



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors Meeting August 3, 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

July 26, 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, August 3, 2022 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports.....Tab 1
 - B. District Engineer Report.....Tab 2
 - C. District Counsel Report
 - D. GHS Environmental Report.....Tab 3
 - E. Community Manager's Report.....Tab 4
 1. Consideration of Purchase of a Rowing Machine
- 5. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2022/2023 Final Budget
 1. Consideration of Resolution 2022-05, Approving Fiscal Year 2022/2023 Final Budget.....Tab 5
 - B. Public Hearing on Fiscal Year 2022/2023 Special Assessments
 1. Consideration of Resolution 2022-06, Levying Special Assessments for Fiscal Year 2022/2023.....Tab 6
 - C. Consideration of Revised Proposal for Additional Security Cameras.....Tab 7
 - D. Discussion Regarding a Policy for Protected/Densely Wooded Areas
 - E. Discussion Regarding Updates to Pool Signage.....Tab 8
 - F. Consideration of Resolution 2022-07, Setting Meeting Schedule for Fiscal Year 2022/2023.....Tab 9
 - G. Consideration of Dock ApplicationTab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on July 6, 2022.....Tab 11

B.	Consideration of Operation and Maintenance Expenditures for June 2022.....	Tab 12
7.	DISTRICT MANAGER UPDATE	
A.	District Manager's Report.....	Tab 13
B.	Financial Statements for June 2022.....	Tab 14
C.	Overview of Reserve Study.....	Tab 15
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"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	July 14, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards RedTree Landscape Systems- RJ Johnson, Joseph Mendoza 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 Aug

ust 1, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on August 2, 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 mowing has not yet been completed for the week, but it is being cut, edged and trimmed in accordance with the specifications.

Sparrow Wood outbound woodline- grass needs to be line trimmed deeper into woodline. *Photo below.*



Minnow Brook woodline-grass needs to be line trimmed deeper into woodline.

Eagles Park-redefine bed lines with Roundup. This area needs to be maintained at a higher level than it is currently receiving. *Photo below.*



Main entry-be certain that wedelia and turf are hard edged weekly.

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



3 WOOD LINE MAINTENANCE

Stoneleigh -cut back encroaching sections of wood line.

Main exit at lift station-cut back wood line down to bridge.

Sparrow Wood outbound wood line - cut back encroaching sections of wood line.

Cardinalwood-cut back encroaching sections of wood line by inbound pond.

Cardinalwood cds-cut back woodline along pvc fence.

3 TURF COLOR

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

Citrus Blossom park common area- turf color ranged from a lightly mottled medium green to a consistent medium green.

Citrus Blossom park- turf color ranged from a lightly mottled medium green to a consistent medium green.

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

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

Oakhurst park- turf color of the common Bermudagrass was a lightly mottled medium green. This was an improvement over the June inspection.

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

July



July



July



June



June



June



May



May



May



April



April



April





3 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass ranged from fair to good. This was an improvement over the June inspection. The density of the St. Augustine turf was good as new warranty sod has now been installed.

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

Citrus Blossom park- the density was good.

Citrus Blossom common area- the density was good. This was an improvement over the June inspection.

Stoneleigh park- the common Bermudagrass density was good.

Oakhurst park- the density of the common Bermudagrass ranged from fair to good. This was an improvement over the June inspection.

Night Heron/Caliente intersection- the density was good.

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

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

The Bahia turf density was good throughout the property.

2 TURF WEED CONTROL

Caliente/Night Heron intersection- treat broadleaf weeds and sedge.

Oakhurst park- treat sedge.

Stoneleigh park-treat sedge

Citrus Blossom playground- treat broadleaf weeds.

Lodge-treat goose grass.

Main exit monument back to bridge-treat broadleaf weeds.

Americus-treat broadleaf weeds.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was not yet completely mowed but it was evident it is being mowed at the correct height and with sharp blades. The rainfall has helped to improve both the color and density of the turf in all locations. The quality of the turf color and density at Oakhurst Park has improved over the past month. The turf broadleaf weed volume was relatively low, but they are in high visibility areas. There were no indications of new turf insect presence or any new disease activity. Monitor for grub and chinch bug activity as well as for disease activity now that the rainy season and higher temperatures have arrived.

Lodge butterfly garden walkway-replace sod along fence and by dock. WARRANTY WORK. *Photo below.*
June *July*



2 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Cormorant Cove dock-remove crape myrtles and sod over the tree rings.

Draycott berm- replace dead viburnum. WARRANTY WORK.

Pool deck-liquid fertilize Little John bottlebrush.

Draycott berm- remove dead bottlebrush.

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

Main entry median- treat Fakahatchee grass or spider mites.

Oakhurst lift station-treat Fakahatchee grass or spider mites.

Night Heron median at # 7220-treat Fakahatchee grass or spider mites.

Cormorant Cove median-treat Fakahatchee grass or spider mites.

Quail Trace monument-treat Fakahatchee grass or spider mites.

Osprey Pointe-treat Fakahatchee grass or spider mites.

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



Butterfly garden- the plants were healthy and are being loosely pruned.

2 BED / CRACK WEED CONTROL

Lodge- remove bed weeds along split rail fence.

