 Week Suspension	2 Week Suspension
Category 2 Annotated throughout Document with ²	Warning	2 Week Suspension	1 Month Suspension
Category 3 Annotated throughout Document with ³	1 Week Suspension	1 Month Suspension	2 Month Suspension
Category 4 Annotated throughout Document with ⁴	1 Month Suspension Parking Violation Written & Verbal Notification	2 Month Suspension Parking Violation Vehicle towed at owner's expense.	3 Month Suspension

Tab 8

Ages 9-10, Size 6.5 x 18.5



FREE SHIPPING - GOALS, BENCHES, BLEACHERS, NETS & CLIPS

- Soccer Goals by Size +
- Soccer Goals by Style +
- Soccer Nets +
- Clips, & Accessories +
- Goal Anchoring Equipment
- Benches/Bleachers +
- Soccer Balls +
- Field Hockey Goals
- Other Products +
- Netting Systems
- Our Story
- Contact Us

Home > PEVO Competition Series Soccer Goal - 6.5x18.5



PEVO Competition Series Soccer Goal - 6.5x18.5

\$1,590.00

Pair of Wheels Net Thickness
Without Wheels + 3mm Net +

ADD TO CART

BUY IT NOW



Share Tweet Pin It

This product is **Made in the USA**

The PEVO Competition Series Soccer Goal comes with lightweight, aluminum 4" round tubing that is powder coated in a white finish, an aluminum backstay and a galvanized steel ground bar. This goal features pre-drilled holes to secure and fasten the net in place using PEVO StayNet Fasteners. This goal comes in five pieces; two sides, crossbar, ground bar, kit box, and can easily be assembled in 20 minutes.

Model: SGM-6x18R

Includes: [6.5x18.5 Net](#), [PEVO StayNet Fasteners](#), [PEVO Net Ties](#), [Ground Anchors](#)

Weight: 155 lbs

Height: 6.5'

Width: 18.5'

Depth: 3'

Base: 7'

Finish: Powder Coated Goal Face, Unfinished Backstay and Ground Bar

[Back to results](#)



Roll over image to zoom in

FORZA Alu110 Soccer Goal (12ft x 4ft to 24ft x 8ft) – Choose Your Soccer Goal Fixing Type | Freestanding/Socketed Aluminum Soccer Goals

Brand: FORZA



\$1,599⁹⁹

Get \$60 off instantly: Pay \$1,539.99 ~~\$1,599.99~~ upon approval for the Prime Store Card. No annual fee.

Size:

18.5ft x 6.5ft Socketed

Assembly options: [Get expert assembly](#) Details

Without expert assembly

Expert assembly
+\$163.00 per unit

[What's included](#)

Material	Aluminum
Brand	FORZA
Finish Type	Powder Coated
Frame Material	Aluminum

About this item

- **FREESTANDING (NOT FIXED) OR SOCKETED (FIXED)** – Choose between either the **FREESTANDING ALU110 SOCCER GOAL** or the **SOCKETED ALU110 SOCCER GOAL** to best suit your requirements.
- **TOP QUALITY ALUMINUM GOALS** – These soccer goals have been manufactured from the finest 110mm aluminum to ensure they not only look great but will stand the test of time. **PLEASE NOTE** – The freestanding variations are a single goal **ONLY**. They do not come with weights and wheels included.
- **100% WEATHERPROOF** – The soccer goals are powder coated white and this added with the 5mm weatherproof braided net ensures the goals can stay outside in any weather condition and perform to the max.
- **PREPARED FOR PERFECTION** – The whole Alu110 range comes pre-equipped with a heavy duty net and twist and lock net clips ensuring your soccer club is ready to go from the off.
- **PREPARED FOR PERFECTION** – The whole Alu110 range comes pre-equipped with a heavy duty net and twist and lock net clips ensuring your soccer club is ready to go from the off.

Jaypro Classic Club Round Soccer Goal Goals SET Features Jaypro Sports flush mount Easy Track™ net attachment system with clips. White powder coat and natural finish design!

Jaypro Classic Club Round Soccer Goal Goals SET



By: [Jaypro](#)
 Item #: E135985 ([Details](#))
 MSRP: \$2759.99 - \$5047.99
Price: \$2461.79
 You save up to \$2002.20. ([More Info](#))

Color: WHITE

Size: **6 1/2'H X 18 1/2'W X 2'B X 6'D (SET) \$2461.79**

Quantity	Price (EA)
10+	\$1550.49 to \$2930.99
1 to 9	\$1665.29 to \$3045.79



Please call 888.269.2440 to order this item.

This product can only be shipped within the US.



Similar Items by Category: [Soccer](#) > [Goals](#) > [Portable & Adjustable Goals](#)

<p>Champro 6' x 4' Fold-Up Soccer Goals \$699.99 \$24.99-\$79.29</p>	<p>GoSports 2.5' Portable Pop-Up Soccer... \$299.99 \$21.09-\$23.89</p>	<p>Champro 6' x 4' Fold-Up Soccer Goals \$699.99 \$21.49-\$39.19</p>	<p>Champion Extreme Soccer 30' x 18' Pop-Up... \$299.99 \$26.49</p>
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Product Description

Jaypro Classic Club Round Soccer Goal Goals SET

Sold as SET - "NETS INCLUDED"

Features Jaypro Sports flush mount Easy Track™ net attachment system with clips. White powder coat and natural finish design!

Features:

- 3" extruded aluminum front frames with galvanized steel backstays.
- Multiple sizes available (galvanized steel rear crossbars on three largest sizes).
- 4" sq. mesh white nets, net clips, and sandbags included.
- Wheel kit (CSGWK) sold separately. Item [E8784](#)

Jaypro * Goal: 12 Year Limited Warranty, Net: 1 Year Limited Warranty.

Goal Sizes Available:

- 8'H x 24'W x 4'B x 9'D
- 7'H x 21'W x 3'B x 8'D
- 6 1/2'H x 18 1/2'W x 2'B x 6'D
- 6 1/2'H x 12'W x 2'B x 6'D
- 4 1/2'H x 9'W x 2'B x 5'D
- 4'H x 6'W x 2'B x 5'D

NOTICE:

The freight carrier may contact you using the phone number(s) listed on your order to arrange delivery. They will only deliver to the shipping address provided when the order was placed. The shipment cannot be re-directed.

Due to color differences in monitors, the colors on this site are for reference only. Please contact Epic Sports if you have any color questions.

WARNING

- Ball / Equipment Storage
- Baseball / Softball
- Basketball
- Coaching Accessories
- Facility
- Field Hockey
- Football
- Hydration
- Lacrosse
- Mats
- Outdoor Volleyball And Wallyball
- Physical Education
- Player's Benches And Bleachers
- Scoreboards
- Soccer
 - Coaches And Refs Accessories
 - Corner Flags
 - Equipment
 - Goals
 - 8' X 24' 3' Round Soccer Goals
 - 8' X 24' 4' Round Professional Goals
 - 7' X 21' Soccer Goals
 - 6.5 X 18' Soccer Goals**
 - 6.5' X 12' Soccer Goals
 - 4.5' X 9' Soccer Goals
 - 4' X 6' Soccer Goals
 - JayPro Goal Accessories
 - Indoor Goals And Futsal



Pevo Soccer Goals - 6.5' x 18.5' Park Series (pair)

Pevo Sports

\$3,410.00

(No reviews yet)

[Write a Review](#)

SKU: SGM-6x18P

Availability: Order processes the same or next business day

Shipping: Free Shipping

Quantity:

ADD TO CART

SAVE TO WISHLIST



OVERVIEW | REVIEWS

PRODUCT DESCRIPTION

The Pevo Park Series Soccer Goals feature all aluminum construction with lightweight 3" round tubing and a built-in channel for easy net attachment. What makes a Pevo Soccer Goal different from other manufacturers soccer goals? Its all in the corners. Pevo corners are fitted into the upright and then welded all around. This process takes off all the stress and strengthens the goals like no other. Pevo corners will never break or crack. This is all backed by a 5 year warranty.

Pevo also minimizes components. Most goals are shipped as five components (depending on the size of the goal). This makes setup easy, as compared to most other manufacturers that require up to 13 different components to be assembled. A Pevo soccer goal can be setup in about 20-30 minutes. Other manufacturer goals can take up to 4 hours to setup.

Specifications & Features:

- 3" round white powder coated front posts, cross bar and back bottom/ground bar
- 6.5'H x 18.5'W x 3'D x 6.5'B; 130 lbs. per goal
- 1-3/8" round natural aluminum finish backstay tubes
- A finished bottom allows for safe use on all surfaces and better portability
- Reinforced, high strength, durable aluminum alloy casting corners
- Easy to assemble (approx. 20-30 min. per goal) - ships in 5 pieces
- Includes 3 mm net, channel net fasteners and ground anchors
- Meets ASTM 2950-14 and NCAA/NFSHA standards
- **Price is based on per pair of goals (goals are available as singles as well)
- Price includes LTL shipping

All Ages, Regulation Size, 8 x 24



FREE SHIPPING - GOALS, BENCHES, BLEACHERS, NETS & CLIPS

Soccer Goals by Size +

Soccer Goals by Style +

Soccer Nets +

Clips, & Accessories +

Goal Anchoring Equipment

Benches/Bleachers +

Soccer Balls +

Field Hockey Goals

Other Products +

Netting Systems

Our Story

Contact Us

Home > PEVO Club Series Soccer Goal - 8x24



PEVO Club Series Soccer Goal - 8x24

\$1,735.00

Pair of Wheels

Net Thickness

Without Wheels ▾

3mm Net ▾

ADD TO CART

BUY IT NOW

[Share](#) [Tweet](#) [Pin it](#)



This product is **Made in the USA**

The PEVO Club Series Soccer Goal comes with lightweight, aluminum 2" x 4" rectangular tubing that is powder coated in a white finish. This goal features pre-drilled holes to secure and fasten the net in place using [PEVO StayNet Fasteners](#). This goal comes in five pieces; two sides, crossbar, ground bar, kit box, and can easily be assembled in 25 minutes.

Model: SGM-8x24T

Includes: [8x24 Net](#), [PEVO StayNet Fasteners](#), [Ground Anchors](#)

Weight: 180 lbs

Height: 8'

Width: 24'

Depth: 3'

Base: 8'

Finish: Powder Coated 2" x 4" Components, All other components unfinished aluminum



Roll over image to zoom in

FORZA Alu110 Soccer Goal (12ft x 4ft to 24ft x 8ft) – Choose Your Soccer Goal Fixing Type | Freestanding/Socketed Aluminum Soccer Goals

Brand: FORZA

★★★★☆ – 1 rating



\$1,799⁹⁹

Pay \$150.00/month for 12 months (plus S&H, tax) with 0% interest equal monthly payments when you're approved for the Prime Store Card.

Size:

24ft x 8ft Socketed ▾

Assembly options: [Get expert assembly Details](#)

Without expert assembly

Expert assembly
+\$163.00 per unit

▾ What's included

Material	Aluminum
Brand	FORZA
Finish Type	Powder Coated
Frame Material	Aluminum

About this item

- **FREESTANDING (NOT FIXED) OR SOCKETED (FIXED)** – Choose between either the **FREESTANDING ALU110 SOCCER GOAL** or the **SOCKETED ALU110 SOCCER GOAL** to best suit your requirements.
- **TOP QUALITY ALUMINUM GOALS** – These soccer goals have been manufactured from the finest 110mm aluminum to ensure they not only look great but will stand the test of time. **PLEASE NOTE** - The freestanding variations are a single goal **ONLY**. They do not come with weights and wheels included.
- **100% WEATHERPROOF** – The soccer goals are powder coated white and this added with the 5mm weatherproof braided net ensures the goals can stay outside in any weather condition and perform to the max.
- **PREPARED FOR PERFECTION** – The whole Alu110 range comes pre-equipped with a heavy duty net and twist and lock net clips ensuring your soccer club is ready to go from the off.
- **PREPARED FOR PERFECTION** – The whole Alu110 range comes pre-equipped with a heavy duty net and twist and lock net clips ensuring your soccer club is ready to go from the off.

Jaypro Soccer Goals - Classic Official Square Goals PAIR

Jaypro Soccer Goals - Classic Official Square Goals PAIR



By: [Jaypro](#)
 Item #: E8822 ([Details](#))
 MSRP: \$5489.99
Price: \$3312.49
 You save \$2177.50. ([More Info](#))

Quantity	Price (EA)
10+	\$3084.09
1 to 9	\$3312.49

Color: WHITE/WHITE NET

Size: 8'H X 24'W X 4'B X 10'D GOAL (PAIR)



Please call 888.269.2440 to order this item.

This product can only be shipped within the US.



Similar Items by Category: [Soccer](#) > [Goals](#) > [Portable & Adjustable Goals](#)

<p>Champro 6' x 4' Fold-Up Soccer Goals MSRP \$24.59 \$29.29</p>	<p>GoSports 2.5' Portable Pop-Up Soccer Goals MSRP \$21.09 \$23.89</p>	<p>Champro 6' x 4' Fold-Up Soccer Goals MSRP \$21.49 \$39.19</p>	<p>Champion Extreme Soccer 30"x18" Pop-Up Goals MSRP \$26.49</p>
--	--	--	--

Product Description

Jaypro Soccer Goals - Classic Official Square Goals PAIR

Description:

Features Jaypro Sports flush mount Easy Track™ net attachment system with clips.

Features:

- NCAA, NFHS and FIFA compliant
- 4" round or square extruded aluminum frame with 2" galvanized steel backstays and rear crossbar
- Product Dimensions: 8'H x 24'W x 4'B x 10'D

Specs:

- OFFICIAL SIZE 8' HIGH x 24' WIDE x 4' BACKSTAY x 9-1/2' DEPTH
- GOAL IS 4" O.D. SQUARE W/ 1.9" O.D. GALVANIZED STEEL BASE AND BACKSTAYS
- UPRIGHTS AND CROSSBAR POWDER COATED WHITE
- EASY TRACK NET ATTACHMENT SYSTEM, WITH EXCLUSIVE FLUSH NET CLIPS
- REAR GROUND CROSSBAR AND STEEL BACKSTAYS IMPROVE STABILITY AND SAFETY
- BACKSTAYS RUN BACK 9-1/2' FOR A MORE STABLE BASE
- GROUND ANCHORS ARE RECOMMENDED
- NETS INCLUDED
- MEETS ALL SAFETY REQUIREMENTS OF ASTM F2056 AND ASTM F2673.
- MEETS NFHS, NCAA & FIFA SPECIFICATIONS - OPTIONAL WHEEL KIT (CSGWK)

NOTICE:

The freight carrier may contact you using the phone number(s) listed on your order to arrange delivery. They will only deliver to the shipping address provided when the order was placed. The shipment cannot be re-directed.

Due to color differences in monitors, the colors on this site are for reference only. Please contact Epic Sports if you have any color questions.

WARNING



Search



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Shipping & Returns

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About Us

Home / Soccer / Goals / 8' x 24' 3" Round Soccer Goals / Pevo Soccer Goals - 8' x 24' Park Series (pair)

- Ball / Equipment Storage
- Baseball / Softball
- Basketball
- Coaching Accessories
- Facility
- Field Hockey
- Football
- Hydration
- Lacrosse
- Mats
- Outdoor Volleyball And Wallyball
- Physical Education
- Player's Benches And Bleachers
- Scoreboards
- Soccer
 - Coaches And Refs Accessories
 - Corner Flags
 - Equipment
 - Goals
 - 8' X 24' 3" Round Soccer Goals
 - 8' X 24' 4" Round Professional Goals
 - 7' X 21' Soccer Goals
 - 6.5 X 18' Soccer Goals
 - 6.5 X 12' Soccer Goals
 - 4.5 X 9' Soccer Goals
 - 4' X 6' Soccer Goals
 - JayPro Goal Accessories
 - Indoor Goals And Futsal
 - Nets And Accessories



Pevo Soccer Goals - 8' x 24' Park Series (pair)

Pevo Sports

\$4,050.00

(No reviews yet)

[Write a Review](#)

SKU: SGM-8x24P

Availability: Order processes the same or next business day

Shipping: Free Shipping

Quantity: < 1 >

ADD TO CART

SAVE TO WISHLIST



OVERVIEW REVIEWS

PRODUCT DESCRIPTION

The Pevo Park Series Soccer Goals feature all aluminum construction with lightweight 3" round tubing and a built-in channel for easy net attachment. What makes a Pevo Soccer Goal different from other manufacturers soccer goals? Its all in the corners. Pevo corners are fitted into the upright and then welded all around. This process takes off all the stress and strengthens the goals like no other. Pevo corners will never break or crack. This is all backed by a 5 year warranty.

Pevo also minimizes components. Most goals are shipped as five components (depending on the size of the goal). This makes setup easy, as compared to most other manufacturers that require up to 13 different components to be assembled. A Pevo soccer goal can be setup in about 20-30 minutes. Other manufacturer goals can take up to 4 hours to setup.