Lodge patio-remove weeds and vines from fire pit beds. *Photo below.*



Wilderness Lake Blvd. median at Natures Ridge-remove bed weeds.

Americus- remove vines from quava.

Water's Edge-remove vines from ligustrum trees.

Water's Edge monument- remove bed weeds.

Pine Knot stop sign area- remove bed weeds.

Eleanor Wood Ct.-treat crack weeds in street.

Deerfields-treat crack weeds in street.

Deerfield exit berm-remove ferns.

Cardinalwood-treat crack weeds in street.

Kendall Heath/ Waverly Shores- remove bed weeds and vines.

Sparrow Wood monument bed- remove bed weeds.

Cormorant Cove monument- remove bed weeds.

Cormorant Cove-treat crack weeds in street.

Minnow Brook-remove bed weeds.

3 IRRIGATION MANAGEMENT

Eagles Park -track wires to determine if they are irrigation control wires and if they are operational. *Photo below.*



Most of the landscape appears to be receiving sufficient irrigation.

3 SHRUB PRUNING

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

General work order-all shrubs should be pruned away from the front and backside of fences.

Americus at Birchholm- level out hedge behind fence.

Main entry/exit bridges- prune firebush away from fence.

Oakhurst park - lightly tip the top of viburnum hedge, do not prune the sides.

Draycott cds- entire hedge line has been pruned in accordance with specifications. *Photo below.*



General work order-prune around all landscape lighting as necessary. *Photo below.*



Outer pool fence-prune copperleaf to top of fence.

Outer pool fence by fitness center- prune out dead sections of schilling hollies.

Front corner of tennis court-thin out large palmetto cluster.

Sparrow Wood monument bed- prune dead sections out of juniper.

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

2 TREE PRUNING

Main exit lift station- remove pepper tree behind split rail fence.

Eagles Park- elevate and prune trees to contract specifications. *Photo below.*



Draycott berm- remove moss from bottlebrush and Walters viburnum.

Front of tennis court-remove low hanging branches along split rail fence. *Photo below.*



Lodge parking lot-remove heavy moss accumulation from crape myrtles.

Night Heron median at # 7220- remove low hanging oak tree branches over sidewalk.

Cardinalwood- prune ligustrum trees.

Deerfields exit berm- remove heavy moss accumulation from crape myrtles.

General work order-remove heavy moss accumulation from crape myrtles during each zonal detailing.

3 CLEANUP/RUBBISH REMOVAL

Cardinalwood-remove branches and logs from trees that were recently cut down. *Photo below.*



Eagles Park-remove fallen tree limb. *Photo below.*



General work order- remove fallen palm boots in high visibility beds. *Photo below.*



3 APPEARANCE OF SEASONAL COLOR

The seasonal color display of coleus was providing a strong curb appeal in all locations. The plants are healthy and have filled in the beds. There were only small weeds in the beds. Some pinching is required. Photo below.

July

July



June

June



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 35 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for JULY 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.

SUMMARY

RedTree performed to contractual standards for this inspection. The mowing operation was in process. The color and density of the turf were both strong in most location and have continued to improve with the regular rainfall. The broadleaf weeds were mostly under control but some high visibility broadleaf weeds and sedge still remain. There was also some chamberbitter noted. This aggressive weed needs to be killed off before it takes over sections of turf. There were no signs of new insect or disease activity. Most of the shrubs other than some of the Fakahatchee grass were healthy and actively growing. The shrubs were maintaining their shape from the recent pruning. The shrubs were being pruned looser as directed. A number of hardwood trees needed to be pruned, particularly in the Eagle’s Park area. Moss accumulation also continues to be an issue in certain areas. The bed and crack weed control ranged from fair to good. The Lodge area had too many bed weeds for a zone that is addressed daily. There were no major irrigation issues that needed to be addressed. The landscape appears to be receiving sufficient irrigation. The seasonal color planting of coleus was providing a strong curb appeal

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 Mulhy 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 in Cape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Linn trim wood line - Monthly



Tab 2



Preserve at Wilderness Lake CDD

ENGINEER'S REPORT FOR August 3rd, 2022 BOARD MEETING

Ongoing Projects Report and Updates:

Ranger Station Repair

JMT took over the handling of this project from the previous engineer and since then Yeti Construction has dropped from consideration for the project. JMT has since reached out to several general contractors known to handle these types of projects for bids including Diaz Fritz (the original contractor), Farrell Roofing, Ryman Construction, CMS, Matcon, Ghafari Contracting, and Tampa Bay Contracting. AS of this report (7/25) JMT has not received any complete bids with contractors citing inability to locate the proper beam and other associated materials in order to bid the project. Matcon, Ghafari Contracting, Tampa Bay contracting, and CMS have all been in communication with JMT and do intend on bidding the project as soon as the materials can be found and confirmed that they are available. Bids will be presented at the September meeting.

Splash Pad Surface & Repair

JMT conducted a site visit at the request of the district staff in regard to issues with the splash pad surface and equipment maintenance. JMT has been in contact with the Pool Works and Florida Playstructures who intend to provide bids. The Pool Works has made their site visit with CDD staff earlier this month and Florida Playstructures is scheduled to come do a site visit on 7/29. It is anticipated to have these 2 bids for the September meeting for the board to consider.

Tab 3



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

July 25, 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)
July 2022 Summary Report**

Dear Mr. Huber,

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

Dates Worked Performed: July 1, 12, 15 and 25

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. Field meeting with property owner of 21215 Sky Vista to review dock plans and footprint. Email coordination with J. Cooper on the status of the Southwest Florida Water Management District (SWFWMD) permit.
4. Field meeting with property owner at 7632 Eleanor Wood Court to review vines encroaching from conservation area and discuss SWFWMD and CDD guidelines.
5. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages. Removed blockage from CS-P1.
6. Inspected various control structures and weirs located in the stormwater ponds for vegetation buildup. Vegetation treated as needed.
7. Spikerush treatments in Pond Nos. 5, 18, 22 and 24.
8. Applied Phoslock to Stormwater Pond No. 24. Phoslock is specifically designed to remove phosphorus from the water column and accumulated in water body sediments to help with algae control.
9. Prepare revised proposals to include wood line maintenance for the twelve original areas for the remainder of the 2021-2022 fiscal year and for the 2022-2023 fiscal year.
10. Phone and e-mail coordination with WLP staff (N. Shaffery).
11. 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 'C. Burnite'.

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.

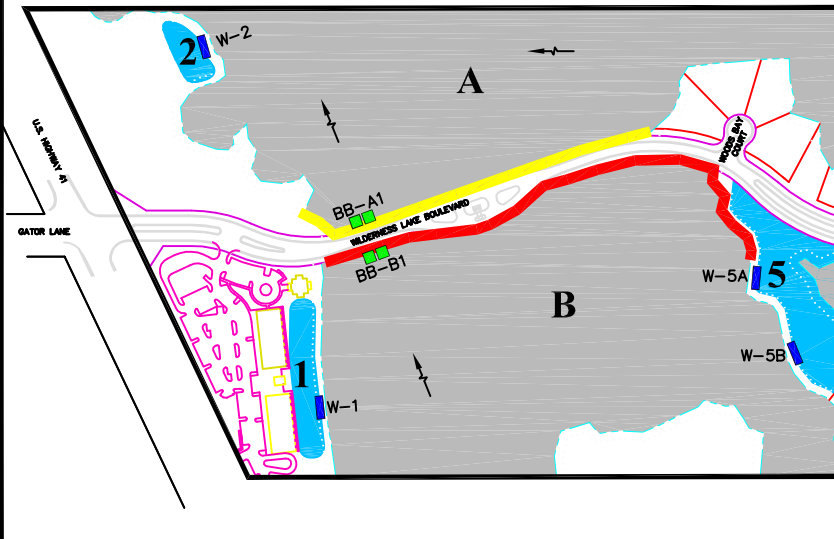
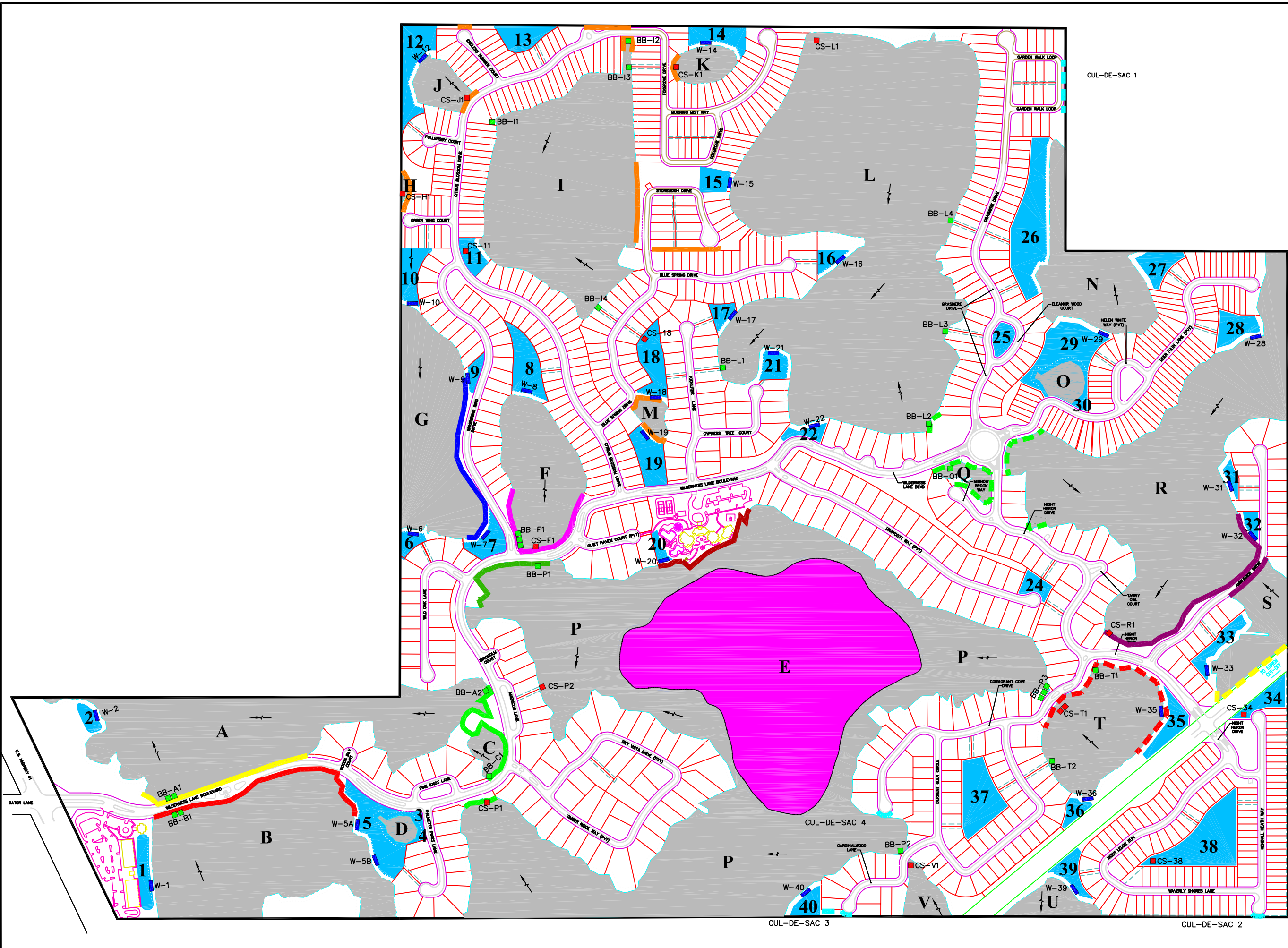
Date: September 18, 2020