Specifications & Features:

- 3" round white powder coated front posts, cross bar and back bottom/ground bar
- 8'H x 24'W x 3'D x 8'B; 160 lbs. per goal
- 1-3/8" round natural aluminum finish backstay tubes
- A finished bottom allows for safe use on all surfaces and better portability
- Reinforced, high strength, durable aluminum alloy casting corners
- Easy to assemble (approx. 20-30 min. per goal) - ships in 5 pieces
- Includes 3 mm net, channel net fasteners and ground anchors
- Meets ASTM 2950-14 and NCAA/NFSHA standards
- **Price is based on per pair of goals (goals are available as singles as well)
- Price includes LTL shipping

Tab 9



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
5/10/2022	0000162326	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

QUAN	PART	DESCRIPTION
		<p>A Total Solution is pleased to propose the following Video Surveillance Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Providing enhanced changes to the existing video surveillance system while adding new features. (1) Camera will be relocated over viewing the lap pool. (1) Camera will be replaced near the water fountain/gym pool side entry/exit. (1) Camera will be added viewing the jacuzzi area. (1) Camera (Gym Walkway) will be removed from monitoring to allow the shop camera to function. (1) Monitored camera viewing the water fountain will be replaced by the pool overview camera.</p> <p>**A total of (4) monitored cameras will reside on this system. It is not possible to add more than (4). **After an additional (2) cameras are added to the system, all 32 channels are taken. No additional cameras may be added without adding an additional recorder or introducing a video management system.</p> <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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 YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE 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. TO</p>

Customer Print _____

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QUAN	PART	DESCRIPTION
		<p>PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY.</p> <p>Customer's Initials _____ Revision 04/02/12</p> <p>Notes: * If additional equipment is requested by the authority having jurisdiction/contractor/owner that cost will be negotiated. * Permit costs are subject to change without notice and if this occurs the cost will passed on to the contractor/owner.</p> <p>Customer's Initials _____ Date _____</p> <p>HOLD HARMLESS CLAUSE: It is agreed that the Contractor hereby covenants to defend, indemnify, hold harmless and exonerate A Total Solution, Inc., their respective officers, directors, employees, agents and legal representatives, ^Indemnitees,^ from any and all liabilities, claims, lawsuits, arbitrations, fines, or other charges for any property damages, personal injury or economic losses, ^Claims^, that are caused in whole or in part by the Contractor including their design of systems, installations by others not contracted by the Indemnitees and operations by said Contractor, its employees agents, guests, suppliers or their subcontractors, whether or not in direct privity with the Contractor, or which in any way arise out of their work, acts or omissions. This Indemnity Agreement shall extend to and include the full amount of all Claims whether or not caused in part by the Indemnitees, except that the Contractor shall not be liable under this Indemnity Agreement for Claims directly caused by or resulting from the sole fault or negligence of the Indemnitees. Contractor acknowledges consideration for his Indemnification Agreement of ten (\$10.00) dollars.</p> <p>The obligation to defend, indemnify and hold harmless includes Claims resulting from injury, sickness or death of any employee of the Contractor or any employee of any lower tier suppliers or subcontractors of the Contractor (whether or not in direct privity with the Contractor, regardless of whether such employee has been paid pursuant to any Worker^s Compensation Law or other similar federal or state legislation for the protection of employees.</p>

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



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P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

QUAN	PART	DESCRIPTION
1.00	0E-BNCFFTP	<p>ESCALATION CLAUSE FOR MATERIALS</p> <p>The contract price for this construction project has been calculated based on the current prices for the component materials. However, the market for the materials that are hereafter specified is considered to be volatile, and sudden price increases could occur. A Total Solution, Inc. agrees to use its best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of contract for use in this scope of work/project, the Owner/Contractor agrees to pay that cost increase to A Total Solution, Inc. Any claim by A Total Solution, Inc. for payment of a cost increase, as provided above, shall require written notice delivered by A Total Solution, Inc. to the Owner stating the increased cost, the material or materials in question, and the source of supply, supported by invoices or bills of sale.</p> <p>The prices of said materials within this quote/agreement are guaranteed for one week from the date of this quote, otherwise subjected to the Escalation Clause within.</p> <p>Directed Acceleration Owner/Contractor agrees to the following terms under the Directed Acceleration Clause: Should A Total Solution, Inc. be directed to cooperate with an Owner/Contractor demand of compression of the work schedule(s) set for said scope of work as agreed in this Quote for service, installation or other work contracted for performance, A Total Solution, Inc. is entitled to compensation for said performance in terms of; additional labor hours, shift differential and overtime of employees, to include any additional time for rental equipment and or additional materials required to meet said demand. A Total Solution, Inc. will disclose rates of compensation to be of fair market value.</p> <p>Constructive Acceleration Owner/Contractor agrees to the following terms under the Constructive Acceleration Clause: Should Owner/Contractor for any reason create a cause(s), whether intentional or not, for delay of said project, A Total Solution, Inc. is entitled to compensation resulting from the burden of re-assignments, lay-offs or other labor related expenses resulting from said delay. This compensation will be billable at the quoted rate contained in this agreement for a time period equal to the delay time frame payable as a change order. Compensation shall include any costs associated with any rental equipment, drop off/delivery charges and any days that the rental equipment is on site during the delay time frame.</p> <p>Lap Pool Camera Relocation Wbox BNC to BNC</p>

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



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		SERVICE CONTRACT	Brad Ragghianti
QUAN	PART	DESCRIPTION	
1.00	0E-DCMPIG10P	2.1MM DC PLUG PIGTAIL CON 10PK	
1.00	0E-BNC2UTP	W Box Male BNC Crimp RG59,6 PVC, 10 Pack18-22 AWG Wire	
1.00	A51BJ02	Theatre Camera Replacement Dahua Lite-Series 5MP HDCVI IR Eyeball Camera, 2.8mm Fixed Lens	
1.00	ECI-B64Z2	Jacuzzi Camera Hikvision 4MP Outdoor EXIR Varifocal Network Bullet Camera, 2.8-12mm Lens	
1.00	0E-16POE250W	W Box 18-Port Gigabit PoE Switch 16 Port PoE +2 Shared Port	
1.00	50785506	Genesis 4-Pair Category 5e Riser, Blue, 500 ft. Pull Box	
1.00	100003B	Platinum Tools EZ-RJ45 Cat5e Connector	
1.00	ECI-T22F2	Pool Water Fountain/Gym Camera Replacement TUR DOM 2MP H264 2.8MM	
1.00		Miscellaneous Electronic Parts	
1.00		Electronic Installation Labor	
Acceptance In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein. This proposal is only good for 30 days. Any past due invoices are subject to having late fees, collection costs, and all attorney fees added to the open balance.			
TOTAL			\$3,793.69

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____

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A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
5/31/2022	0000162760	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

QUAN	PART	DESCRIPTION
		<p>A Total Solution is pleased to propose the following Access Control Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Addition of (2) access control doors and (1) additional access expansion. This quote will add two access control doors at the entry/exits of both gym shower/restrooms. A new access expander is required as expansion is not possible without the expander. Upon completion, card holders may present credentials to enter both shower/restrooms from the pool area.</p> <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>HOLD HARMLESS CLAUSE: It is agreed that the Contractor hereby covenants to defend, indemnify, hold harmless and exonerate A Total Solution, Inc., their respective officers, directors, employees, agents and legal representatives, ^Indemnitees,^ from any and all liabilities, claims, lawsuits, arbitrations, fines, or other charges for any property damages, personal injury or economic losses, ^Claims^, that are caused in whole or in part by the Contractor including their design of systems, installations by others not contracted by the Indemnitees and operations by said Contractor, its employees agents, guests, suppliers or their subcontractors, whether or not in direct privity with the Contractor, or which in any way arise out of their work, acts or omissions. This Indemnity Agreement shall extend to and include the full amount of all Claims whether or not caused in part by the Indemnitees, except that the Contractor shall not be liable under this Indemnity Agreement for Claims directly caused by or resulting from the sole fault or negligence of the Indemnitees. Contractor acknowledges consideration for his Indemnification Agreement of ten (\$10.00) dollars.</p> <p>The obligation to defend, indemnify and hold harmless includes Claims resulting from injury, sickness or death of any employee of the Contractor or any employee of any lower tier suppliers or subcontractors of the Contractor (whether or not in direct privity with the Contractor, regardless of whether such employee has been paid pursuant to any Worker^s Compensation Law or other similar federal or state legislation for the protection of employees.</p>

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		<p>ESCALATION CLAUSE FOR MATERIALS</p> <p>The contract price for this construction project has been calculated based on the current prices for the component materials. However, the market for the materials that are hereafter specified is considered to be volatile, and sudden price increases could occur. A Total Solution, Inc. agrees to use its best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of contract for use in this scope of work/project, the Owner/Contractor agrees to pay that cost increase to A Total Solution, Inc. Any claim by A Total Solution, Inc. for payment of a cost increase, as provided above, shall require written notice delivered by A Total Solution, Inc. to the Owner stating the increased cost, the material or materials in question, and the source of supply, supported by invoices or bills of sale.</p> <p>The prices of said materials within this quote/agreement are guaranteed for one week from the date of this quote, otherwise subjected to the Escalation Clause within.</p> <p>Directed Acceleration Owner/Contractor agrees to the following terms under the Directed Acceleration Clause: Should A Total Solution, Inc. be directed to cooperate with an Owner/Contractor demand of compression of the work schedule(s) set for said scope of work as agreed in this Quote for service, installation or other work contracted for performance, A Total Solution, Inc. is entitled to compensation for said performance in terms of: additional labor hours, shift differential and overtime of employees, to include any additional time for rental equipment and or additional materials required to meet said demand. A Total Solution, Inc. will disclose rates of compensation to be of fair market value.</p> <p>Constructive Acceleration Owner/Contractor agrees to the following terms under the Constructive Acceleration Clause: Should Owner/Contractor for any reason create a cause(s), whether intentional or not, for delay of said project, A Total Solution, Inc. is entitled to compensation resulting from the burden of re-assignments, lay-offs or other labor related expenses resulting from said delay. This compensation will be billable at the quoted rate contained in this agreement for a time period equal to the delay time frame payable as a change order. Compensation shall include any costs associated with any rental equipment, drop off/delivery charges and any days that the rental equipment is on site during the delay time frame.</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37,</p>

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
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5/31/2022	0000162760	0003873

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 5844 Old Pasco Road
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Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Raghianti

QUAN	PART	DESCRIPTION
		<p>FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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 YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE 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. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY.</p> <p>Customer's Initials _____ Revision 04/02/12</p> <p>Notes: * If additional equipment is requested by the authority having jurisdiction/contractor/owner that cost will be negotiated. * Permit costs are subject to change without notice and if this occurs the cost will passed on to the contractor/owner.</p> <p>Customer's Initials _____ Date _____</p>
1.00	API-AEC21-4	Bosch Access Easy Four Reader Interface Board
1.00	B8103	Bosch Utility Enclosure
1.00	MM12	Altronix MM12 Mounting Magnets, 12-Pack
1.00	AL400ULX	Altronix 4 Amp Power Supply
1.00	LC2	Altronix Line Power Cord
2.00	SLA 12-7F	Duracell 12 Volt 7 Amp Hour Battery
1.00	PAM 4	Relay
2.00	D8224SP	Bosch Access Control Card Reader
2.00	1200S	Alarm Controls 12 Volt 1200lb Maglock

Customer Print _____

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ATS Print _____ ATS Signature _____ Date _____



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5/31/2022	0000162760	0003873

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P.O. NUMBER		TERMS	SALES PERSON
		SERVICE CONTRACT	Brad Raghianti
QUAN	PART	DESCRIPTION	
2.00	PB2	Securitron Pb2 Push Button	
2.00	DS150I	Bosch Request To Exit Motion light grey	
2.00	AC-AM6370	Alarm Controls Three Piece Z Bracket For The 1200S	
1.00	22065509	Genesis 22/6 General Stranded Gray 500	
1.00	11185501	Genesis 18/2 General Stranded White 500	
1.00	11045803	Genesis 22/4 General Stranded Orange 500	
1.00	11045805	Genesis 22/4 General Stranded Green 500	
1.00	0E-CAT5RBL	UTP CAT5e CMR 1000 Blue	
1.00		Miscellaneous Electronic Parts	
1.00		Electronic Installation Labor	
1.00		Permit Costs	
<p>Acceptance We appreciate the opportunity to offer this quote for servicing your location and hope we are favored with your order. In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein. This proposal is only good for 30 days. Any past due invoices are subject to having late fees, collection costs, and all attorney fees added to the open balance.</p>			
TOTAL			\$6,844.02

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____

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 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
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QUOTE

DATE	QUOTE #	CUST #
6/16/2022	0000163053	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

QUAN	PART	DESCRIPTION
		<p>A Total Solution is pleased to propose the following Video Surveillance Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Providing enhanced changes to the existing video surveillance system while adding new features. (1) Camera will be added viewing the northeast shop/grassy area -- This camera location requires extensive trenching for power/camera wiring -- A pole will be mounted at the northeast corner of the fence line. -- Wireless networking provides connection to the lodge</p> <p>**A total of (4) monitored cameras will reside on this system. It is not possible to add more than (4). **After an additional (2) cameras are added to the system, all 32 channels are taken. No additional cameras may be added without adding an additional recorder or introducing a video management system.</p> <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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 YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE 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. TO</p>

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	SERVICE CONTRACT	Brad Raghianti

QUAN	PART	DESCRIPTION
		<p>PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY.</p> <p>Customer's Initials _____ Revision 04/02/12</p> <p>Notes: * If additional equipment is requested by the authority having jurisdiction/contractor/owner that cost will be negotiated. * Permit costs are subject to change without notice and if this occurs the cost will passed on to the contractor/owner.</p> <p>Customer's Initials _____ Date _____</p> <p>HOLD HARMLESS CLAUSE: It is agreed that the Contractor hereby covenants to defend, indemnify, hold harmless and exonerate A Total Solution, Inc., their respective officers, directors, employees, agents and legal representatives, ^Indemnitees,^ from any and all liabilities, claims, lawsuits, arbitrations, fines, or other charges for any property damages, personal injury or economic losses, ^Claims^, that are caused in whole or in part by the Contractor including their design of systems, installations by others not contracted by the Indemnitees and operations by said Contractor, its employees agents, guests, suppliers or their subcontractors, whether or not in direct privity with the Contractor, or which in any way arise out of their work, acts or omissions. This Indemnity Agreement shall extend to and include the full amount of all Claims whether or not caused in part by the Indemnitees, except that the Contractor shall not be liable under this Indemnity Agreement for Claims directly caused by or resulting from the sole fault or negligence of the Indemnitees. Contractor acknowledges consideration for his Indemnification Agreement of ten (\$10.00) dollars.</p> <p>The obligation to defend, indemnify and hold harmless includes Claims resulting from injury, sickness or death of any employee of the Contractor or any employee of any lower tier suppliers or subcontractors of the Contractor (whether or not in direct privity with the Contractor, regardless of whether such employee has been paid pursuant to any Worker^s Compensation Law or other similar federal or state legislation for the protection of employees.</p>

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
6/16/2022	0000163053	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

QUAN	PART	DESCRIPTION
1.00	CPE210	<p>ESCALATION CLAUSE FOR MATERIALS</p> <p>The contract price for this construction project has been calculated based on the current prices for the component materials. However, the market for the materials that are hereafter specified is considered to be volatile, and sudden price increases could occur. A Total Solution, Inc. agrees to use its best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of contract for use in this scope of work/project, the Owner/Contractor agrees to pay that cost increase to A Total Solution, Inc. Any claim by A Total Solution, Inc. for payment of a cost increase, as provided above, shall require written notice delivered by A Total Solution, Inc. to the Owner stating the increased cost, the material or materials in question, and the source of supply, supported by invoices or bills of sale.</p> <p>The prices of said materials within this quote/agreement are guaranteed for one week from the date of this quote, otherwise subjected to the Escalation Clause within.</p> <p>Directed Acceleration Owner/Contractor agrees to the following terms under the Directed Acceleration Clause: Should A Total Solution, Inc. be directed to cooperate with an Owner/Contractor demand of compression of the work schedule(s) set for said scope of work as agreed in this Quote for service, installation or other work contracted for performance, A Total Solution, Inc. is entitled to compensation for said performance in terms of; additional labor hours, shift differential and overtime of employees, to include any additional time for rental equipment and or additional materials required to meet said demand. A Total Solution, Inc. will disclose rates of compensation to be of fair market value.</p> <p>Constructive Acceleration Owner/Contractor agrees to the following terms under the Constructive Acceleration Clause: Should Owner/Contractor for any reason create a cause(s), whether intentional or not, for delay of said project, A Total Solution, Inc. is entitled to compensation resulting from the burden of re-assignments, lay-offs or other labor related expenses resulting from said delay. This compensation will be billable at the quoted rate contained in this agreement for a time period equal to the delay time frame payable as a change order. Compensation shall include any costs associated with any rental equipment, drop off/delivery charges and any days that the rental equipment is on site during the delay time frame.</p> <p>Offensive Surveillance, Shed/Grassy Area TP-LINK CPE210 802.11n Outdoor AP</p>

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
6/16/2022	0000163053	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER		TERMS	SALES PERSON
		SERVICE CONTRACT	Brad Raghianti
QUAN	PART	DESCRIPTION	
1.00	ECI-T22F2	TUR DOM 2MP H264 2.8MM	
1.00	CBM	Hikvision Junction Box for Dome Camera, White	
1.00	WG-50905008	Cat-5 Burial Cable (500ft)	
1.00		Pole, conduit, fasteners	
1.00		Electronic Installation Labor	
<p>Acceptance In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein. This proposal is only good for 30 days. Any past due invoices are subject to having late fees, collection costs, and all attorney fees added to the open balance.</p>			
TOTAL			\$2,150.92

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____

Tab 10



COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

To:

The Preserve at Wilderness Lake CDD

C/O Tish Dobson – General Manager

From:

A-Quality Pool Service

June 22, 2022

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service

Dennis Kutzan - President/Owner

Brian Svoboda – Field Director

Charlene Kutzan – Business Manager

1246 Highwood Place

Wesley Chapel, FL. 33543

CPC# 1457935

813-453-5988 ph

813-936-4852 fax

Submitted to:

The Preserve at Wilderness Lake CDD

C/O Tish Dobson

Includes:

Company Background

Proposed Services

Price Quotation

Contact information

CPO certificate (available on request)

Insurance Coverage (available on request)

Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.





Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its address at 1246 Highwood Place, Wesley Chapel, FLORIDA 33543.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales or Rental
3. Pool Resurfacing



Proposed Service:

Subject pools are 4 bodies of water open, unscreened and heated with the following approximate gallonage: Lap pool 127,800, fun pool 74,500, splash pad 2,500 and spa 1,250 gallons, with nearby trees and foliage.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Service visits to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris. Vacuum a minimum of once per week
- Clean gutters and/or skimmer baskets of debris.
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals and vault jacks.
- Check filter operation at each visit, and backwash/clean a minimum of once per week.
- Check chemical feeders, drums and output readings.
- Clean tiles and filters a minimum of once per week.
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: For heated pools a regular enzyme treatment is recommended. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is already included in the monthly rate.
- Record each visit in logbook to be housed in equipment vault.
- All repair issues over \$600 will be communicated to the management company for approval. All repairs under \$600 will be communicated to the management company but performed and billed accordingly to prevent pool closures.
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms, excess leaves in fall/winter and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra.



- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company. This includes closing the pool down for any necessary repairs or proper sanitation to ensure the safety of swimmers.

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$145
- Weekends and Holidays - \$195

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:
 - o 4 times per week Year-round;
 - o NOTE - 4th visit (Tues or Thurs) to skim, test and record.Note: Modifications may be needed due to weather conditions

Costs:

- Flat fee of \$6000 per month – invoiced the 1st of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you. If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan
President/Owner
A-Quality Pool Service
1246 Highwood Place
Wesley Chapel, FL. 33543
813-388-1730 ph; 813-936-4852 fax



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX



Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for The Preserve at Wilderness Lake CDD with pool located at 21320 Wilderness Lake Blvd., Land O Lakes, FL 34637. A-Quality Pool Service (Contractor) will provide the following services at a rate of \$6000 per month effective: _____.

Subject pools are 4 bodies of water open, unscreened and heated with the following approximate gallonage: Lap pool 127,800, fun pool 74,500, splash pad 2,500 and spa 1,250 gallons, with nearby trees and foliage.

Service visits to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris. Vacuum a minimum of once per week
- Clean gutters and/or skimmer baskets of debris.
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals and vault jacks.
- Check filter operation at each visit, and backwash/clean a minimum of once per week.
- Check chemical feeders, drums and output readings.
- Clean tiles and filters a minimum of once per week.
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: For heated pools a regular enzyme treatment is recommended. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is already included in the monthly rate.
- Record each visit in logbook to be housed in equipment vault.
- All repair issues over \$600 will be communicated to the management company for approval. All repairs/replacement parts under \$600 will be communicated to the management company but performed and billed accordingly to prevent pool closures.



- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms, excess leaves in fall/winter and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company. This includes closing the pool down for any necessary repairs or proper sanitation to ensure the safety of swimmers.

- **Service frequency:**

- 4 times per week Year-round; 4th visit (Tues or Thurs) to skim, test and record.

Note: Modifications may be needed due to weather conditions

- **Non-scheduled visits** (Service calls requested outside of normal cleaning and water treatment operation.)

- Weekdays - \$145 ° Weekends and Holidays - \$195

- **Invoicing**

- The 1st of each month
 - 20-day terms; Repairs due upon completion
 - 5% Late Fee

- The Preserve at Wilderness Lake CDD agrees to maintain proper cleanliness and drainage of all the pool decks and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for clean and clear access and safety to equipment.

- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

Authorized Signature for Property

Date

Print Name/Title

06/22/2022



/ Charlene Kutzan/VP

Authorized Signature/A-Quality Pool Service

Date



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From: [Jayna Cooper](#)
To: [Dawn Valley](#)
Cc: [Matthew E. Huber](#)
Subject: FW: [EXTERNAL]WLP Poolside Review- Cooper Pools
Date: Saturday, June 25, 2022 4:38:42 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Dawn,

Here is the Cooper Pools email for the PWL agenda.

Thank you!

Jayna Cooper
District Manager

813.994.1001 Ext.: 6228
jcooper@rizzetta.com

rizzetta.com

From: Robert Bowling <rbowling951@gmail.com>
Sent: Tuesday, June 21, 2022 10:16 PM
To: Nicholas Shaffery <NShaffery@rizzetta.com>; Matthew E. Huber <MHuber@rizzetta.com>; Jayna Cooper <jcooper@rizzetta.com>; Mike Cooper <cooperpoolsinc@yahoo.com>
Subject: [EXTERNAL]WLP Poolside Review- Cooper Pools

Hello Nicholas,

Thank you for taking the time to meet with me and Mike Monday.

Here are a few items that we noticed during our walk.

- 1) Pool rules signage needs to be updated to 2022 verbiage
- 2) chemical and water conditions for the splash pad were to the level we needed to suggest closing the splash pad.
- 3) overall chemical tests resulted in major variances in proper levels that would require a **startup fee of \$660 to cover initial costs.**
- 4) the ORP controllers for the spa and splash pad need to be recalibrated as they are reading incorrectly. At worst some probes will need to be changed out, but usually a simple cleaning will take care of it.
- 5) noted some flow meters not functioning correctly or even dry. This is common and usually they need to be cleaned out, on rare occasions we need to replace them due to hairline cracks or no longer being able to read them.
- 6) your pools are currently using DE filter media, Cooper Pools Inc will convert this over to using perlite media, as DE media is a known cause of cancer and is proven to be unsafe to the environment. As a side note, the use of DE powder requires the use of separation tanks and bags, we

noticed that all bags have been removed and should have been noted on the resent inspection.

What I will do at this point is cover your requested service and what we suggest due to the volume of activity with your pools. Once a service plan is selected, I will put together a final service agreement.

Per your requested service plan.

4x per week (spring/summer) Apr **1st- Sept 30th-** \$5107 per month, to include all regular chemicals needed, special treatments are additional expenses that will be outlined in the final service agreement. Actual service dates still to be decided upon

3x week (fall/ early winter) **Oct 1st- Dec 31st- \$4362 m-w-f service**

3x week (late winter/ early spring) **Jan 1st- Mar 31st- \$3435 m-w-f service**

What we suggest for the late spring/ summer schedule.

5x per week service (**Apr 1st- Sept 30th**), service dates to be Sun- Mon- Wed- Thurs- Friday, due to the bather load volume we tend to see on our other Resort Pools. This will ensure a safe environment for your residents, and it will avoid pool closures. \$5853 month

3x week (fall/ early winter) **Oct 1st- Dec 31st- \$4362 m-w-f service**

3x week (late winter/ early spring) **Jan 1st- Mar 31st- \$3435 m-w-f service**

Regardless, of any service plan selected, your resort will be properly cared for during every visit.

Cooper Pools Inc, will be your premier choice for all services needed on your resort pools. From light repairs, equipment change outs to complete remodels. We devote 99% of our time to providing services to Commercial/Public pools in Hillsborough and Pasco county. When it comes time for your annual inspections, no worries, we will handle updating the local inspector on all infractions that may be noted for you. We strive for 100% perfect inspections and fast response. All of our techs are CPO certified pool operators, which is the Florida State requirement, expect nothing less from your pool service provider.

Any questions, please feel free to reach out to me directly.

Bob Bowling

VP Commercial Services

Cooper Pools Inc

813-484-5257

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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 June 1, 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 and constituting a quorum:

Holly Ruhlig	Board Supervisor, 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
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
R.J. Johnson	Representative, RedTree Landscape
John Moylan	Representative, RedTree Landscape
Nick Shaffery	Amenity Manager, Rizzetta & Company, Inc.
Stephen Brletic	Representative, JMT Engineering <i>(via conference call)</i>

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber 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

Mr. Huber asked if there were any audience comments. Audience comments were entertained regarding concerns with the cleaning of the pool, buffer area zone, and Coach Peter; tennis pro has submitted paperwork to be considered.

46 **THIRD ORDER OF BUSINESS**

Board Supervisor Requests and Walk on Items

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Ms. Ruhlig stated that she would like to discuss the ages for amenity use under the Amenity Report.

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Ms. Evereth stated that she would like to discuss Vanguard and the District's pool service.

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Ms. Edwards stated that she would like to discuss the tennis reserves and lighting, CDD highlights to residents and a newsletter, and GHS Environmental updates.

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Mr. Shaffery addressed the pool concerns with updates from Proteus Pools. A discussion ensued. It was stated that algae in the pool signals that there is a chemical imbalance. Mr. Shaffery will have the pool resurfacing company, Pool Works, check the cleaning of the pool.

61

On a Motion by Ms. Edwards, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved District staff bidding out the District's Pool Services for Preserve at Wilderness Lake Community Development District.

62

63

FOURTH ORDER OF BUSINESS

General Interest Items

64

65

A. Landscaping Reports

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Mr. Huber presented the PSA Field Service Report. Mr. Johnson and Mr. Moylan gave the Board updates on the landscape and irrigation maintenance.

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Mr. Moylan gave the Board an update on the buffer irrigation repairs. He stated that 15 solenoids would be installed today, weather permitting.

71

72

A discussion ensued regarding the warranty replacement items. Ms. Edwards stated that the Pine Tree proposals are unclear. It was decided that nothing further was needed at this time.

75

76

An update was given on the maintenance and trimming of the front entrance to the community. Ms. Edwards stated that the District will be over budget for the tree trimming.

78

79

An update was given on the buffer for Stone Leigh Park. Mr. Johnson will send a proposal for new plants to be installed.

81

82

The Board reviewed an updated proposal for the community mulching that previously had a cost of \$35,000. A discussion ensued. The Board would like to know when the mulch will be installed.

85

86

The Board reviewed a revised proposal for Pine and Palm Tree Removal. Mr. Shaffery stated that the seed pod removal from the palm tree at the pool has already been removed. This work will be removed from the proposal.

87

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On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's revised proposal for Tree Removal at a cost of \$7,425.00 for Preserve at Wilderness Lake Community Development District.

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The Board reviewed RedTree Landscape's proposal for Pine Tree Removal at 7007 Cardinal Wood.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for Pine Tree removal at 7007 Cardinal Wood at a cost of \$950.00 per tree for a total of \$3,800.00 for Preserve at Wilderness Lake Community Development District.

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The Board reviewed RedTree Landscape's proposal for Holly Tree removal. A discussion ensued. The Board decided not to approve this proposal as these trees provide shade at the clubhouse and pool.

The Board reviewed RedTree Landscape's landscape enhancement proposal for the island going into the Deerfield community.

100

101

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for the landscape enhancement at the island going into the Deerfield community at a cost of \$54.00 for Preserve at Wilderness Lake Community Development District.

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The Board reviewed a proposal from RedTree Landscape for the intersection of Caliente and Wilderness Lake, the second island behind the sign.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at the intersection of Caliente and Wilderness Lake, the second island behind the sign at a cost of \$150.00 for Preserve at Wilderness Lake Community Development District.

106

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109

The Board reviewed a proposal from RedTree Landscape for the landscape enhancement at the intersection of Caliente and Wilderness Lake.

110

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at the intersection of Caliente and Wilderness Lake at a cost of \$252.00 for Preserve at Wilderness Lake Community Development District.

111

112

113

114

The Board reviewed a proposal from RedTree Landscape for sod installation behind the tennis court at the clubhouse.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for sod installation behind the tennis courts at the Clubhouse at a cost of \$300.00 for Preserve at Wilderness Lake Community Development District.

115

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119

120

The Board reviewed a proposal from RedTree Landscape for sod installation next to the basketball court at the clubhouse at a cost of \$1,200. A discussion ensued. The Board decided not to approve this proposal as Ms. Edwards felt that the area will just get damaged again.

121

122

123

124

The Board reviewed a proposal from RedTree Landscape for landscape enhancement at Stone Leigh Park. Ms. Edwards inquired if irrigation would be needed. Mr. Johnson stated that he will get a proposal for this from the irrigation manager.

On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at Stone Leigh Park at a cost of \$740.00 for Preserve at Wilderness Lake Community Development District.

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The Board took a recess at 11:09 a.m. and reconvened at 11:21 a.m.

B. District Engineer

Mr. Woodcock presented his report and updates. He also presented the reviewed the Stormwater Analysis Report. Ms. Cooper will send the report to the County.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors accepted the Stormwater Analysis Report as presented for Preserve at Wilderness Lake Community Development District.

132

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136

An update was given on the transfer of the Ranger Station repairs to the incoming District Engineer. Mr. Brletic stated that only one proposal has been received for the work from Mike Ambriati and that Yeti Construction had resigned.

137
138 **C. District Counsel**

139 Mr. Vericker did not have a report to present.
140

141 **D. GHS Environmental Report**

142 Mr. Huber presented the GHS report for the Board's review. Ms. Edwards stated that the
143 test area at the Ranger Station had been completed at the outbound lane to US 41
144 location.
145

146 The Board requested new proposals from GHS Environmental in 7 to 10 days to do the
147 work of Wetlands Assistant.
148

149 There were resident concerns with individuals walking on their property. A discussion
150 was held regarding possible solutions.
151

152 **E. Community Manager's Report**

153 Mr. Shaffery presented his Community Manager Report that was sent via email to them
154 on May 31st. A discussion ensued. Ms. Edwards would like to see weekly safety checks
155 in the report, including all the speed data from the radar signs.
156

157 Ms. Ruhlig asked questions regarding the nail technician's services. She also would like
158 a discussion regarding the age limits for use of the amenities added to the next meeting
159 agenda.
160

161 Mr. Shaffery gave an update on the Amenity TV Broadcast/Stream. He stated that it is
162 still in progress at this time.
163

164 Ms. Evereth gave the Board an update on the Nature Center and the animal health
165 status.
166

167 Mr. Shaffery presented and reviewed the Towing Agreement for the District. He stated
168 that the previous towing company is no longer working for the District. He also stated that
169 signage has been installed in the community.
170

On a Motion by Ms. Edwards, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved the 813 Towing Service Agreement as presented Preserve at Wilderness Lake Community Development District.

171
172 **FIFTH ORDER OF BUSINESS**

Consideration of New Community Manager

173
174 Mr. Huber asked the Board for a motion to accept Nick Shaffery as the District's new
175 community manager.
176

177

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors accepted the appointment of Nick Shaffery as the District's new Community Manager Preserve at Wilderness Lake Community Development District.

178

179

SIXTH ORDER OF BUSINESS

Consideration of Tennis Court Lighting Proposals

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185

Ms. Evereth handed out two documents (photometrics plan) under separate cover. A discussion ensued regarding the lights at the tennis courts. The Board stated that they would like to table further discussion on lighting proposals until November.

On a Motion by Ms. Evereth, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved replacing the lights with LED bulbs at the Tennis Courts with a not-to-exceed cost of \$2,000.00 for the Preserve at Wilderness Lake Community Development District.

186

187

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Soccer Goals

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192

Mr. Huber presented and reviewed the proposal for the soccer goals. A discussion ensued and the Board had numerous questions. They decided to table this item until the next meeting to obtain more information.

193

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195

EIGHTH ORDER OF BUSINESS

Consideration Proposals for Additional Security Cameras

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203

Mr. Huber presented the proposals from A Total Solution for additional security cameras. Ms. Evereth reviewed the proposal and the intent of the proposal. The Board discussed the following items: new post and camera for the maintenance area, the relocation of other existing cameras (pool and jacuzzi areas). The fitness center and men's restroom are a weak point. The Board also discussed the access from the pool area to the bathrooms and a new camera for the theater with night vision or remote-control lights. The Board requested a revised proposal with ala cart items for their next meeting.

204

205

206

NINTH ORDER OF BUSINESS

Consideration of Revised Proposal for Paver Repairs

207

208

209

Mr. Huber presented and reviewed the proposal from ACPLM for the paver repairs. The Board requested a start date for the repairs.

On a Motion by Mr. Diver, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved ACPLM's revised proposal for the paver repairs at a cost of \$6,897.00 for the Preserve at Wilderness Lake Community Development District.

210

211

TENTH ORDER OF BUSINESS

Consideration of Cardno, Inc. Notice of

Termination Letter

Mr. Huber presented and reviewed the Notice of Termination Letter for Cardno Inc.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Termination Letter for Cardno Inc. as presented with the termination being effective June 3, 2022 for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of District Engineer Contract with JMT Engineering

Mr. Huber presented and reviewed the contract for the District's Engineering Services with JMT Engineering. The Board previously selected JMT Engineering as the District Engineer and approved the contract at this meeting.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved JMT Engineering's contract for District Engineering services for the Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Budget Workshop held on April 27, 2022

Mr. Huber presented the minutes of the Budget Workshop held on April 27 2022. There were no changes.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the minutes of the Budget Workshop held on April 27, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 4, 2022

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on May 4 2022. There were a couple of revisions made to the minutes.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 4, 2022 as amended for the Preserve at Wilderness Lake Community Development District.

240 **FOURTEENTH ORDER OF BUSINESS** **Consideration of the Operation &**
241 **Maintenance Expenditures for April 2022**

242 Mr. Huber presented the Operation & Maintenance Expenditures for April 2022.
243
244

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures for April 2022 (\$175,607.29) for the Preserve at Wilderness Lake Community Development District.

245 **FIFTEENTH ORDER OF BUSINESS** **Review of Monthly Financials and Reserve**
246 **Study**

247 Mr. Huber presented the Financial Statements for April 2022 and the Reserve Study
248 Report.
249
250

251 Mr. Huber mentioned the next regular meeting of the Board of Supervisors date of July 6,
252 2022 at 9:30 a.m.

253 Mr. Huber gave an update on the Pasco County Road Resurfacing.

254 **SIXTEENTH ORDER OF BUSINESS** **Audience Comments**

255 Mr. Huber asked if there were any audience comments. There were none.
256
257
258

259 **SEVENTEENTH ORDER OF BUSINESS** **Supervisors Requests**

260 Mr. Huber asked if there were any Supervisor requests.
261
262

263 Ms. Evereth stated that the dog waste stations are an issue. It was decided to add an
264 update in the newsletter and look into adding an additional station.
265

266 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

267 Mr. Huber stated that if there was no further business to come before the Board then a
268 motion to adjourn would be in order.
269
270

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 2:06 p.m. for the Preserve at Wilderness Lake Community Development District.

271
272
273 _____
274 Assistant Secretary

Chairman/Vice Chairman

Exhibit A

Submitted by Pat Myers
@ CDD mtg on 6/1/22



QUOTE

Proteus Pool Service Inc.

"Why Not Take Your Weekends Back and Let Us Take Care of Your Pool!"