Not to Scale



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



Tab 4



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

July 2022 Clubhouse Operations / Maintenance Updates

- Continue training Asst Manager Terri.
- Trained with interim Clubhouse manager.
- Created email accounts for Clubhouse manager.
- Pulled speed signs for reports.
- Completed onboarding for Tennis pro.
- Continue audit of cleaning services.
- Had Maintenance repair fences along main blvd.
- Clean and disinfect playgrounds 2, 3, and 4.
- Wash fence by playground 2.
- Added AVAC to Shed.
- Repaired canopy at tennis courts.
- Repaired cabana at pool.
- Clean gutters.
- Repair handicap stall doors in AC and NC.
- Repair south dock cont.
- Clean and organize gated dumpster area cont.
- Clean trash out of lake.
- Repair playground 2 bench.
- 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.
- Event person is now working with Santa and Mrs. For Christmas event.
- Illuminations is working on cost for Holiday lights and possible permanent option that could be used year-round.
- Redtree is sponsoring the fire truck again this year.
- Second dumpster pickup scheduled, and large dumpsters set to be removed.
- Placed orders for the following.
 - Ordered additional tools.
 - Ordered holiday décor.
 - Ordered cleaning supplies.
 - Ordered food and crafts for story time.
 - Ordered pool sticks.
 - Ordered adaptors for audio system.



Wilderness Lake Preserve Community Development District (CDD)

3rd Quarter 2022 / 2022 Projected Projects

- —

A Total Solution, LLC

- Ordered new boards to replace the ones hit by lightning.

Campus Suite

- —

Fitness Logic

- Stair climbing machine approved.
- Leg press is making noise, work ordered submitted.
- 200.00 credit offered for bike and elliptical.

FitRev

- —

GHS Environmental

- —

Great Britain Tile

- —

Himes Electric Co., Inc.

- Landscaping lights repaired.

Hughes Exterminators

- Ants are under control and hornets have been removed.

Lighthouse IT services

- Setup new manager email. manager@wplodge.com
- Fixed server issues.



Wilderness Lake Preserve Community Development District (CDD)

Leaders Casual Furniture

- —

Pasco County Pavement Management

- —

The Pool Works

- Repaired ADA chairs.
- Working with Matt and Jayne on splash pad.

Proteus Pool Service

- Leaves left in pool. Staff and residents have had to remove.

PSA Horticultural

- Conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Weekly mowing cont.
- RJ has cont. ed weekly site drive of the community with me.

Romaner Graphics

- Repaired Eagle Grove Sign.

Sir Speedy / Sign Time

- Assisted with the August 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. This will continue due to known issues.

Welch Tennis

- —



Wilderness Lake Preserve Community Development District (CDD)

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

- Maintenance continues to repair and inspect the parks.

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

- August
 - Story Time
 - Wednesday Food Trucks from 5 to 8PM
 - Mary Kay Back to School event August 4, 1 PM
 - Cake decorating event August 5th ages 5 to 10 to 11:30 AM
 - August 7 Comedy Show 7 PM
 - Story Time
 - August 13 Art Class
 - Story Time
 - August 19 Adult Cup-Cake Event 10 to 11:30 AM
 - August 20th candle making class 5 to 6 PM
 - August 21st Pet CPR 12:30 to 5:30 PM

Resident Requests

1. Sit up bench and row machine for gym.
2. Vending machines.
3. New tennis equipment.
4. Digital reader board for entrance and exit.
5. Card tables



Wilderness Lake Preserve Community Development District (CDD)

Totals:	27869	10391	Avg. 41	19.79	37.29
			High 65		

Tab 5

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Preserve at Wilderness Lake Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Preserve at Wilderness Lake Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2022.

Attested By:

**The Preserve at Wilderness Lake
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Matt Huber
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Exhibit A



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Wildernesslakeccd.org

**Proposed Budget for Fiscal
Year 2022/2023**

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Rizzetta & Company

Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 8,732	\$ 9,143	\$ 9,500	\$ (357)	\$ 9,500	\$ -	\$9454 FY2021
6	Special Assessments							
7	Tax Roll	\$ 1,658,417	\$ 1,658,417	\$ 1,647,700	\$ 10,717	\$ 1,647,700	\$ -	
8	Other Miscellaneous Revenues							
9	Miscellaneous	\$ 925	\$ 1,233	\$ -	\$ 1,233	\$ 500	\$ 500	\$799 FY2021
10	Guest Fees	\$ 4,294	\$ 4,725	\$ 2,000	\$ 2,725	\$ 4,500	\$ 2,500	
11	Events and Sponsorships	\$ 3,358	\$ 2,977	\$ 3,500	\$ (523)	\$ 3,500	\$ -	
12	Rental Revenues	\$ 11,769	\$ 7,692	\$ 8,000	\$ (308)	\$ 8,250	\$ 250	
13	General Store	\$ 5,902	\$ 7,869	\$ 7,500	\$ 369	\$ 7,000	\$ (500)	
14	Insurance proceeds	\$ 1,080	\$ 1,080	\$ -	\$ -	\$ -	\$ -	
15	TOTAL REVENUES	\$ 1,694,477	\$ 1,693,137	\$ 1,678,200	\$ 13,857	\$ 1,680,950	\$ 2,750	
16	Balance Forward from Prior Year	\$ -	\$ 225,643	\$ 225,643	\$ -	\$ 248,796	\$ 23,153	Proposed Budget amt \$229,343.00-final increased by \$19,453.00
17								
18	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,694,477	\$ 1,918,780	\$ 1,903,843	\$ 13,857	\$ 1,929,746	\$ 25,903	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 10,000	\$ 13,333	\$ 14,000	\$ 667	\$ 14,000	\$ -	Based on 14 mtgs per year
24	Financial & Administrative							
25	Administrative Services	\$ 6,656	\$ 8,874	\$ 8,874	\$ -	\$ 8,874	\$ -	No increase
26	District Management	\$ 18,896	\$ 25,078	\$ 25,078	\$ -	\$ 25,078	\$ -	No increase
27	District Engineer	\$ 15,222	\$ 20,296	\$ 15,000	\$ (5,296)	\$ 17,000	\$ 2,000	Operating with 2 Engineers during FY21-22
28	Disclosure Report	\$ 2,000	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ -	No increase
29	Trustees Fees	\$ 4,714	\$ 4,714	\$ 7,800	\$ 3,086	\$ 7,800	\$ -	
30	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
31	Financial & Revenue Collections	\$ 4,293	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
32	Assessment Roll	\$ 5,724	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
33	Accounting Services	\$ 19,518	\$ 26,024	\$ 26,024	\$ -	\$ 26,024	\$ -	No increase
34	Auditing Services	\$ 4,058	\$ 3,900	\$ 4,000	\$ 100	\$ 3,635	\$ (365)	Berger Toombs Contract
35	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	EGIS est. 04-5-22
36	Supervisor Workers Compensation Insurance	\$ 200	\$ 200	\$ 250	\$ 50	\$ 250	\$ -	
37	Legal Advertising	\$ 1,246	\$ 1,661	\$ 2,250	\$ 589	\$ 2,250	\$ -	\$2162 FY2021
38	Misc. Mailings (Mailed Notices)	\$ -	\$ -	\$ 1,200	\$ -	\$ 2,500	\$ 1,300	\$2653 FY2021
39	Dues, Licenses & Fees	\$ 313	\$ 417	\$ 825	\$ 408	\$ 825	\$ -	
40	Website Fees & Maintenance	\$ 3,113	\$ 4,151	\$ 8,000	\$ 3,849	\$ 7,500	\$ (500)	
41	Legal Counsel							
42	District Counsel	\$ 21,594	\$ 28,792	\$ 13,000	\$ (15,792)	\$ 20,000	\$ 7,000	\$21777 FY2021
43								
44	Administrative Subtotal	\$ 120,239	\$ 153,781	\$ 142,762	\$ (12,219)	\$ 152,584	\$ 9,822	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Law Enforcement							
49	Deputy	\$ 24,167	\$ 28,223	\$ 34,750	\$ 6,527	\$ 34,750	\$ -	CDD & HOA coordinated efforts
50	Electric Utility Services							
51	Utility Services	\$ 123,825	\$ 170,100	\$ 163,000	\$ (7,100)	\$ 165,000	\$ 2,000	
52	Gas Utility Services							
53	Utility Services	\$ 29,102	\$ 18,803	\$ 28,120	\$ 9,317	\$ 30,000	\$ 1,880	
54	Garbage/Solid Waste Control Services							
55	Solid Waste Assessment	\$ 3,130	\$ 3,130	\$ 3,030	\$ (100)	\$ 3,250	\$ 220	
56	Garbage - Recreation Facility	\$ 420	\$ 560	\$ 3,000	\$ 2,440	\$ 1,500	\$ (1,500)	
57	Garbage - Wetlands Dumpster fees	\$ 300	\$ 400	\$ 2,000	\$ 1,600	\$ -	\$ (2,000)	Consolidated lines and amounts see further below
58	Water-Sewer Combination Services							
59	Utility Services	\$ 17,385	\$ 30,180	\$ 27,500	\$ (2,680)	\$ 30,000	\$ 2,500	
60	Stormwater Control							
61	Stormwater Assessment	\$ 2,353	\$ 2,353	\$ 2,750	\$ 397	\$ 3,125	\$ 375	
62	Other Physical Environment							
63	General Liability Insurance	\$ 3,609	\$ 3,609	\$ 3,257	\$ (352)	\$ 4,331	\$ 1,074	EGIS est. 04-5-22
64	Property Insurance	\$ 35,227	\$ 35,227	\$ 36,616	\$ 1,389	\$ 42,272	\$ 5,656	EGIS est. 04-5-22
65	Entry & Walls Maintenance	\$ 157	\$ 909	\$ 1,000	\$ 91	\$ 1,000	\$ -	Major fence repairs & monuments from Reserves
66	Holiday Decorations	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ 15,000	\$ 3,000	Increased based on past year's experience
67	Landscape							
68	Landscape Maintenance	\$ 116,100	\$ 158,000	\$ 158,000	\$ -	\$ 158,000	\$ -	Redtree contract
69	Irrigation Inspection	\$ 9,900	\$ 13,600	\$ 13,600	\$ -	\$ 13,600	\$ -	Redtree contract
70	Landscape Replacement Plants, Shrubs, Trees	\$ 30,325	\$ 57,933	\$ 45,000	\$ (12,933)	\$ 45,000	\$ -	
71	Landscape Pest Control	\$ 7,475	\$ 9,967	\$ 13,980	\$ 4,013	\$ 13,980	\$ -	
72	Landscape Fertilization	\$ 12,675	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	
73	Tree Trimming Services	\$ 38,302	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
74	Irrigation Repairs	\$ 5,430	\$ 7,240	\$ 25,000	\$ 17,760	\$ 25,000	\$ -	
75	Landscape - Mulch	\$ 34,600	\$ 46,133	\$ 68,000	\$ 21,867	\$ 68,000	\$ -	
76	Annual Flower Rotation	\$ 8,100	\$ 16,200	\$ 16,200	\$ -	\$ 16,200	\$ -	
77	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	If major overhaul needed fund by reserve
78	Landscape Inspections (PSA)	\$ 9,900	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	PSA
79	Landscape Areation	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
80	Lake and Wetland Maintenance							
81	Wetland Plant Installation	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Consolidated lines and amounts