P.O. Box 2329 Land O Lakes, Florida 34639
813-690-5770
proteuspools@gmail.com

QUOTE NO. 035REV3.01
DATE: 02/21/2022

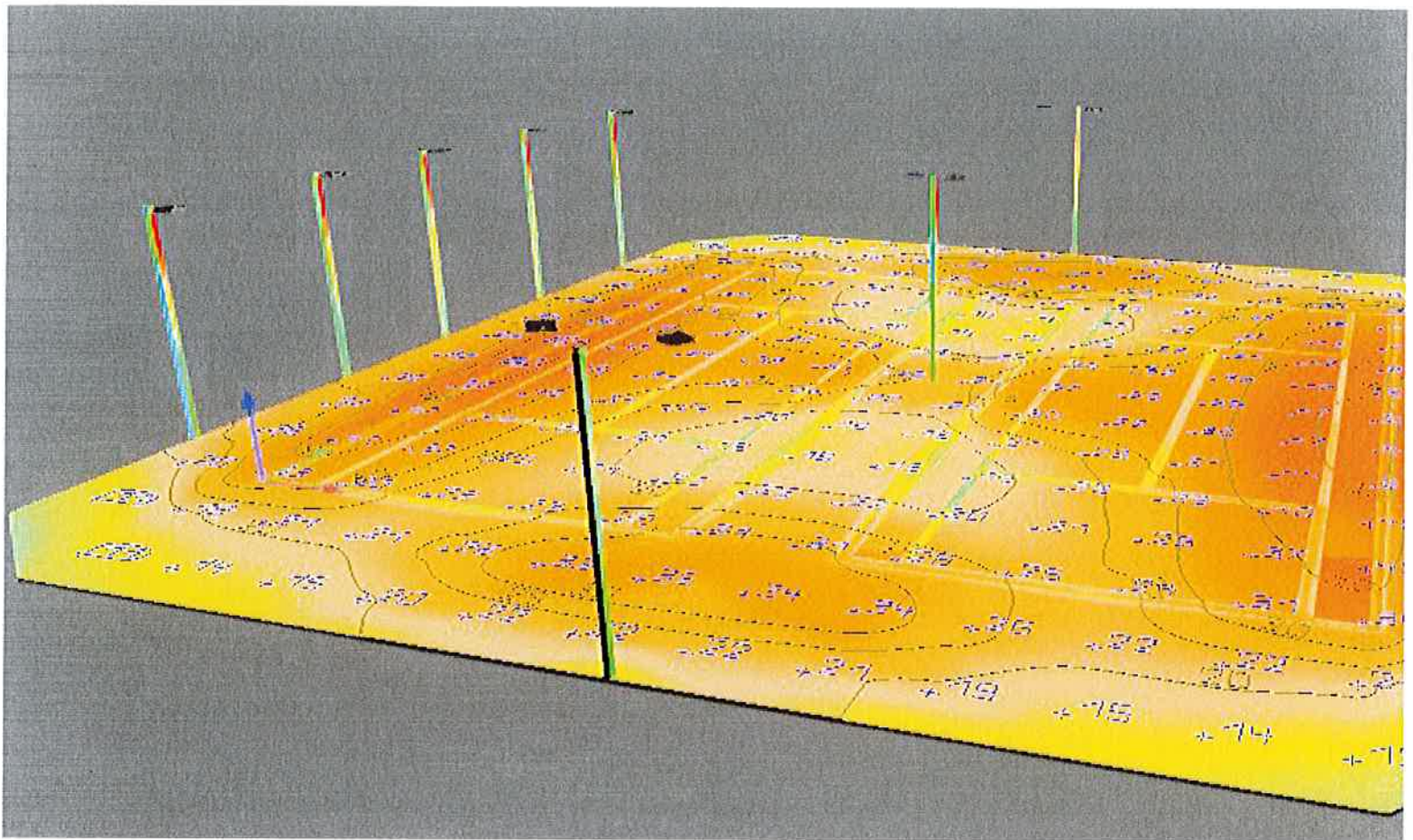
EXPIRATION DATE 03/21/2022

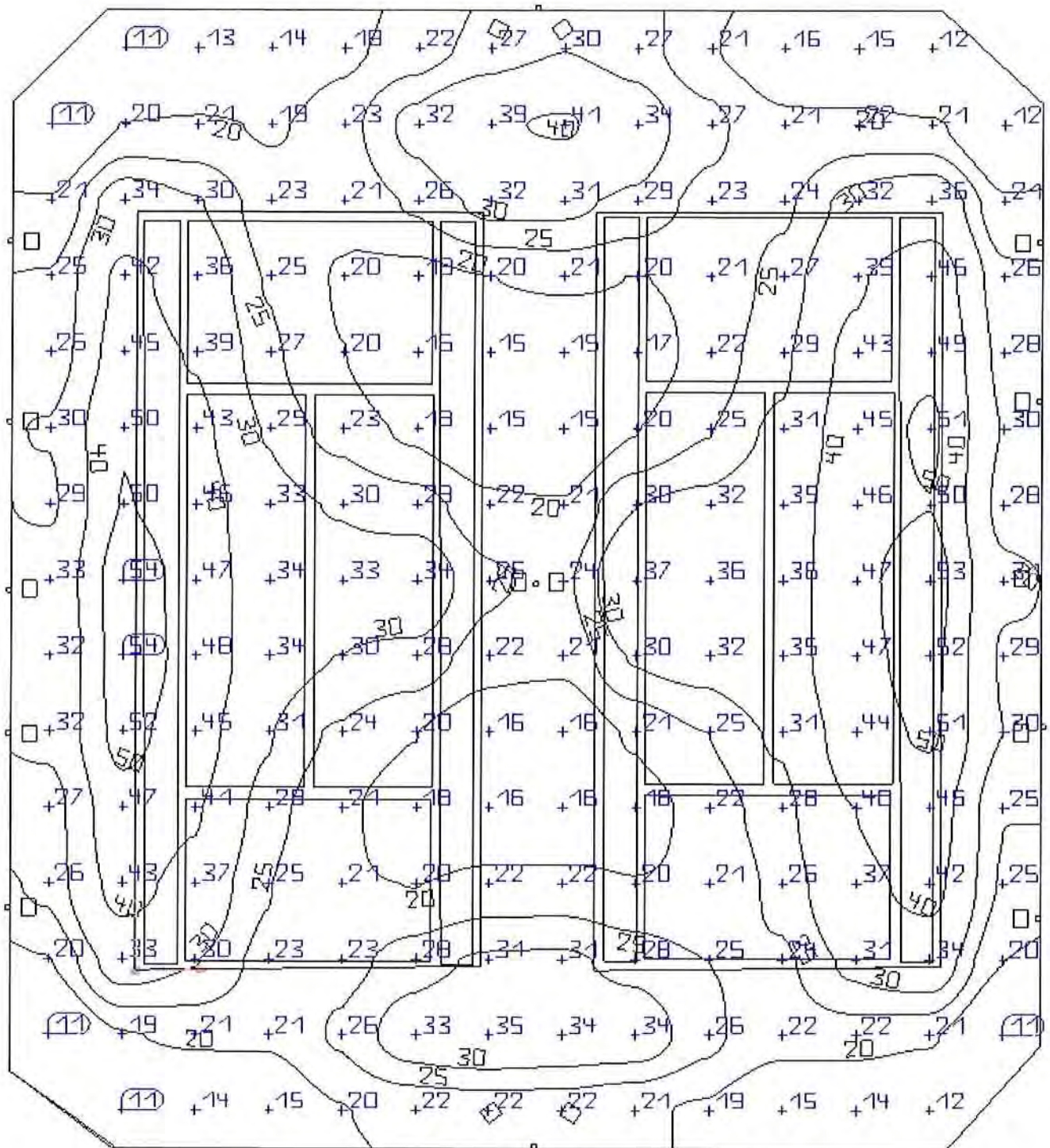
TO **Wilderness Lake Preserve**
21330 Wilderness Lake Blvd
Land O' Lakes, FL 34637
813-995-2437

Exhibit "A"

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Scott C. Masucci	Full Pool Service estimate for 2 Pools, 1 Spa and 1 splash pad Totaling 203806 gallons with daily Vacuuming and filter cleans	Payment in full at end of each month	

DESCRIPTION		LINE TOTAL
Each service to include the following items which will be performed 3 times weekly and 4 times weekly during the months of June, July and August		
Check and balance water chemistry		
Maintain Chemical distribution tanks and inspect chemical injection lines		
Scrub side walls, steps, seat surfaces and Gutters		
Vacuum		
Empty Pump Baskets, Skimmer Basket's, and clean trough		
Clean Tile and inspect pool for leaks / damage and report the same		
Skim surface and remove debris on pool bottom		
Inspect the filters		
Backwash the filter and reload DE and Empty DE containment bags and maintain DE containment systems (Weekly or as required)		
Check and interpret Gauges, Flow meters and monitoring equipment for proper operation		
Maintain Filters, Pumps, Stennar pumps (chlorine) and ORP Acid monitoring systems, probes		
Inspect heaters and coordination of required maintenance and service calls		
Adjust water level down and maintain auto leveling systems		
Monthly management of Pool RX Algae treatment program		
Please note that this subtotal may be negotiable	Monthly Sub-total	\$2547.57





Tab 12

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 May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022.

The total items being presented: **\$134,779.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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 Bouncing Good Time Inflatables	013428	052620	Memorial Day Event 05.22	Special Events	\$ 855.66	1
A Total Solution, Inc. (ATS)	013418	0000162285	Service Call - CCTV System 04/22	Security System Maintenance	\$ 232.00	5
A Total Solution, Inc. (ATS)	013408	000170250	Monthly Service Maintenance Agreement 05/22	Security System Monitoring	\$ 600.00	6
Alsco, Inc.	013409	LTAM942794	Linen & Mat Service 05/22	Facility Supplies - Spa	\$ 138.98	7
Beth Edwards	013412	BE042722	Board of Supervisors Budget Workshop 04/27/22	Supervisor Fees	\$ 200.00	8
Beth Edwards	0013395	BE050422	Board of Supervisors Meeting 05/04/22	Supervisor Fees	\$ 200.00	9
Bryan D Norrie	013415	BN042722	Board of Supervisors Budget Workshop 04/27/22	Supervisor Fees	\$ 200.00	8
Bryan D Norrie	0013399	BN050422	Board of Supervisors Meeting 05/04/22	Supervisor Fees	\$ 200.00	9
Cardno, Inc.	0013393	531857	Engineering Services 04/22	District Engineer	\$ 2,266.32	10
Cardno, Inc.	0013393	531858	Engineering Services- Stormwater 04/22	District Engineer	\$ 310.14	12
Cheryl's Trinity, Inc.	013391	14227	VIP Wine Tasting 04/22	Special Events	\$ 295.00	13
Donna Faza	013429	052522-Faza	Reimbursement 05.22	Special Events	\$ 198.40	14
Duke Energy	013411	9100 8746 4930 04/22	Herons Glen 04/22	Electric Utility Service	\$ 30.44	18
Duke Energy	013411	9100 8746 5155 04/22	Herons Wood Sign 04/22	Electric Utility Service	\$ 30.43	21

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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	013411	9300 0001 3381 04/22	Summary Bill 04/22	Electric Utility Service	\$ 12,460.91	24
Duke Energy	013419	9300 0001 3787 04/22	Summary Bill 04/22	Electric Utility Service	\$ 1,353.87	30
Fitness Logic, Inc.	013430	107273	Monthly General Maintenance and Cleaning 05/22	Fitness Equipment Preventative	\$ 110.00	39
Florida Department of Health in Pasco	013432	51-60-00549 06/22	Fitness Pool Permit 51-60-00549 05/22	Pool Permit	\$ 280.00	40
Florida Department of Health in Pasco	013432	51-60-00550 06/22	Preserve Pool 2 Permit 05/22	Pool Permit	\$ 280.00	41
Florida Department of Health in Pasco	013432	51-60-00551 06/22	Spa Permit 05/22	Pool Permit	\$ 145.00	42
Florida Department of Health in Pasco	013432	51-60-00552 06/22	Water Feature Permit 05/22	Pool Permit	\$ 145.00	43
Florida Department of Revenue	013414	61-8014999201-4 04/22	Sales & Use Tax 04/22	Sales Tax Payable	\$ 162.26	44
Frontier Communications	2022050 9-1	239-159-2085-030513-5 05/22	Fios Internet 05/22	Telephone, Fax & Internet	\$ 95.98	46
Frontier Communications	2022050 9-2	813-929-9402-041519-5 04/22	813-929-9402 Phone Service 04/22	Telephone, Fax & Internet	\$ 105.98	49
Frontier Communications	2022053 1-1	813-929-9402-041519-5 05/22	813-929-9402 Phone Service 05/22	Telephone, Fax & Internet	\$ 105.98	52
Frontier Communications	2022050 9-3	813-995-2437-061803-5 05/22	813-995-2437 Phone Service 05/22	Telephone, Fax & Internet	\$ 782.46	55
GHS Environmental	0013397	2022-279	Monthly Aquatic Weed Control Program 04/22	Lake & Wetlands Management	\$ 4,165.00	60
Grant Hemond and Associates Inc	013407	051122 Balance Memorial Day BBQ	Balance - Memorial Day BBQ 05/22	Special Events	\$ 276.50	61

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
Harris Romaner Graphics	013385	21114	Repairs to Two Restrooms 04/22	Maintenance & Repair - Lodge	\$ 775.00	63
Harris Romaner Graphics	013385	21115	Emergency Repair Sink Women's Rest Room in	Maintenance & Repair - Lodge	\$ 210.00	64
Harris Romaner Graphics	013385	21123	6 Arm Rests for Theater & Nature Center 04/22	Maintenance & Repair - Lodge	\$ 264.00	65
Harris Romaner Graphics	0013398	21149	Name Tag 05/22	Office Supplies	\$ 360.00	66
Harris Romaner Graphics	013431	21171	Clean & Seal Stone Floor in Lodge Building 05/22	Maintenance & Repair - Lodge	\$ 2,600.00	67
Heather Lyn Evereth	013413	HE042722	Board of Supervisors Budget Workshop 04/27/22	Supervisor Fees	\$ 200.00	8
Heather Lyn Evereth	0013396	HE050422	Board of Supervisors Meeting 05/04/22	Supervisor Fees	\$ 200.00	9
Himes Electrical Service, Inc.	013420	22734	Electrical Repairs - Outlet Work 04/22	Maintenance & Repair - Lodge	\$ 193.75	68
Holly C Ruhlig	013417	HR042722	Board of Supervisors Budget Workshop 04/27/22	Supervisor Fees	\$ 200.00	8
Holly C Ruhlig	0013405	HR050422	Board of Supervisors Meeting 05/04/22	Supervisor Fees	\$ 200.00	9
Hughes Exterminators	013421	47156879	Pest Control 05/22	Maintenance & Repair - Lodge	\$ 150.00	69
Hughes Exterminators	013421	47156880	Pest Control 05/22	Maintenance & Repair - Lodge	\$ 595.00	70
Hughes Exterminators	013421	47156881	Pest Control 05/22	Maintenance & Repair - Lodge	\$ 175.00	71
Hughes Exterminators	013421	47156882	Pest Control 05/22	Maintenance & Repair - Lodge	\$ 175.00	72

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
Hughes Exterminators	013421	47156883	Pest Control 05/22	Maintenance & Repair - Lodge	\$ 175.00	73
Jayman Enterprises, LLC	013422	1998	Maintenance Duties at Lodge 05/22	Garbage - Recreation Facility	\$ 420.00	74
Jerry Richardson	013423	1632	Monthly Hog Removal Service 05/22	Wildlife Management Services	\$ 1,200.00	75
Nicholas Shaffery	013435	052522-Shaffery	Reimbursement 05/22	Nature Center Operations & Special	\$ 133.13	76
Pasco County Property Appraiser	0013402	Annual Fee FY 22/23	Non-Ad Valorem Assessment Fee 22/23	Tax Collector/Property Appraiser Fees	\$ 150.00	78
Pasco County Utilities	013416	Summary Water 04/22	Summary Water Billing 04/22	Water Utility Services	\$ 1,173.14	79
Pasco Sheriff's Office	0013401	I-4/4/2022-07184	Off Duty Detail 04/22	Deputy	\$ 2,020.00	87
Petty Cash - Nicholas Shaffery	013392	050522	Replenish Petty Cash 05/22	Various	\$ 244.08	89
Petty Cash - Nicholas Shaffery	013434	052622 Shaffery	Petty Cash 05/22	Various	\$ 281.32	95
Preserve at Wilderness Lake CDD	CD	Debit Card Replenishment	Lowe's	Janitorial Supplies	\$ 228.62	106
			Amazon	Office Supplies	\$ 303.65	107
			Amazon	Maintenance & Repair - Lodge	\$ 63.36	109
			Amazon	Maintenance & Repair - Lodge	\$ 27.98	110

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
			Lowe's	Maintenance & Repair - Lodge	\$ 8.48	111
			Sam's	General Store	\$ 192.62	112
			Amazon	Office Supplies	\$ 161.75	113
			Custom Reptile Habitats	Nature Center Operations	\$ 516.29	114
			Amazon	Nature Center Operations	\$ 365.45	115
			Amazon	Nature Center Operations	\$ 18.00	119
			Amazon	Nature Center Operations	\$ 12.99	120
			Amazon	Nature Center Operations	\$ 37.47	121
			Amazon	Nature Center Operations	\$ 19.98	122
			Amazon	Nature Center Operations	\$ 15.99	123
			Amazon	Janitorial Supplies	\$ 28.64	124
			Amazon	Nature Center Operations	\$ 49.98	125
			Amazon	Nature Center Operations	\$ 53.48	126
			Amazon	Nature Center Operations	\$ 12.49	127

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
			Amazon	Resident Services	\$ 49.99	128
			Amazon	Nature Center Operations	\$ 154.99	129
			Amazon	Special Events	\$ 156.11	130
			Amazon	Special Events	\$ 8.99	132
			Amazon	Special Events	\$ 8.23	133
			Extra Space	Special Events	\$ 291.60	134
			Dollar Tree	Janitorial Supplies	\$ 13.38	135
			Amazon	Nature Center Operations	\$ 17.85	136
			Amazon	Office Supplies	\$ 9.99	137
			Amazon	Office Supplies	\$ 85.44	138
			Amazon	Special Events	\$ 74.95	139
			Marathon	Maintenance & Repair - Lodge	\$ 44.40	140
			Lowe's	Office Supplies	\$ 283.91	141
			Sam's	General Store	\$ 106.60	142

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
			Natural Market	Office Supplies	\$ 2.68	143
			Amazon	Office Supplies	\$ 44.99	144
			Amazon	Resident Services	\$ 366.20	145
			Amazon	Office Supplies	\$ 14.33	147
			Lowe's	Maintenance & Repair - Lodge	\$ 134.22	148
			7-Eleven	Resident Services	\$ 29.02	149
			Marcos Pizza	Special Events (Missing Receipt)	\$ 8.23	
			Sam's	Special Events (Missing Receipt)	\$ 18.17	
ProPet Distributors, Inc.	0013403	138801	Dogipot Smart Litter Pick Up Bags 05/22	Dog Waste Station Supplies	\$ 1,902.60	150
Proteus Pool Service LLC	013386	WIL010	Pool Services & Supplies 04/22	Pool Service Contract	\$ 2,547.57	151
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves & Pool Service Contract	\$ 3,592.37	152
PSA Horticultural	013424	1306	April 14th Landscape Inspection 05/22	Field Operations	\$ 1,100.00	153
RedTree Landscape Systems, LLC	013388	10239	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 3,352.50	154
RedTree Landscape Systems, LLC	013388	10240	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 565.00	155

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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	013388	10241	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 115.00	156
RedTree Landscape Systems, LLC	013388	10242	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 1,120.00	157
RedTree Landscape Systems, LLC	013388	10243	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 2,035.00	158
RedTree Landscape Systems, LLC	013388	10244	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 210.00	159
RedTree Landscape Systems, LLC	013388	10245	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 2,833.75	160
RedTree Landscape Systems, LLC	013388	10246	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 3,286.00	161
RedTree Landscape Systems, LLC	013388	10247	Landscape Enhancements 04/22	Landscape Replacement Plants,	\$ 2,735.00	162
RedTree Landscape Systems, LLC	013426	10284	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	163
RedTree Landscape Systems, LLC	013426	10472	Landscape Enhancements 05/22	Tree Trimming	\$ 2,300.00	164
RedTree Landscape Systems, LLC	013426	10473	Arbor Care 05/22	Tree Trimming	\$ 6,075.00	165
Rizzetta & Company, Inc.	013387	INV0000067903	District Management Fees 05/22	District Management	\$ 5,650.00	166
Rizzetta & Company, Inc.	0013404	INV0000068082	Personnel Reimbursement 04/22	Management Contract - Payroll	\$ 16,715.06	167
Rizzetta & Company, Inc.	013425	INV0000068160	Amenity Management & Personnel Reimbursement 05/13/22	Management Contract - Payroll & Management Fee	\$ 12,714.81	168
Robert Scott Diver	013410	SD042722	Board of Supervisors Budget Workshop 04/27/22	Supervisor Fees	\$ 200.00	8

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 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>
Robert Scott Diver	0013394	SD050422	Board of Supervisors Meeting 05/04/22	Supervisor Fees	\$ 200.00	9
Straley Robin Vericker	013390	21321	Legal Services 04/22	District Counsel	\$ 1,383.50	169
Straley Robin Vericker	013436	21473	Legal Services 05/22	District Counsel	\$ 3,262.00	171
Suncoast Energy Systems, Inc.	013437	U1116686	Propane Delivery 05/22	Gas Utility Service	\$ 1,045.81	173
Terri Oakley	0013400	050422	Reimbursement for Clubhouse Expenses 05/22	General Store & Janitorial Supplies	\$ 194.68	174
Times Publishing Company	013389	0000220808	04/20/22 Acct #117565 Legal Advertising 04/22	Legal Advertising	\$ 97.60	176
Vanguard Cleaning Systems of Tampa Bay	013427	101270	Monthly Service Charge 05/22	Lodge-Facility Janitorial Services	\$ 1,875.00	178
Vanguard Cleaning Systems of Tampa Bay	013427	101408	Emergency Weekend Clean Up in Men's Locker Room	Lodge-Facility Janitorial Services	\$ 250.00	179
Verizon Wireless	0013406	9904675245	Cell Phone Service 04/22	Telephone, Fax & Internet	\$ <u>58.60</u>	180
Report Total					\$ <u>134,779.07</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through May 31, 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 Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A	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 May 31, 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 May 31, 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	Deposit 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 May 31, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Cheap Pedi Spa	CD275	CD275	Debit Card Pedicure Chair	Capital Reserves	\$ 930.00
FITREV Inc.	13273	24958	Upright Cycle 02/22	Capital Reserves	\$ 2,334.00
Johnson, Mirmiran & Thompson, Inc.	13323	6-188468	Pool Resurfacing Project 02/22	Capital Reserves	\$ 3,217.50
Lowes	13317	32422	Replace Refrigerator 03/22	Capital Reserves	\$ 1,017.95
Proteus Pool Service LLC	13287	WIL007	Pool Service/Additional Clean Time/Spa Pump Install 02/22	Capital Reserves	\$ 432.00
Site Masters of Florida, LLC	13292	030122-1	Balance Sidewalk Repairs 03/22	Capital Reserves	\$ 10,730.00
Site Masters of Florida, LLC	13300	030822-2	Sidewalk, Curb, & Asphalt Repairs 03/22	Capital Reserves	\$ 4,040.00
Site Masters of Florida, LLC	13300	030922-1	50% Pool Drainage Improvement 03/22	Capital Reserves	\$ 8,200.00
Site Masters of Florida, LLC	13326	032422-2	Replace 3 Deteriorated Grates Stormwater 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	13277	21722	50% Deposit for Lap Pool Pumps 02/22	Capital Reserves	\$ 6,150.00
The Pool Works of Florida, Inc	13277	1622	Completion of Filters 02/22	Capital Reserves	\$ 4,995.00
The Pool Works of Florida, Inc	13290	1643	Completion of Chair Lift Install 03/22	Capital Reserves	\$ 3,550.00
The Pool Works of Florida, Inc	13290	1644	Completion of Splash Pad Repairs 03/22	Capital Reserves	\$ 2,300.00
The Pool Works of Florida, Inc	13290	1645	Balance Lap Pool Pumps 03/22	Capital Reserves	\$ 6,150.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through May 31, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
The Pool Works of Florida, Inc	13290	1646	Pool Cabinet \$3874/ Lap Pool Lid \$2280/Pool Chair Lift \$2350	Capital Reserves	\$ 8,504.00
The Pool Works of Florida, Inc	13301	1650	Completion of Pool 03/22	Capital Reserves	\$ 22,232.20
The Pool Works of Florida, Inc	13290	1651	Completion of Tile 03/22	Capital Reserves	\$ 375.00
The Pool Works of Florida, Inc	13328	1656	Completion of Spa 03/22	Capital Reserves	\$ 700.00
Welch Tennis Courts, Inc.	13329	4852	Deposit - Court Patching & Repair 03/22	Capital Reserves	\$ 950.00
UPS Store	CD276	CD276	Tennis Court Shade Replacement	Capital Reserves	\$ 56.90
A Total Solution, Inc. (ATS)	013370	0000161284	Camera Replacement 03/22	Capital Reserves	\$ 1,294.35
Cardno, Inc.	013332	531602	Engineering Services 03/22	Capital Reserves	\$ 5,033.75
Harris Romaner Graphics	013361	21101	Paint 4 Lodge Complex Buildings 04/22	Capital Reserves	\$ 16,300.00
Johnson, Mirmiran & Thompson, Inc.	013363	7-190079	Engineering Services 03/22	Capital Reserves	\$ 975.00
Leader's Casual Furniture Co	013338	SOTAM3718	Umbrellas & Tables 03/22	Capital Reserves	\$ 1,020.55
Leader's Casual Furniture Co	013338	SOTAM3719	Assortment of Chairs 03/22	Capital Reserves	\$ 2,220.99
Proteus Pool Service LLC	013377	wildern003	Cleaning and Sealing Campus Pavers 04/22	Capital Reserves	\$ 5,850.00
Site Masters of Florida, LLC	013342	032422-3	Balance Due - Pool Drainage Improvement 03/22	Capital Reserves	\$ 5,400.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	013356	1675	Completion of Stenner Pump	Capital Reserves	\$ 792.00
Welch Tennis Courts, Inc.	013384	4907	COURT PATCHING & REPAIR 04/22	Capital Reserves	\$ 950.00
Welch Tennis Courts, Inc.	013368	66355	Replacement Canopy 04/22	Capital Reserves	\$ 520.00
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves	<u>\$ 3,592.37</u>
Reserve Expenditure Total					\$ 349,445.58

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** August 3, 2022, at 6:30 p.m.
- **Next Election (Seats 1 & 2):** November 8, 2022

July 6

**District
Manager's
Report**

2022

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<u>FINANCIAL SUMMARY</u>	<u>05/31/2022</u>
General Fund Cash & Investment Balance:	\$736,726
Reserve Fund Cash & Investment Balance:	\$1,167,569
Debt Service Fund Investment Balance (Series 2013):	\$232,895
Debt Service Fund Investment Balance (Series 2012):	<u>\$182,199</u>
Total Cash and Investment Balances:	\$2,319,389
General Fund Expense Variance: \$111,711	Under Budget



Rizzetta & Company

Election Information:

Candidates who have qualified are: Beth Edwards for Seat 1 & Agnieszka Fisher for Seat 2

Updated CDD Contracts for District & Amenity Services: In review

Paver Repairs: ACPLM paver repair work scheduled for Monday, August 1

Pool Cleaning Services Proposals: Contacted several vendors for proposals, only response was from Cooper Pools & A-Quality Pools who have provided proposals for pool cleaning services

Reserve Study Conference Call: Scheduled conference call with Board member to discuss projections for future Reserve Fund expenditures

Wetlands Assistant Conference Call: Scheduled conference call with Board member, GHS rep, & Community Manager to discuss wetland buffer maintenance position

EGIS Conference Call: Scheduled conference call with the EGIS team to discuss Board concerns regarding inconsistencies in the wording of current Lodge policies. EGIS will be conducting a site visit with the Community Manager and District Manager and will provide recommendations afterwards

813 Towing: Fully executed Agreement is in place as of 6-11-22

Soccer Goal Proposals: Followed up on additional information requested by the Board regarding soccer goal size, installation, and safety

Resident inquiries: Followed up with residents who have emailed the Board to provide timely responses

Landscape: Worked with RedTree to coordinate approved proposals and followed up on the irrigation repairs for the berm in back of community and this was completed on 6/13

Storm Water Analysis Report: Transmitted successfully to Pasco County

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Quarterly Compliance Audit Report

Preserve at Wilderness Lake

Date: June 2022 - 2nd Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

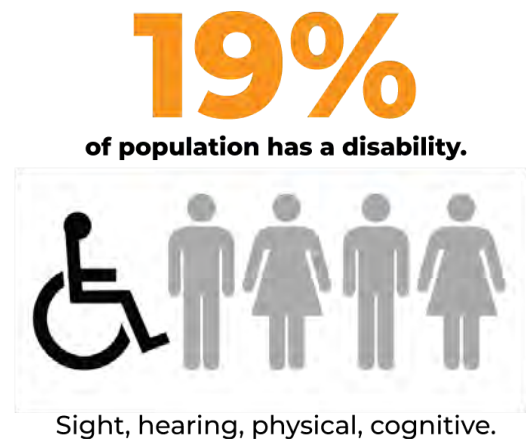
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 14



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

May 31, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 5/31/2022

(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	142,329	0	0	0	142,329	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	594,097	0	229,458	180,347	1,003,903	0	0
Investments - Reserves	0	1,167,569	0	0	1,167,569	0	0
Accounts Receivable	10,853	0	2,017	1,087	13,956	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	355,308	0	1,420	765	357,494	0	0
Amount Available-Debt Service	0	0	0	0	0	0	415,094
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,809,906
Fixed Assets	0	0	0	0	0	11,259,083	0
Total Assets	1,131,756	1,167,569	232,895	182,199	2,714,420	11,259,083	4,225,000
Liabilities							
Accounts Payable	23,036	0	0	0	23,036	0	0
Sales Tax Payable	246	0	0	0	246	0	0
Accrued Expenses Payable	22,060	0	0	0	22,060	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	2,186	355,308	0	0	357,494	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,225,000
Total Liabilities	47,528	355,308	0	0	402,836	0	4,225,000
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	441,859	(104,091)	5,059	5,907	348,735	0	0
Total Fund Equity & Other Credits	1,084,228	812,261	232,895	182,199	2,311,583	11,259,083	0
Total Liabilities & Fund Equity	1,131,756	1,167,569	232,895	182,199	2,714,420	11,259,083	4,225,000

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 5/31/2022

(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	6,333	8,437	2,103	11.19%
Special Assessments					
Tax Roll	1,647,700	1,647,700	1,653,422	5,722	(0.34)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	730	730	0.00%
Insurance Proceeds	0	0	1,080	1,080	0.00%
Guest Fees	2,000	1,333	3,748	2,415	(87.40)%
Events and Sponsorships	3,500	2,333	2,894	561	17.30%
Rental Revenue	8,000	5,333	10,599	5,265	(32.48)%
General Store	7,500	5,000	4,763	(237)	36.49%
Total Revenues	<u>1,678,200</u>	<u>1,668,033</u>	<u>1,685,672</u>	<u>17,639</u>	<u>(0.45)%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	9,333	9,200	133	34.28%
Financial & Administrative					
Administrative Services	8,874	5,916	5,916	0	33.33%
District Management	25,078	16,719	16,719	0	33.33%
District Engineer	15,000	10,000	12,882	(2,882)	14.12%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,800	6,762	4,714	2,048	39.56%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,724	3,816	3,816	0	33.33%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	17,349	17,349	0	33.33%
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	1,500	1,246	254	44.63%
Miscellaneous Mailings	1,200	800	0	800	100.00%
Dues, Licenses & Fees	825	645	308	337	62.66%
Website Fees & Maintenance	8,000	5,715	2,938	2,778	63.28%
Legal Counsel					
District Counsel	13,000	8,667	18,857	(10,190)	(45.05)%
Law Enforcement					
Deputy	34,750	23,167	22,917	250	34.05%
Electric Utility Services					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	163,000	108,667	109,665	(998)	32.72%
Gas Utility Services					
Utility Services	28,120	18,747	29,102	(10,355)	(3.49)%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	3,030	3,030	3,130	(100)	(3.30)%
Garbage - Recreation Facility	3,000	2,000	420	1,580	86.00%
Garbage - Wetlands Dumpster Fees	2,000	1,333	300	1,033	85.00%
Water-Sewer Combination Services					
Utility Services	27,500	18,333	14,085	4,248	48.78%
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	667	157	509	84.27%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Landscape					
Landscape Maintenance	158,000	105,333	103,200	2,133	34.68%
Irrigation Inspection	13,600	9,067	8,800	267	35.29%
Landscape Replacement Plants, Shrubs, Trees	45,000	30,000	30,325	(325)	32.61%
Landscape - Pest Control	13,980	9,320	8,640	680	38.19%
Landscape Fertilization	30,000	20,000	12,675	7,325	57.75%
Tree Trimming Services	32,000	21,333	37,302	(15,969)	(16.56)%
Irrigation Repairs	25,000	16,667	4,635	12,032	81.46%
Landscape - Mulch	68,000	45,333	34,600	10,733	49.11%
Annual Flower Rotation	16,200	10,800	8,100	2,700	50.00%
Well Maintenance	2,500	1,667	0	1,667	100.00%
Field Operations	13,200	8,800	8,800	0	33.33%
Landscape Aeration	4,000	2,667	0	2,667	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	333	0	333	100.00%
Monthly Aquatic Weed Control Program	34,500	23,000	22,800	200	33.91%
Educational Program	500	333	0	333	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	833	0	833	100.00%
Bay Lake Hydrilla Treatment	1,000	667	0	667	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Professional Oversight of WLP Wetland Staff	6,000	4,000	4,000	0	33.33%
Private Resident Consultation	780	520	520	0	33.33%
Wetland Tree Removal	2,000	1,333	0	1,333	100.00%
Grass Carp Replacement and/or Barrier Repair	300	200	0	200	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	7,000	6,000	1,000	42.85%
Special Projects	6,350	4,233	2,590	1,643	59.21%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	333	0	333	100.00%
Street Sign Repair & Replacement	500	333	0	333	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	6,667	16,118	(9,451)	(61.18)%
Sidewalk Repair & Maintenance	3,000	2,000	0	2,000	100.00%
Sidewalk Pressure Washing	7,000	4,667	3,400	1,267	51.42%
Parks & Recreation					
Management Contract - Payroll	450,000	300,000	229,023	70,977	49.10%
Payroll Reimbursement - Mileage	2,500	1,667	1,019	647	59.22%
Management Contract - Management Fee	18,000	12,000	12,000	0	33.33%
Lodge - Maintenance & Repair	50,000	33,333	27,090	6,244	45.82%
Pool Service Contract	28,800	19,200	17,913	1,287	37.80%
Pool Repairs	5,000	3,333	3,618	(284)	27.64%
Equipment Lease	4,000	2,667	1,934	733	51.65%
Landscape Lighting Replacement	2,000	1,333	1,709	(376)	14.54%
Fitness Equipment Preventative Maintenance	1,500	1,000	880	120	41.33%
Facility Supplies - Spa	7,700	5,133	4,964	169	35.53%
Lodge - Facility Janitorial Services	30,000	20,000	13,587	6,413	54.71%
Nature Center Operations	2,500	1,667	2,695	(1,028)	(7.79)%
Security System Monitoring	10,000	6,667	6,240	427	37.60%
Pool Permits	1,000	667	850	(183)	15.00%
Telephone, Fax & Internet	14,000	9,333	7,374	1,959	47.32%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Resident ID Cards	1,100	733	402	331	63.45%
Special Events	30,000	20,000	19,165	835	36.11%
Athletic/Park Court/Field Repairs	5,000	3,333	2,616	718	47.68%
Wildlife Management Services	13,500	9,000	9,785	(785)	27.51%
Playground Mulch	8,000	5,333	4,520	813	43.50%
Resident Services	7,500	5,000	4,112	888	45.16%
General Store	7,500	5,000	2,874	2,126	61.67%
Security System Maintenance	8,000	5,333	3,169	2,165	60.39%
Fitness Equipment Repairs	7,000	4,667	3,435	1,231	50.92%
Lodge - Facility Janitorial Supplies	8,500	5,667	3,796	1,871	55.34%
Playground Equipment & Maintenance	1,000	667	96	571	90.40%
Dog Waste Station Supplies	550	367	4,833	(4,466)	(778.68)%
IT Support & Repairs	3,000	2,000	1,508	492	49.74%
Office Supplies	8,000	5,333	4,625	708	42.18%
Equipment Repair/Replacement	9,348	6,232	5,191	1,041	44.46%
Contingency					
General Fund Transfer to Reserve Fund	192,900	192,900	192,900	0	0.00%
Total Expenditures	<u>1,903,843</u>	<u>1,355,781</u>	<u>1,244,010</u>	<u>111,771</u>	<u>34.66%</u>
Excess of Revenues Over (Under) Expenditures	<u>(225,643)</u>	<u>312,252</u>	<u>441,662</u>	<u>129,410</u>	<u>295.73%</u>
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)	<u>225,643</u>	<u>225,643</u>	<u>197</u>	<u>(225,446)</u>	<u>99.91%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>537,895</u>	<u>441,859</u>	<u>(96,036)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>642,369</u>	<u>642,369</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>537,895</u></u>	<u><u>1,084,228</u></u>	<u><u>546,333</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 5/31/2022

(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	346,991	(104,091)	(42.85)%
Total Expenditures	<u>242,900</u>	<u>346,991</u>	<u>(104,091)</u>	<u>(42.85)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(104,091)</u>	<u>104,091</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>(104,091)</u>	<u>104,091</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>812,261</u></u>	<u><u>(812,261)</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 5/31/2022

(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	16	(16)	0.00%
Special Assessments				
Tax Roll	315,438	316,501	(1,063)	(0.33)%
Prepayments	0	3,757	(3,757)	0.00%
Total Revenues	<u>315,438</u>	<u>320,274</u>	<u>(4,836)</u>	<u>(1.53)%</u>
Expenditures				
Debt Service Payments				
Interest	130,438	125,215	5,223	4.00%
Principal	185,000	190,000	(5,000)	(2.70)%
Total Expenditures	<u>315,438</u>	<u>315,215</u>	<u>223</u>	<u>0.07%</u>
Excess of Revenues Over (Under) Expenditures	0	5,059	(5,059)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	5,059	(5,059)	0.00%
Fund Balance, Beginning of Period	0	227,836	(227,836)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>232,895</u>	<u>(232,895)</u>	<u>0.00%</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 5/31/2022

(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	11	(11)	0.00%
Special Assessments				
Tax Roll	169,967	170,539	(573)	(0.33)%
Total Revenues	<u>169,967</u>	<u>170,550</u>	<u>(583)</u>	<u>(0.34)%</u>
Expenditures				
Debt Service Payments				
Interest	79,967	74,643	5,324	6.65%
Principal	90,000	90,000	0	0.00%
Total Expenditures	<u>169,967</u>	<u>164,643</u>	<u>5,324</u>	<u>3.13%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,907</u>	<u>(5,907)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>5,907</u>	<u>(5,907)</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>182,199</u></u>	<u><u>(182,199)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
April 30, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2022</u>
The Bank of Tampa	Money Market	\$ 5,314
The Bank of Tampa ICS		
Customers Bank	Money Market	9
First United Bank and Trust Company	Money Market	7
Independent Bank	Money Market	92,007
Manufacturers Bank	Money Market	248,370
NexBank, SSB	Money Market	248,386
Pacific Western Bank	Money Market	4
	Total General Fund Investments	<u>\$ 594,097</u>
The Bank of Tampa ICS Reserve		
Customers Bank	Money Market	\$ 6
First Republic Bank	Money Market	248,371
Fulton Bank, N.A.	Money Market	248,386
Independent Bank	Money Market	55,679
Northern Bank & Trust Company	Money Market	248,386
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>\$ 1,167,569</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 74,834
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	154,107
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	517
	Total Series 2013 Debt Service Fund Investments	<u>\$ 229,458</u>
US Bank Series 2012 Reserve	First American Government Obligation Fund Cl Y	\$ 125,130
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	50,829
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	4,388
	Total Series 2012 Debt Service Fund Investments	<u>\$ 180,347</u>