Preserve at Wilderness Lake Community Development District

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL REVENUES	\$169,966.55	\$315,438.32	\$485,404.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,438.32	\$485,404.87
Administrative Subtotal	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL EXPENDITURES	\$169,966.55	\$315,438.32	\$485,404.87
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$516,388.15

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$1,776,419.00
Pasco County Collection Cost @	2%	\$37,796.15
Early Payment Discount @	4%	\$75,592.30
2022/2023 Total		<u>\$1,889,807.45</u>

2021/2022 O&M Budget		\$1,697,700.24
2022/2023 O&M Budget		\$1,776,419.00
Total Difference		<u>\$78,718.76</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	\$1,148.27	\$50.89	4.64%
Total	\$1,450.64	\$1,501.53	\$50.89	3.51%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.33	\$63.60	4.64%
Total	\$1,698.27	\$1,761.87	\$63.60	3.74%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.33	\$63.60	4.64%
Total	\$1,813.30	\$1,876.90	\$63.60	3.51%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.16	\$79.50	4.64%
Total	\$2,122.83	\$2,202.33	\$79.50	3.75%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.16	\$79.50	4.64%
Total	\$2,266.42	\$2,345.92	\$79.50	3.51%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,296.53	\$101.77	4.64%
Total	\$2,717.22	\$2,818.99	\$101.77	3.75%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,296.53	\$101.77	4.64%
Total	\$2,901.28	\$3,003.05	\$101.77	3.51%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,583.60	\$114.49	4.64%
Total	\$3,056.88	\$3,171.37	\$114.49	3.75%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,583.60	\$114.49	4.64%
Total	\$3,263.94	\$3,378.43	\$114.49	3.51%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,229.50	\$143.11	4.64%
Total	\$3,821.10	\$3,964.21	\$143.11	3.75%

Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,229.50	\$143.11	4.64%
Total	\$4,079.72	\$4,222.83	\$143.11	3.51%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,840.83	\$4,018.92	\$178.09	4.64%
Total	\$4,755.14	\$4,933.23	\$178.09	3.75%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$2,057.59	\$2,153.00	\$95.41	4.64%
Total	\$2,547.40	\$2,642.81	\$95.41	3.75%

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$1,776,419.00
COLLECTION COSTS @	2%	\$37,796.15
EARLY PAYMENT DISCOUNT @	4%	\$75,592.30
TOTAL O&M ASSESSMENT		<u>\$1,889,807.45</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2013 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$105,640.38	\$1,148.27	\$1,148.27		\$353.26	\$1,501.53
Single Family 40'	114		114	1.00	114.00	8.66%	\$163,627.77	\$1,435.33	\$1,435.33		\$441.57	\$1,876.90
Single Family 40'	89	89		1.00	89.00	6.76%	\$127,744.49	\$1,435.33	\$1,435.33	\$326.54		\$1,761.87
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$324,743.71	\$1,794.16	\$1,794.16		\$551.76	\$2,345.92
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$191,975.56	\$1,794.16	\$1,794.16	\$408.17		\$2,202.33
Single Family 65'	87		87	1.60	139.20	10.57%	\$199,798.12	\$2,296.53	\$2,296.53		\$706.52	\$3,003.05
Single Family 65'	69	68		1.60	110.40	8.39%	\$158,460.58	\$2,296.53	\$2,296.53	\$522.46		\$2,818.99
Single Family 75'	70		70	1.80	126.00	9.57%	\$180,851.75	\$2,583.60	\$2,583.60		\$794.83	\$3,378.43
Single Family 75'	54	54		1.80	97.20	7.38%	\$139,514.20	\$2,583.60	\$2,583.60	\$587.77		\$3,171.37
Single Family 90'	36		36	2.25	81.00	6.15%	\$116,261.84	\$3,229.50	\$3,229.50		\$993.33	\$4,222.83
Single Family 90'	48	48		2.25	108.00	8.20%	\$155,015.78	\$3,229.50	\$3,229.50	\$734.71		\$3,964.21
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$4,018.93	\$4,018.92	\$4,018.92	\$914.31		\$4,933.23
Commercial	10.29	10.29		1.50	15.44	1.17%	\$22,154.34	\$2,153.00	\$2,153.00	\$489.81		\$2,642.81
TOTAL	958.29	376.29	580		1316.64	100.00%	\$1,889,807.45					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$113,388.45)

Net Revenue to be Collected

\$1,776,419.00

(1) Reflects 2 (two) Series 2012 prepayments.

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 6

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Preserve at Wilderness Lake Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2022.

Attested By:

**The Preserve at Wilderness Lake
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Matt Huber
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Exhibit A