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2022 Through 5/31/2022

<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>10,853.11</u>
		Total 001 - General Fund	10,853.11

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2013

From 5/1/2022 Through 5/31/2022

<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>2,016.54</u>
		Total 201 - Debt Service Fund--Series 2013	2,016.54

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 5/1/2022 Through 5/31/2022

<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>1,086.57</u>
		Total 202 - Debt Service Fund--Series 2012	<u>1,086.57</u>
Report Balance			<u><u>13,956.22</u></u>

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2022

001 - General Fund

From 5/1/2022 Through 5/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Harris Romaner Graphics	4/21/2022	21124	Install Lock & Install Motors in Clock in Activity Ctr 04/22	100.00
The Pool Works of Florida, Inc	4/25/2022	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	3,340.00
AlSCO, Inc.	5/6/2022	LTAM944499	Linen & Mat Service 05/22	138.98
Animal & Exotic Medical Center	5/11/2022	646707	Animal Exam 05/22	100.00
Animal & Exotic Medical Center	5/11/2022	646708	Animal Exam 05/22	183.00
AlSCO, Inc.	5/17/2022	LTAM946224	Linen & Mat Service 05/22	138.98
Himes Electrical Service, Inc.	5/20/2022	22744	Electrical Repairs - Loose Wire on Motor to Well Pump 05/22	130.00
Verizon Wireless	5/21/2022	9907019219	Cell Phone Service 05/22	58.60
Animal & Exotic Medical Center	5/21/2022	647099	Animal Exam 05/22	280.00
Times Publishing Company	5/25/2022	0000224864 05/25/22	Acct #117565 Legal Advertising 05/22	128.80
Times Publishing Company	5/25/2022	0000225566 05/25/22	Acct #117565 Legal Advertising 05/22	136.00
Harris Romaner Graphics	5/26/2022	21185	Business Cards 05/22	80.00
Rizzetta & Company, Inc.	5/27/2022	INV0000068909	Personnel Reimbursement 05/22	13,771.79
Rizzetta & Company, Inc.	5/31/2022	INV0000068973	Out of Pocket Expenses 05/22	50.00
AlSCO, Inc.	5/31/2022	LTAM947926	Linen & Mat Service 05/22	138.98
Cardno, Inc.	6/2/2022	532211	Engineering Services 05/22	866.25
Pasco County Utilities	6/3/2022	Summary Water 05/22	Summary Water Billing 05/22	3,334.10
Duke Energy	6/6/2022	9100 8746 4930 05/22	Herons Glen 05/22	30.44
Duke Energy	6/6/2022	9100 8746 5155 05/22	Herons Wood Sign 05/22	30.43
			Total 001 - General Fund	23,036.35
Report Total				23,036.35

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
May 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 05/31/22.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice #FY21-22 totaling \$10,853.11 were received in June 2022.
6. Debt Service Fund Series 2012 – Payments for Invoice #FY21-22 totaling \$1,086.58 were received in June 2022.
7. Debt Service Fund Series 2013 – Payments for Invoice #FY21-22 totaling \$2,016.53 were received in June 2022.

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

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

Status: Open

Bank Balance	169,772.95
Less Outstanding Checks/Vouchers	30,270.42
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	139,502.53
Balance Per Books	<u>139,502.53</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: 053122

Reconciliation Date: 5/31/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
013350	4/11/2022	System Generated Check/Voucher	200.00	Heather Lyn Evereth
0013395	5/10/2022	System Generated Check/Voucher	200.00	Beth Edwards
0013396	5/10/2022	System Generated Check/Voucher	200.00	Heather Lyn Evereth
013409	5/17/2022	System Generated Check/Voucher	138.98	AlSCO, Inc.
013412	5/17/2022	System Generated Check/Voucher	200.00	Beth Edwards
013419	5/24/2022	System Generated Check/Voucher	1,353.87	Duke Energy
013420	5/24/2022	System Generated Check/Voucher	193.75	Himes Electrical Service, Inc.
013421	5/24/2022	System Generated Check/Voucher	1,270.00	Hughes Exterminators
013422	5/24/2022	System Generated Check/Voucher	420.00	Jayman Enterprises, LLC
013423	5/24/2022	System Generated Check/Voucher	1,200.00	Jerry Richardson
013425	5/24/2022	System Generated Check/Voucher	12,714.81	Rizzetta & Company, Inc.
013429	5/27/2022	System Generated Check/Voucher	198.40	Donna Faza
013430	5/27/2022	System Generated Check/Voucher	110.00	Fitness Logic, Inc.
013431	5/27/2022	System Generated Check/Voucher	2,600.00	Harris Romaner Graphics
013432	5/27/2022	System Generated Check/Voucher	850.00	Florida Department of Health in Pasco County
013433	5/27/2022	System Generated Check/Voucher	3,592.37	Proteus Pool Service LLC
013434	5/27/2022	System Generated Check/Voucher	281.32	Petty Cash - Nicholas Shaffery
013435	5/27/2022	System Generated Check/Voucher	133.13	Nicholas Shaffery
013436	5/27/2022	System Generated Check/Voucher	3,262.00	Straley Robin Vericker
013437	5/27/2022	System Generated Check/Voucher	1,045.81	Suncoast Energy Systems, Inc.
20220531-1	5/31/2022	System Generated Check/Voucher	105.98	Frontier Communications
Outstanding Checks/Vouchers			30,270.42	



999-99-99-99 51371 U O C 001 30 S T 63 001
THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
OPERATING ACCT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Your account statement

For 05/31/2022

Contact us



Truist.com



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

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 04/29/2022	\$298,607.02
Checks	- 138,225.90
Other withdrawals, debits and service charges	- 2,403.09
Deposits, credits and interest	+ 11,794.92
Your new balance as of 05/31/2022	= \$169,772.95

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
05/16	134	16,715.06	05/03	13375	1,200.00	05/06	13392	244.08
05/17	* 1339	360.00	05/02	13376	324.00	05/31	* 13405	200.00
05/18	* 1339	200.00	05/02	13377	5,850.00	05/23	* 13407	276.50
05/18	* 1339	2,576.46	05/02	13378	1,100.00	05/24	13408	600.00
05/18	* 1339	4,165.00	05/02	* 13380	125.89	05/26	* 13410	200.00
05/26	* 1339	200.00	05/03	13381	22,775.00	05/26	13411	12,521.78
05/16	1340	1,902.60	05/02	13382	681.62	05/31	* 13413	200.00
05/20	* 1340	2,020.00	05/02	13383	1,875.00	05/25	13414	162.26
05/23	* 1340	194.68	05/03	13384	950.00	05/24	13415	200.00
05/26	* 1340	150.00	05/13	13385	1,249.00	05/25	13416	1,173.14
05/06	* 13362	234.38	05/13	13386	2,547.57	05/26	13417	200.00
05/02	* 13370	1,294.35	05/10	13387	5,650.00	05/31	13418	232.00
05/03	13371	138.98	05/09	13388	16,252.25	05/31	* 13424	1,100.00
05/03	13372	1,661.85	05/11	13389	97.60	05/31	* 13426	23,375.00
05/02	13373	110.00	05/09	13390	1,383.50	05/31	13427	2,125.00
05/12	13374	280.69	05/11	13391	295.00	05/31	13428	855.66

* indicates a skip in sequential check numbers above this item

Total checks = \$138,225.90

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
05/10	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13357936271	105.98
05/12	ACH CORP DEBIT PAYMENTS VERIZON WIRELESS 000000032313281900001CUSTOMER ID 032313281900001	58.60
05/12	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 05-12-22	1,360.07
05/16	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13369908321	782.46
05/17	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13375674611	95.98
Total other withdrawals, debits and service charges		= \$2,403.09

■ PUBLIC FUND ANALYZED CHECKING 1000154613458 (continued)

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/09	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	9,830.42
05/24	DEPOSIT	1,964.50
Total deposits, credits and interest		= \$11,794.92

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

Summary

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

Status: Open

Bank Balance	2,526.35
Less Outstanding Checks/Vouchers	12.99
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>238.00</u>
Reconciled Bank Balance	2,751.36
Balance Per Books	<u>2,751.36</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: 053122

Reconciliation Date: 5/31/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD276-2	3/31/2022	Mar 22 Debit Card Activity	12.99	Preserve At Wilderness Lake CDD
Outstanding Checks/Vouchers			12.99	

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

Detail

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
2	4/30/2022	McNatt's	119.00
1	5/31/2022	McNatt's	<u>119.00</u>
Outstanding Suspense Items			<u><u>238.00</u></u>



999-99-99-99 51371 U O C 001 30 S T 63 001
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 05/31/2022

Contact us



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(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 04/29/2022	\$3,700.61
Checks	- 0.00
Other withdrawals, debits and service charges	- 4,327.18
Deposits, credits and interest	+ 3,152.92
Your new balance as of 05/31/2022	= \$2,526.35

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
05/02	DEBIT CARD PURCHASE PET SUPPLIES PLUS 04-29 LAND O LAKES FL 6478	75.92
05/02	DEBIT CARD PURCHASE PUBLIX #877 04-29 LAND O LAKES FL 6478	16.94
05/02	DEBIT CARD PURCHASE LOWES #02238* 04-29 LUTZ FL 6478	29.98
05/02	DEBIT CARD PURCHASE MARCOS PIZZA - 813 04-29 LAND O LAKES FL 6478	52.08
05/02	DEBIT CARD PURCHASE SAMS CLUB #4852 05-01 WESLEY CHAPEL FL 6478	18.17
05/03	DEBIT CARD PURCHASE McNatts Cleaners 0 05-02 813-2378861 FL 6478	119.00
05/17	DEBIT CARD PURCHASE-PIN 05-16-22 LUTZ FL 3336 LOWE'S #2238	228.62
05/18	DEBIT CARD PURCHASE AMZN MKTP US*1L8HL 05-17 AMZN.COM/BILL WA 3336	303.65
05/18	DEBIT CARD PURCHASE AMZN MktP US*1L0BK 05-17 Amzn.com/bill WA 3336	63.36
05/18	DEBIT CARD PURCHASE AMZN MktP US*1L0G6 05-17 Amzn.com/bill WA 3336	27.98
05/18	DEBIT CARD PURCHASE LOWES #02238* 05-17 LUTZ FL 3336	8.48
05/18	DEBIT CARD PURCHASE-PIN 05-17-22 TAMPA FL 3336 SAMS CLUB #6401	192.62
05/19	DEBIT CARD PURCHASE AMZN MktP US*1L7R2 05-18 Amzn.com/bill WA 3336	161.75
05/19	DEBIT CARD PURCHASE SP CUSTOMREPTILEHA 05-18 HTTPSCUSTOMRE OH 3336	516.29
05/20	DEBIT CARD PURCHASE AMZN MktP US*1L5Y8 05-20 Amzn.com/bill WA 3336	365.45
05/20	DEBIT CARD PURCHASE AMZN MktP US*1R74R 05-19 Amzn.com/bill WA 3336	18.00
05/20	DEBIT CARD PURCHASE AMZN MktP US*1L4V7 05-19 Amzn.com/bill WA 3336	12.99
05/20	DEBIT CARD PURCHASE AMZN MktP US*1R0LE 05-19 Amzn.com/bill WA 3336	37.47
05/20	DEBIT CARD PURCHASE AMZN MktP US*1R07O 05-19 Amzn.com/bill WA 3336	19.98
05/20	DEBIT CARD PURCHASE AMZN MktP US*1L194 05-20 Amzn.com/bill WA 3336	15.99
05/20	DEBIT CARD PURCHASE AMZN MktP US*1L2G5 05-19 Amzn.com/bill WA 3336	28.64
05/20	DEBIT CARD PURCHASE AMZN MktP US*1L3TE 05-20 Amzn.com/bill WA 3336	49.98
05/20	DEBIT CARD PURCHASE AMZN MktP US*1R80D 05-20 Amzn.com/bill WA 3336	53.48
05/20	DEBIT CARD PURCHASE Amazon.com*1L5DA2S 05-19 Amzn.com/bill WA 3336	12.49
05/20	DEBIT CARD PURCHASE AMAZON.COM*1R6Q41W 05-19 AMZN.COM/BILL WA 3336	49.99
05/23	DEBIT CARD PURCHASE AMZN MktP US*1L0Y2 05-20 Amzn.com/bill WA 3336	154.99
05/23	DEBIT CARD PURCHASE AMZN MKTP US*1X3W6 05-20 AMZN.COM/BILL WA 3336	156.11
05/23	DEBIT CARD PURCHASE AMZN MktP US*1L0OE 05-20 Amzn.com/bill WA 3336	8.99
05/23	DEBIT CARD PURCHASE AMZN MktP US*1L98G 05-20 Amzn.com/bill WA 3336	8.23

continued

■ PUBLIC FUND ANALYZED CHECKING 1000154613482 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
05/23	DEBIT CARD PURCHASE EXTRA SPACE 8254 05-19 LAND O' LAKES FL 3336	291.60
05/23	DEBIT CARD PURCHASE-PIN 05-20-22 LAND O LAKES FL 3336 DOLLAR TREE	13.38
05/23	DEBIT CARD PURCHASE AMAZON.COM*1X8IP4F 05-20 AMZN.COM/BILL WA 3336	17.85
05/23	DEBIT CARD PURCHASE AMZN Mktp US*1X9XJ 05-20 Amzn.com/bill WA 3336	9.99
05/23	DEBIT CARD PURCHASE AMZN Mktp US*1R3KX 05-21 Amzn.com/bill WA 3336	85.44
05/23	DEBIT CARD PURCHASE AMZN Mktp US*1R8KE 05-21 Amzn.com/bill WA 3336	74.95
05/25	DEBIT CARD PURCHASE-PIN 05-24-22 LAND O LAKES FL 3336 SHORCUT MARATHON	44.40
05/25	DEBIT CARD PURCHASE-PIN 05-24-22 LUTZ FL 3336 LOWE'S #2238	283.91
05/26	DEBIT CARD PURCHASE-PIN 05-25-22 TAMPA FL 3336 SAMS CLUB #6401	106.60
05/26	DEBIT CARD PURCHASE-PIN 05-25-22 LAND O' LAKES FL 3336 OMO NATURAL MARKET 001895	2.68
05/26	DEBIT CARD PURCHASE AMZN Mktp US*NF0B1 05-26 Amzn.com/bill WA 3336	44.99
05/27	DEBIT CARD PURCHASE AMZN Mktp US*1K15C 05-26 Amzn.com/bill WA 3336	366.20
05/27	DEBIT CARD PURCHASE Amazon.com*1R0WF32 05-26 Amzn.com/bill WA 3336	14.33
05/31	DEBIT CARD PURCHASE-PIN 05-27-22 LUTZ FL 3336 LOWE'S #2238	134.22
05/31	DEBIT CARD PURCHASE-PIN 05-28-22 LAND O LAKES FL 3336 7-ELEVEN	29.02
Total other withdrawals, debits and service charges		= \$4,327.18

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/02	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	192.26
05/02	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	219.51
05/04	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
05/09	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
05/09	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	16.20
05/09	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	101.75
05/12	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
05/12	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 05-12-22	1,360.07
05/16	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
05/16	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	189.02
05/16	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	274.57
05/17	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	12.45
05/18	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
05/23	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	21.37
05/23	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	237.63
05/24	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	21.60
05/25	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
05/26	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	22.15
05/27	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	181.92
05/31	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	27.00
05/31	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	37.80
05/31	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	183.62
Total deposits, credits and interest		= \$3,152.92

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

Status: Open

Bank Balance	75.00
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>0.00</u>
Reconciled Bank Balance	75.00
Balance Per Books	<u>75.00</u>
Unreconciled Difference	<u><u>0.00</u></u>



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

Date 5/31/22
Account Number
Enclosures

Page 1

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Please contact a Customer Service Representative
if you have any questions regarding your statement.

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	5/02/22 thru 5/31/22
Previous Balance	80.00	Days in the statement period	30
Deposits/Credits	.00	Average Ledger	80.00
Checks/Debits	.00	Average Collected	80.00
Service Charge	5.00		
Interest Paid	.00		
Ending Balance	75.00		

Service Charges and Itemized Fees

Date	Description	Amount
5/31	Paper Statement Rendering Fee	5.00

Checks and Withdrawals

Date	Description	Amount
5/31	Service Charge	5.00-SC

Daily Balance Information

Date	Balance	Date	Balance
5/02	80.00	5/31	75.00

* * * 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: 053122
Reconciliation Date: 5/31/2022
Status: Open

Bank Balance	800,827.65
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	800,827.65
Balance Per Books	<u>800,827.65</u>
Unreconciled Difference	<u><u>0.00</u></u>

00000

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

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

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



Account
The Preserve at Wilderness Lake CDD
Capital Reserve

Date
05/31/2022

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 May 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	0.20%	\$800,712.54	\$800,827.65
TOTAL			\$800,712.54	\$800,827.65

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Savings

Statement Period	5/1-5/31/2022	Average Daily Balance	\$800,716.25
Previous Period Ending Balance	\$800,712.54	Interest Rate at End of Statement Period	0.20%
Total Program Deposits	0.00	Statement Period Yield	0.17%
Total Program Withdrawals	(0.00)	YTD Interest Paid	141.04
Interest Capitalized	115.11	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$800,827.65		

Account Transaction Detail

Date	Activity Type	Amount	Balance
05/31/2022	Interest Capitalization	\$115.11	\$800,827.65

Summary of Balances as of May 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Customers Bank	Wyomissing, PA	34444	\$5.79
First Republic Bank	San Francisco, CA	59017	248,371.22
First United Bank and Trust Company	Durant, OK	4239	0.10
Fulton Bank, N.A.	Lancaster, PA	7551	248,385.72
Independent Bank	Mckinney, TX	3076	55,678.92
Northern Bank & Trust Company	Woburn, MA	18266	248,385.72
Pacific Western Bank	Beverly Hills, CA	24045	0.18

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

Status: Open

Bank Balance	5,313.64
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	5,313.64
Balance Per Books	<u>5,313.64</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
 Statement Period:
 Through:
 30 - 5

Statement
 Apr 30, 2022
 May 31, 2022
 Page 1

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PRESERVE AT WILDERNESS LAKE CDD

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 ✉ 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	\$5,313.59
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$0.05
AVG. AVAILABLE BALANCE	\$5,313.59	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$5,313.59	ENDING BALANCE	\$5,313.64
INTEREST PAID YTD	\$6.83	# DEPOSITS / CREDITS	1
INTEREST PAID THIS PERIOD	\$0.05	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
Statement Period: Apr 30, 2022
Through: May 31, 2022
Page 2

OTHER CREDITS

Description	Date	Amount
INTEREST	05-31	0.05
Total		0.05

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
05-31-22	\$5,313.64				

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

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS
Reconciliation ID: 053122
Reconciliation Date: 5/31/2022
Status: Open

Bank Balance	588,783.49
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	588,783.49
Balance Per Books	<u>588,783.49</u>
Unreconciled Difference	<u><u>0.00</u></u>

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
05/31/2022

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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 May 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	0.20%	\$588,698.85	\$588,783.49
TOTAL			\$588,698.85	\$588,783.49

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Savings

Statement Period	5/1-5/31/2022	Average Daily Balance	\$588,701.58
Previous Period Ending Balance	\$588,698.85	Interest Rate at End of Statement Period	0.20%
Total Program Deposits	0.00	Statement Period Yield	0.17%
Total Program Withdrawals	(0.00)	YTD Interest Paid	103.56
Interest Capitalized	84.64	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$588,783.49		

Account Transaction Detail

Date	Activity Type	Amount	Balance
05/31/2022	Interest Capitalization	\$84.64	\$588,783.49

Summary of Balances as of May 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Customers Bank	Wyomissing, PA	34444	\$8.94
First United Bank and Trust Company	Durant, OK	4239	7.41
Independent Bank	Mckinney, TX	3076	92,007.46
Manufacturers Bank	Los Angeles, CA	18618	248,369.86
NexBank	Dallas, TX	29209	248,385.72
Pacific Western Bank	Beverly Hills, CA	24045	4.10

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

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 053122

Reconciliation Date: 5/31/2022

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



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

Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
05/31/2022

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

Date
05/31/2022

Page
2 of 2

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	3,429.54
Interest Earned Since Last Statement	706.69

CD Issued by

First Enterprise Bank FDIC Cert. 4049	
YTD Interest Paid	\$0.00
Interest Accrued	205.57
Int Earned Since Last Statement	42.36

04/30/2022	Opening Balance	\$21,983.42
05/31/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650	
YTD Interest Paid	\$0.00
Interest Accrued	1,016.81
Int Earned Since Last Statement	209.52

04/30/2022	Opening Balance	\$108,733.80
05/31/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459	
YTD Interest Paid	\$0.00
Interest Accrued	2,207.16
Int Earned Since Last Statement	454.81

04/30/2022	Opening Balance	\$236,024.49
05/31/2022	Ending Balance	236,024.49

Tab 15

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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Pages	Subject
1	Report Cover Sheet
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3 to 26	Reserve Study Summary
27 to 31	Reserve Item Summary
32 to 51	Reserve Item Listing
52 to 56	Present Cost Report
57	Cash Flow
58 to 59	Assessment Summary
60 to 71	Expense Report
72 to 89	Expense Summary
Addendum	Amenity Center Drawings

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 aerials and subdivision plats for the subject property.

Depth of Study

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

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by 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

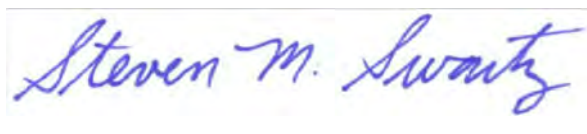
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

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



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



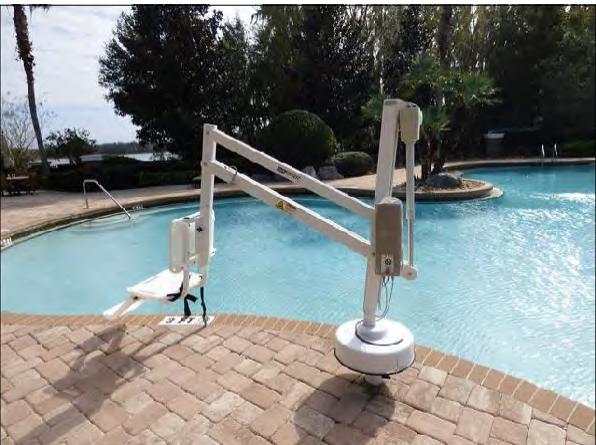
Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool

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



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

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



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



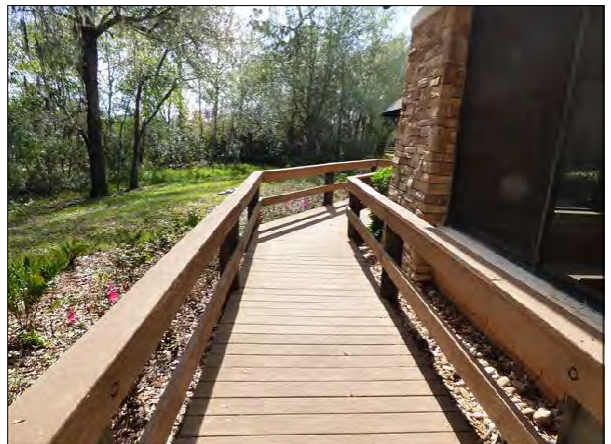
Nature Center Theater



Nature Center Theater



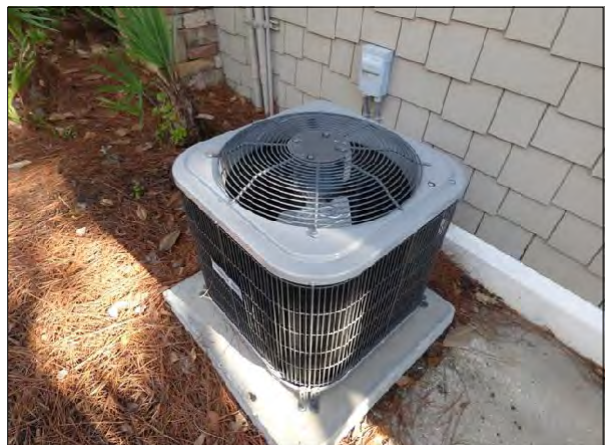
Nature Center Lanai



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	8 Years	8 Years	2027	\$ 42,401
						2035	\$ 51,777
						2043	\$ 63,228
						2051	\$ 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

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

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
<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		
FY 2025	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		
	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				

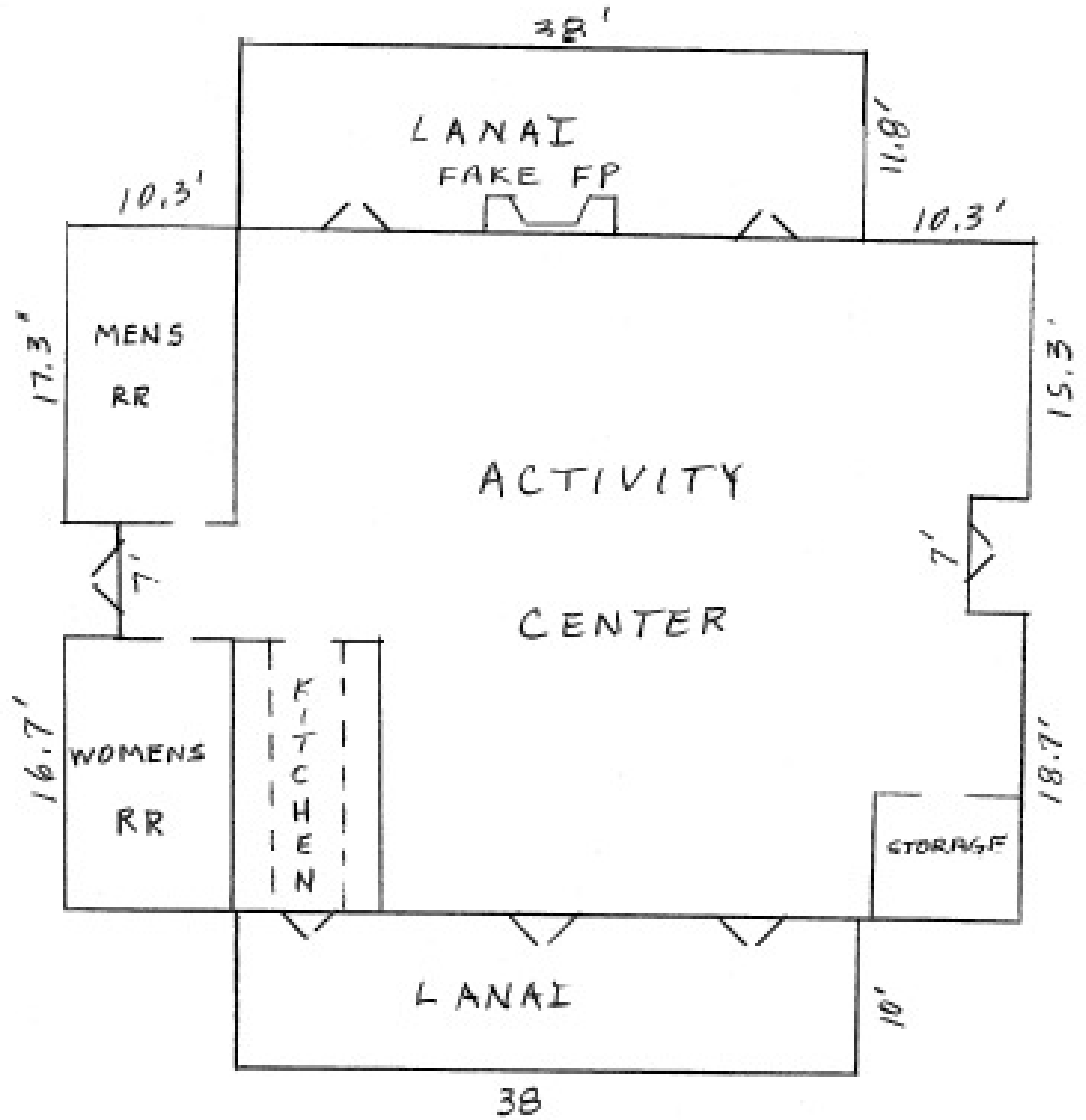
Year	Category	Item Name	Expense	
FY 2046	Amenity Center Grounds	Boats and Kayaks	\$ 8,231	
	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 248,086	
		Stormwater Drainage Repair Allowance	\$ 171,134	
		Landscaping Allowance	\$ 57,427	
	Community Grounds Subtotal = \$ 476,647.00			
	Activities 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	

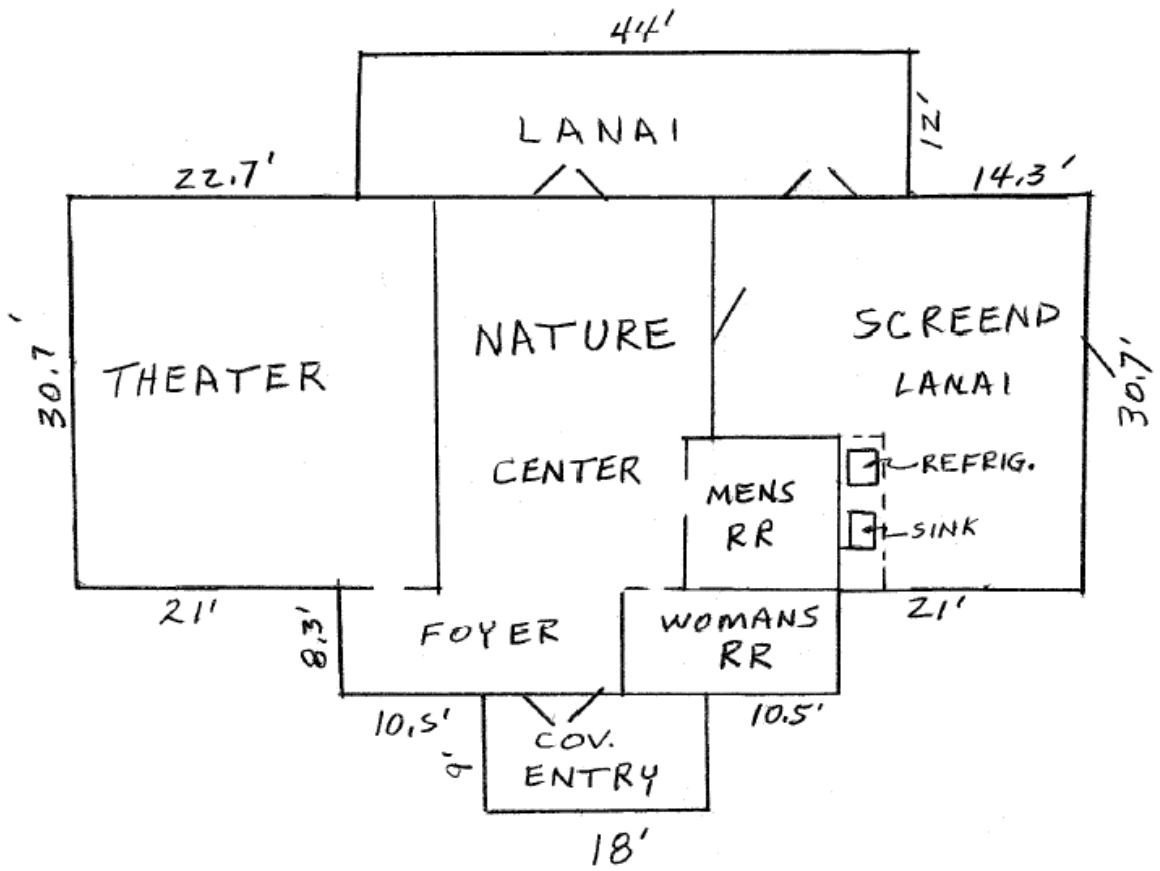
Year	Category	Item Name	Expense
FY 2048	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 46,081
	Amenity Center Grounds Subtotal = \$ 50,709.00		
	Community Grounds	Landscaping Allowance	\$ 60,369
	Pool Area	Pool Heater 4	\$ 11,068
	Activities Center	HVAC UV Light System	\$ 783
		Restrooms Refurbishment	\$ 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	

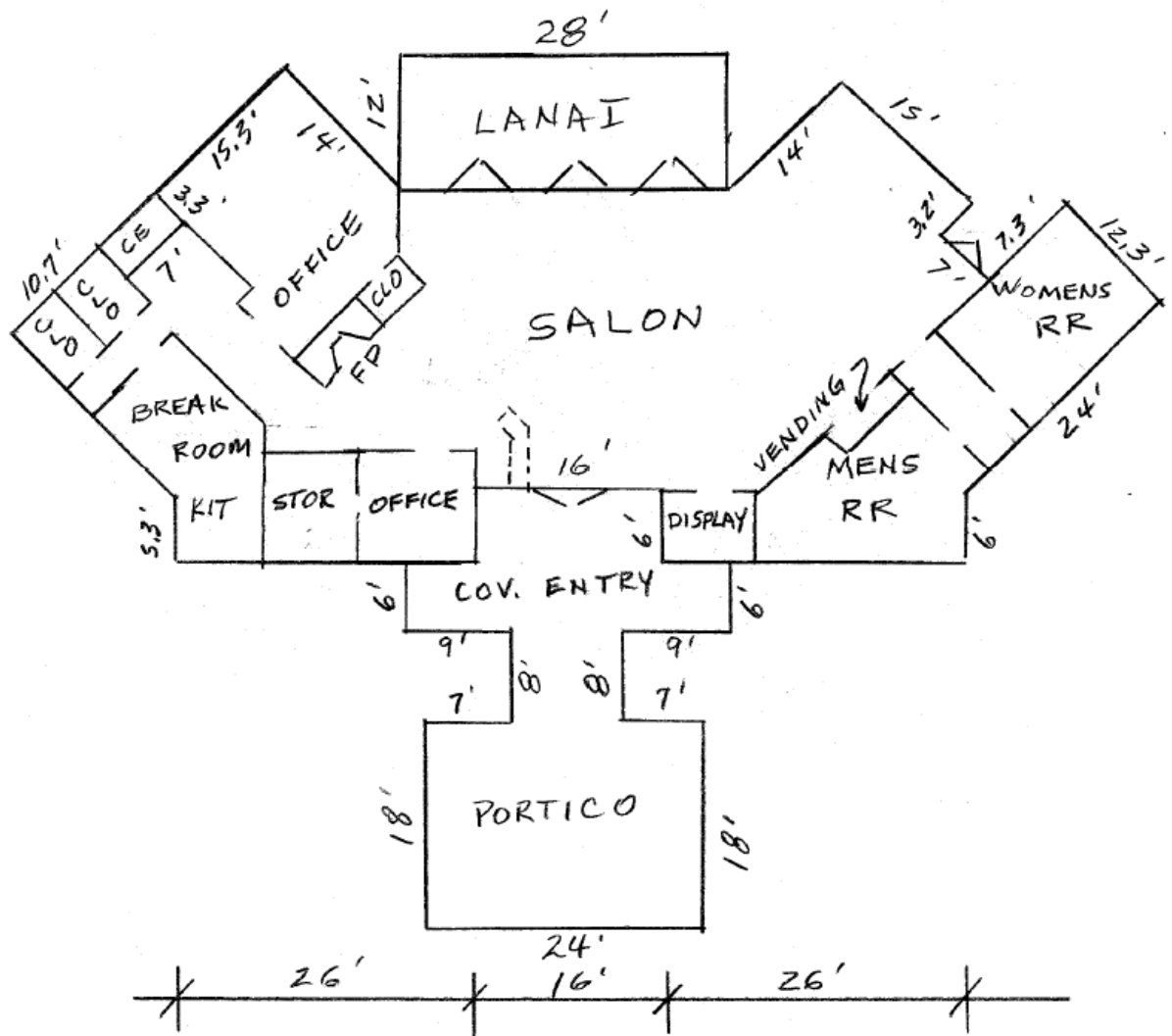
Year	Category	Item Name	Expense
FY 2049	Lodge	Network Switch Board	\$ 4,126
	Lodge Subtotal = \$ 4,929.00		
	Nature Center	HVAC UV Light System	\$ 803
	Playgrounds	Picnic Tables	\$ 9,903
FY 2049 Annual Expense Total = \$ 304,932			
FY 2050	Amenity Center Grounds	Basketball Court Color Coat	\$ 4,553
		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			

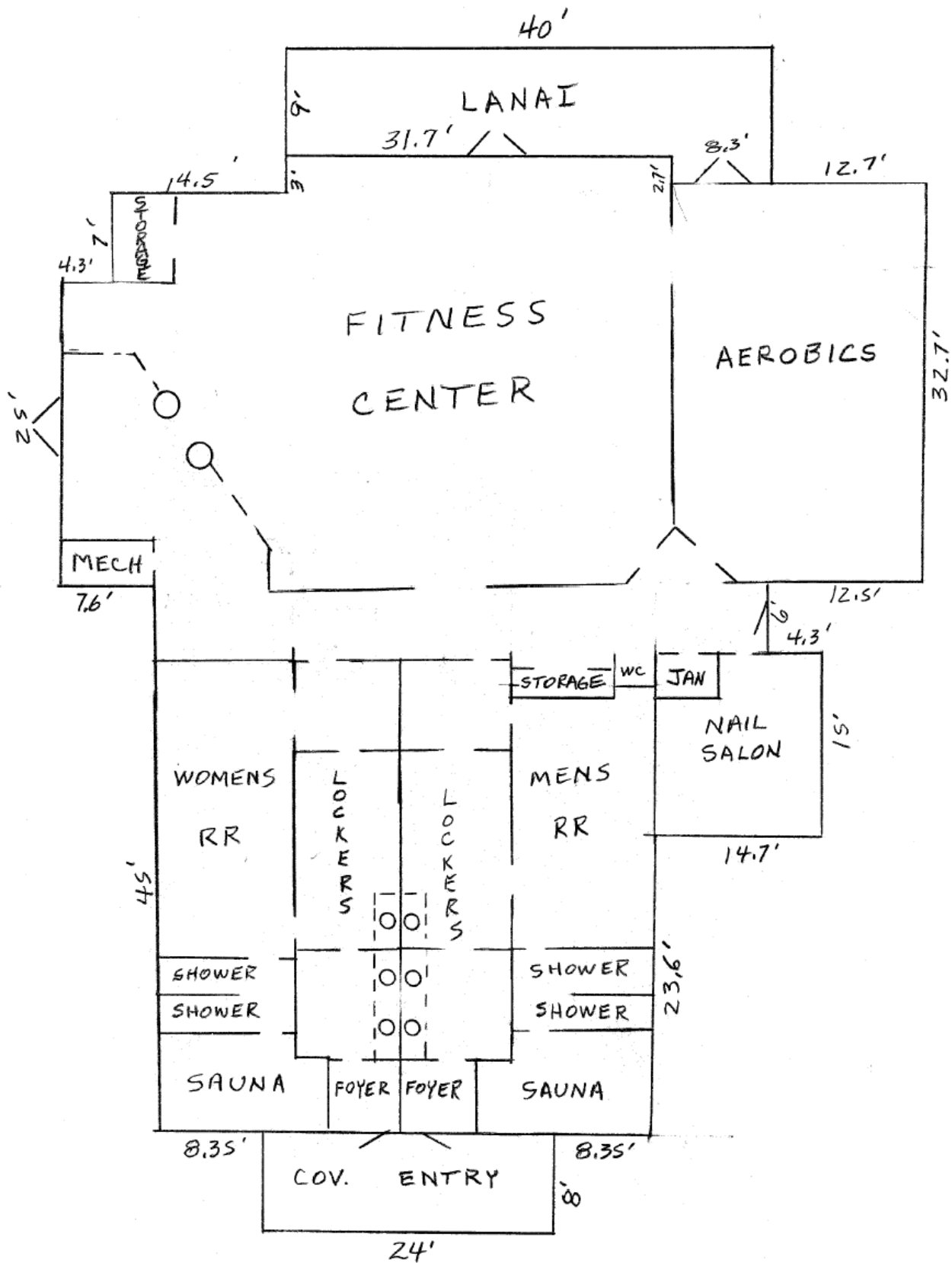
Addendum - Amenity Center Drawings







LODGE



Tab 16

**THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Preserve at Wilderness Lake Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 15, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,321,644.
- The change in the District's total net position in comparison with the prior fiscal year was \$63,916 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial statements analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balance of \$1,963,097 an increase of \$53,482 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to future capital expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenue. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund. The general and debt service funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 2,037,552	\$ 1,976,255
Capital assets, net	5,730,129	6,023,094
Total assets	<u>7,767,681</u>	<u>7,999,349</u>
Deferred Outflows of Resources	183,771	198,091
Current liabilities	129,152	154,433
Long-term liabilities	4,500,656	4,785,279
Total liabilities	<u>4,629,808</u>	<u>4,939,712</u>
Net position		
Net investment in capital assets	1,441,821	1,435,906
Restricted for debt service	320,854	322,938
Unrestricted	1,558,969	1,498,884
Total net position	<u>\$ 3,321,644</u>	<u>\$ 3,257,728</u>

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 2,176,386	\$ 2,176,628
Operating grants and contributions	32	3,910
General revenues		
Unrestricted investment earnings	9,454	13,669
Total revenues	<u>2,185,872</u>	<u>2,194,207</u>
Expenses:		
General government	171,813	149,284
Maintenance and operations	904,738	928,820
Culture and recreation	824,524	767,110
Interest	220,881	231,423
Total expenses	<u>2,121,956</u>	<u>2,076,637</u>
Change in net position	63,916	117,570
Net position - beginning	<u>3,257,728</u>	<u>3,140,158</u>
Net position - ending	<u>\$ 3,321,644</u>	<u>\$ 3,257,728</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,121,956. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of a decrease in interest earned on trust accounts. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services and depreciation.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$11,254,792 invested in infrastructure and improvement in progress. In the government-wide financial statements depreciation of \$5,496,086 has been taken, which resulted in a net book value of \$5,758,706. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2021, the District had \$4,505,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes in its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Preserve at Wilderness Lake Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash and equivalents	\$ 1,521,630
Prepaid items	54,467
Deposits	28,750
Restricted assets:	
Investments	404,128
Capital assets:	
Nondepreciable	28,577
Depreciable, net	<u>5,730,129</u>
Total assets	<u>7,767,681</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	<u>183,771</u>
Total deferred outflows of resources	<u>183,771</u>
 LIABILITIES	
Accounts payable and accrued expenses	45,878
Accrued interest payable	83,274
Non-current liabilities:	
Due within one year	275,000
Due in more than one year	<u>4,225,656</u>
Total liabilities	<u>4,629,808</u>
 NET POSITION	
Net investment in capital assets	1,441,821
Restricted for debt service	320,854
Unrestricted	<u>1,558,969</u>
Total net position	<u>\$ 3,321,644</u>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	Charges for Services	Operating Grants and Contributions	Governmental Activities	
<u>Primary government:</u>				
<u>Governmental activities:</u>				
General government	\$ 171,813	\$ 171,813	\$ -	\$ -
Maintenance and operations	904,738	904,738	-	-
Culture and recreation	824,524	610,767	-	(213,757)
Interest on long-term debt	220,881	489,068	32	268,219
Total governmental activities	2,121,956	2,176,386	32	54,462
<u>General revenues:</u>				
Unrestricted investment earnings				9,454
Total general revenues				9,454
Change in net position				63,916
Net position - beginning				3,257,728
Net position - ending				\$ 3,321,644

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and equivalents	\$ 1,521,630	\$ -	\$ 1,521,630
Investments	-	404,128	404,128
Prepaid items	54,467	-	54,467
Deposits	28,750	-	28,750
Total assets	\$ 1,604,847	\$ 404,128	\$ 2,008,975
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 45,878	\$ -	\$ 45,878
Total liabilities	45,878	-	45,878
Fund balances:			
Nonspendable:			
Prepaid items and deposits	54,467	-	54,467
Restricted for:			
Debt service	-	404,128	404,128
Assigned to:			
Future capital expenditures	1,132,241	-	1,132,241
Unassigned	372,261	-	372,261
Total fund balances	1,558,969	404,128	1,963,097
Total liabilities and fund balances	\$ 1,604,847	\$ 404,128	\$ 2,008,975

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 1,963,097

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the assets of the government as a whole.

Cost of capital assets	11,254,792	
Accumulated depreciation	<u>(5,496,086)</u>	5,758,706

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(83,274)	
Deferred amount on refunding	183,771	
Bonds payable, net	<u>(4,500,656)</u>	<u>(4,400,159)</u>

Net position of governmental activities	<u><u>\$ 3,321,644</u></u>
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See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 1,660,624	\$ 489,068	\$ 2,149,692
Miscellaneous revenues	26,694	-	26,694
Interest	9,454	32	9,486
Total revenues	<u>1,696,772</u>	<u>489,100</u>	<u>2,185,872</u>
EXPENDITURES			
Current:			
General government	171,813	-	171,813
Maintenance and operations	758,524	-	758,524
Culture and recreation	677,773	-	677,773
Debt service:			
Principal	-	285,000	285,000
Interest	-	210,703	210,703
Capital outlay			
Other costs	-	-	-
Capital outlay	28,577	-	28,577
Total expenditures	<u>1,636,687</u>	<u>495,703</u>	<u>2,132,390</u>
Excess (deficiency) of revenues over (under) expenditures	60,085	(6,603)	53,482
Fund balances - beginning	<u>1,498,884</u>	<u>410,731</u>	<u>1,909,615</u>
Fund balances - ending	<u>\$ 1,558,969</u>	<u>\$ 404,128</u>	<u>\$ 1,963,097</u>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 53,482
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	28,577
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(292,965)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	285,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(377)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of deferred amount on refunding	(14,320)
Change in accrued interest	<u>4,519</u>
Change in net position of governmental activities	<u><u>\$ 63,916</u></u>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Preserve at Wilderness Lake Community Development District ("District") was created on February 13, 2001, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 01-05. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board of Supervisors are elected by qualified electors who reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities.

Operations and maintenance assessments are levied by the District prior to the start of the fiscal year which begins on October 1 and ends on September 30. Operations and maintenance special assessments are imposed upon all benefited lands in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Bonds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed in as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture, Fixtures and Equipment	3-7
Buildings and Other Structures	10-40
Infrastructure	20-40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to the terms of the District's annual appropriations resolutions, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Weighted Average Maturity</u>
First American Government Obligations Fund - Class Y	\$ 404,128	S&PAAA	14 days
Total Investments	<u>\$ 404,128</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

The Bond indenture limits the type of investments held using unspent Bond proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Improvements in progress	\$ -	\$ 28,577		\$ 28,577
Total capital assets, not being depreciated	-	28,577	-	28,577
Capital assets, being depreciated:				
Infrastructure	5,741,925	-	-	5,741,925
Buildings and other structures	4,433,566	-	-	4,433,566
Furniture, fixtures, and equipment	1,050,724	-	-	1,050,724
Total capital assets, being depreciated	11,226,215	-	-	11,226,215
Less accumulated depreciation for:				
Infrastructure	(2,291,934)	(146,214)	-	(2,438,148)
Buildings and other structures	(1,983,463)	(119,462)	-	(2,102,925)
Furniture, fixtures, and equipment	(927,724)	(27,289)	-	(955,013)
Total accumulated depreciation	(5,203,121)	(292,965)	-	(5,496,086)
Total capital assets, being depreciated, net	6,023,094	(292,965)	-	5,730,129
Governmental activities capital assets, net	\$ 6,023,094	\$ (264,388)	\$ -	\$ 5,758,706

Depreciation expense was charged to the maintenance and recreation functions.

NOTE 6 – LONG-TERM LIABILITIES

Series 2012 Capital Improvement Revenue Refunding Bonds

In March 2012, the District issued \$2,195,000 of Capital Improvement Revenue Refunding Bonds, Series 2012. The Series 2012 Bonds consist of multiple term Bonds due May 1, 2022 – 2033 with interest rates ranging from 2.375% to 5.375%. The Bonds were issued to refund a portion of the District's outstanding Capital Improvements Revenue Bonds, Series 2002A (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2033.

A portion of the Series 2012 Bonds maturing after May 1, 2022 are subject to redemption at the option of the District prior to maturity. The Series 2012 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$10,000 of the Series 2012 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2013 Capital Improvement Revenue Refunding Bonds

In July 2013, the District issued \$4,470,000 of Capital Improvement Revenue Bonds, Series 2013 consisting of multiple term Bonds due May 1, 2025 – 2034 with interest rates ranging from 1.35% to 4.25%. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2004 (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2034.

A portion of the Series 2013 Bonds maturing after May 1, 2023 are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$10,000 of the Series 2013 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2012	\$ 1,520,000	\$ -	\$ 95,000	\$ 1,425,000	\$ 90,000
Series 2013	3,270,000	-	190,000	3,080,000	185,000
Less: original discount	(4,721)	-	(377)	(4,344)	-
Total	<u>\$ 4,785,279</u>	<u>\$ -</u>	<u>\$ 284,623</u>	<u>\$ 4,500,656</u>	<u>\$ 275,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2021, the scheduled debt service requirements on the long - term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 275,000	\$ 199,858	\$ 474,858
2023	285,000	189,220	474,220
2024	295,000	177,535	472,535
2025	305,000	165,285	470,285
2026	325,000	152,190	477,190
2027-2031	1,890,000	520,931	2,410,931
2032-2034	1,130,000	94,006	1,224,006
Total	<u>\$ 4,505,000</u>	<u>\$ 1,499,025</u>	<u>\$ 6,004,025</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial insurance coverage during the last three years.

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,648,183	\$ 1,660,624	\$ 12,441
Miscellaneous revenues	30,000	26,694	(3,306)
Interest	9,500	9,454	(46)
Total revenues	1,687,683	1,696,772	9,089
EXPENDITURES			
Current:			
General government	147,670	171,813	(24,143)
Maintenance and operations	814,025	758,524	55,501
Culture and recreation	655,988	677,773	(21,785)
Capital outlay	70,000	28,577	41,423
Total expenditures	1,687,683	1,636,687	50,996
Excess (deficiency) of revenues over (under) expenditures	\$ -	60,085	\$ 60,085
Fund balance - beginning		1,498,884	
Fund balance - ending		\$ 1,558,969	

See notes to required supplementary information

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	12
Employee compensation for FYE 9/30/2021 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2021	\$491,887
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - see below Debt service - see below
Special assessments collected FYE 9/30/2021	\$2,149,692
Outstanding Bonds:	
Series 2012, due May 1, 2033,	see Note 6 page 19 for details
Series 2013, due May 1, 2034,	see Note 6 page 19 for details

<u>LOT SIZE</u>	<u>O&M</u>	<u>SERIES 2012</u>	<u>SERIES 2013</u>
Villa	1,065.37	-	353.26
Single Family 40'	1,331.72	-	441.57
Single Family 40'	1,331.72	326.54	-
Single Family 50' and 52'	1,664.65	-	551.76
Single Family 50' and 52'	1,664.65	408.17	-
Single Family 65'	2,130.75	-	706.52
Single Family 65'	2,130.75	522.46	-
Single Family 75'	2,397.09	-	794.83
Single Family 75'	2,397.09	587.77	-
Single Family 90'	2,996.36	-	993.33
Single Family 90'	2,996.36	734.71	-
Single Family 90' Plus	3,728.80	914.31	-
Commercial	1,997.58	489.81	-



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Preserve at Wilderness Lake Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 15, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 15, 2022



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Preserve at Wilderness Lake Community Development District
Pasco County, Florida

We have examined The Preserve at Wilderness Lake Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 15, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Preserve at Wilderness Lake Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Preserve at Wilderness Lake Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 15, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 15, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 17

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 BUDGET FAQs

1) What are the CDD assessments for?

- The CDD assessment has two (2) parts: debt service (unchanged), and Operations & Management [O&M] (operational expenses). **The proposed O&M annual amount ranges from: \$1,148.59 per lot, or an increase of \$51.21 to \$4,020.05 or an increase of \$179.22. from last year's budget. In other words, if this budget is adopted, your monthly CDD assessment cost would increase from \$4.35 to \$14.94.** (Note: CDD assessments are reflected in your annual tax bill.)
- For details on what is included in the O&M budget, please refer to the line items in the proposed 2022/2023 budget under Financial Documents:
<https://www.wildernesslakecdd.org/documents>

2) Why the increase?

- The CDD Board feels it is imperative to properly fund the reserves for future capital improvements as the community and infrastructure ages. Based on the most recent Reserve Study conducted in March 2022, the Board is proposing to phase in a small budget increase for FY 22-23, as well as transfer any operating excess from the O&M budget at the end of the current fiscal year into the Reserve Fund.

3) What is the total CDD assessment?

- Assessments are determined by the size of each lot. The proposed budget will be met by annual assessments ranging from \$1,501.85 (Villas) to \$4,934.36 (single family home on 90' plus lot). These totals include O&M and debt service based on lot size. See digital page 11 of 20 on the website here:
<https://www.wildernesslakecdd.org/documents> und the proposed budget for details.

4) How can property owners provide input on the budget?

- The CDD Board holds public meetings on the first Wednesday of each month at The Lodge. To encourage resident attendance, the Board holds morning and evening meetings on a set schedule for the year.

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

- The annual meeting schedule as well as agendas for previous and upcoming meetings can be found on the District's website at the following link:
<https://www.wildernesslakecdd.org/>

5) What can I do if I still have questions?

- Visit <https://www.wildernesslakecdd.org/> to view the proposed budget and explanations.
- Come to the meeting at The Lodge on Wednesday 8/03/22 at 6:30 p.m.
- If you are unable to attend in person (strongly recommended), you may contact the District Manager in advance of the meeting to submit your comments to the Board prior to the adoption of the final budget.
- Email District Manager Matthew Huber at: mhuber@rizzetta.com or your elected CDD Board members (the email addresses are listed on the CDD website)

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,776,919.00
Pasco County Collection Cost @	2%	\$37,806.79
Early Payment Discount @	4%	\$75,613.57
2022/2023 Total		<u>\$1,890,339.36</u>

2021/2022 O&M Budget		\$1,697,700.24
2022/2023 O&M Budget		\$1,776,919.00
Total Difference		<u>\$79,218.76</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,097.38	\$1,148.59	\$51.21	4.67%
Total	\$1,450.64	\$1,501.85	\$51.21	3.53%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.74	\$64.01	4.67%
Total	\$1,698.27	\$1,762.28	\$64.01	3.77%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.74	\$64.01	4.67%
Total	\$1,813.30	\$1,877.31	\$64.01	3.53%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.67	\$80.01	4.67%
Total	\$2,122.83	\$2,202.84	\$80.01	3.77%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.67	\$80.01	4.67%
Total	\$2,266.42	\$2,346.43	\$80.01	3.53%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,297.18	\$102.42	4.67%
Total	\$2,717.22	\$2,819.64	\$102.42	3.77%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,297.18	\$102.42	4.67%
Total	\$2,901.28	\$3,003.70	\$102.42	3.53%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,584.32	\$115.21	4.67%
Total	\$3,056.88	\$3,172.09	\$115.21	3.77%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,584.32	\$115.21	4.67%
Total	\$3,263.94	\$3,379.15	\$115.21	3.53%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,230.40	\$144.01	4.67%
Total	\$3,821.10	\$3,965.11	\$144.01	3.77%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,230.40	\$144.01	4.67%
Total	\$4,079.72	\$4,223.73	\$144.01	3.53%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,840.83	\$4,020.05	\$179.22	4.67%
Total	\$4,755.14	\$4,934.36	\$179.22	3.77%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$2,057.59	\$2,153.60	\$96.01	4.67%
Total	\$2,547.40	\$2,643.41	\$96.01	3.77%