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Wildernesslakeccd.org

**Proposed Budget for Fiscal
Year 2022/2023**

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Rizzetta & Company

Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 8,732	\$ 9,143	\$ 9,500	\$ (357)	\$ 9,500	\$ -	\$9454 FY2021
6	Special Assessments							
7	Tax Roll	\$ 1,658,417	\$ 1,658,417	\$ 1,647,700	\$ 10,717	\$ 1,647,700	\$ -	
8	Other Miscellaneous Revenues							
9	Miscellaneous	\$ 925	\$ 1,233	\$ -	\$ 1,233	\$ 500	\$ 500	\$799 FY2021
10	Guest Fees	\$ 4,294	\$ 4,725	\$ 2,000	\$ 2,725	\$ 4,500	\$ 2,500	
11	Events and Sponsorships	\$ 3,358	\$ 2,977	\$ 3,500	\$ (523)	\$ 3,500	\$ -	
12	Rental Revenues	\$ 11,769	\$ 7,692	\$ 8,000	\$ (308)	\$ 8,250	\$ 250	
13	General Store	\$ 5,902	\$ 7,869	\$ 7,500	\$ 369	\$ 7,000	\$ (500)	
14	Insurance proceeds	\$ 1,080	\$ 1,080	\$ -	\$ -	\$ -	\$ -	
15	TOTAL REVENUES	\$ 1,694,477	\$ 1,693,137	\$ 1,678,200	\$ 13,857	\$ 1,680,950	\$ 2,750	
16	Balance Forward from Prior Year	\$ -	\$ 225,643	\$ 225,643	\$ -	\$ 248,796	\$ 23,153	Proposed Budget amt \$229,343.00-final increased by \$19,453.00
17								
18	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,694,477	\$ 1,918,780	\$ 1,903,843	\$ 13,857	\$ 1,929,746	\$ 25,903	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 10,000	\$ 13,333	\$ 14,000	\$ 667	\$ 14,000	\$ -	Based on 14 mtgs per year
24	Financial & Administrative							
25	Administrative Services	\$ 6,656	\$ 8,874	\$ 8,874	\$ -	\$ 8,874	\$ -	No increase
26	District Management	\$ 18,896	\$ 25,078	\$ 25,078	\$ -	\$ 25,078	\$ -	No increase
27	District Engineer	\$ 15,222	\$ 20,296	\$ 15,000	\$ (5,296)	\$ 17,000	\$ 2,000	Operating with 2 Engineers during FY21-22
28	Disclosure Report	\$ 2,000	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ -	No increase
29	Trustees Fees	\$ 4,714	\$ 4,714	\$ 7,800	\$ 3,086	\$ 7,800	\$ -	
30	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
31	Financial & Revenue Collections	\$ 4,293	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
32	Assessment Roll	\$ 5,724	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
33	Accounting Services	\$ 19,518	\$ 26,024	\$ 26,024	\$ -	\$ 26,024	\$ -	No increase
34	Auditing Services	\$ 4,058	\$ 3,900	\$ 4,000	\$ 100	\$ 3,635	\$ (365)	Berger Toombs Contract
35	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	EGIS est. 04-5-22
36	Supervisor Workers Compensation Insurance	\$ 200	\$ 200	\$ 250	\$ 50	\$ 250	\$ -	
37	Legal Advertising	\$ 1,246	\$ 1,661	\$ 2,250	\$ 589	\$ 2,250	\$ -	\$2162 FY2021
38	Misc. Mailings (Mailed Notices)	\$ -	\$ -	\$ 1,200	\$ -	\$ 2,500	\$ 1,300	\$2653 FY2021
39	Dues, Licenses & Fees	\$ 313	\$ 417	\$ 825	\$ 408	\$ 825	\$ -	
40	Website Fees & Maintenance	\$ 3,113	\$ 4,151	\$ 8,000	\$ 3,849	\$ 7,500	\$ (500)	
41	Legal Counsel							
42	District Counsel	\$ 21,594	\$ 28,792	\$ 13,000	\$ (15,792)	\$ 20,000	\$ 7,000	\$21777 FY2021
43								
44	Administrative Subtotal	\$ 120,239	\$ 153,781	\$ 142,762	\$ (12,219)	\$ 152,584	\$ 9,822	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Law Enforcement							
49	Deputy	\$ 24,167	\$ 28,223	\$ 34,750	\$ 6,527	\$ 34,750	\$ -	CDD & HOA coordinated efforts
50	Electric Utility Services							
51	Utility Services	\$ 123,825	\$ 170,100	\$ 163,000	\$ (7,100)	\$ 165,000	\$ 2,000	
52	Gas Utility Services							
53	Utility Services	\$ 29,102	\$ 18,803	\$ 28,120	\$ 9,317	\$ 30,000	\$ 1,880	
54	Garbage/Solid Waste Control Services							
55	Solid Waste Assessment	\$ 3,130	\$ 3,130	\$ 3,030	\$ (100)	\$ 3,250	\$ 220	
56	Garbage - Recreation Facility	\$ 420	\$ 560	\$ 3,000	\$ 2,440	\$ 1,500	\$ (1,500)	
57	Garbage - Wetlands Dumpster fees	\$ 300	\$ 400	\$ 2,000	\$ 1,600	\$ -	\$ (2,000)	Consolidated lines and amounts see further below
58	Water-Sewer Combination Services							
59	Utility Services	\$ 17,385	\$ 30,180	\$ 27,500	\$ (2,680)	\$ 30,000	\$ 2,500	
60	Stormwater Control							
61	Stormwater Assessment	\$ 2,353	\$ 2,353	\$ 2,750	\$ 397	\$ 3,125	\$ 375	
62	Other Physical Environment							
63	General Liability Insurance	\$ 3,609	\$ 3,609	\$ 3,257	\$ (352)	\$ 4,331	\$ 1,074	EGIS est. 04-5-22
64	Property Insurance	\$ 35,227	\$ 35,227	\$ 36,616	\$ 1,389	\$ 42,272	\$ 5,656	EGIS est. 04-5-22
65	Entry & Walls Maintenance	\$ 157	\$ 909	\$ 1,000	\$ 91	\$ 1,000	\$ -	Major fence repairs & monuments from Reserves
66	Holiday Decorations	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ 15,000	\$ 3,000	Increased based on past year's experience
67	Landscape							
68	Landscape Maintenance	\$ 116,100	\$ 158,000	\$ 158,000	\$ -	\$ 158,000	\$ -	Redtree contract
69	Irrigation Inspection	\$ 9,900	\$ 13,600	\$ 13,600	\$ -	\$ 13,600	\$ -	Redtree contract
70	Landscape Replacement Plants, Shrubs, Trees	\$ 30,325	\$ 57,933	\$ 45,000	\$ (12,933)	\$ 45,000	\$ -	
71	Landscape Pest Control	\$ 7,475	\$ 9,967	\$ 13,980	\$ 4,013	\$ 13,980	\$ -	
72	Landscape Fertilization	\$ 12,675	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	
73	Tree Trimming Services	\$ 38,302	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
74	Irrigation Repairs	\$ 5,430	\$ 7,240	\$ 25,000	\$ 17,760	\$ 25,000	\$ -	
75	Landscape - Mulch	\$ 34,600	\$ 46,133	\$ 68,000	\$ 21,867	\$ 68,000	\$ -	
76	Annual Flower Rotation	\$ 8,100	\$ 16,200	\$ 16,200	\$ -	\$ 16,200	\$ -	
77	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	If major overhaul needed fund by reserve
78	Landscape Inspections (PSA)	\$ 9,900	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	PSA
79	Landscape Areation	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
80	Lake and Wetland Maintenance							
81	Wetland Plant Installation	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Consolidated lines and amounts

Preserve at Wilderness Lake Community Development District

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL REVENUES	\$169,966.55	\$315,438.32	\$485,404.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,438.32	\$485,404.87
Administrative Subtotal	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL EXPENDITURES	\$169,966.55	\$315,438.32	\$485,404.87
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$516,388.15

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$1,776,419.00
Pasco County Collection Cost @	2%	\$37,796.15
Early Payment Discount @	4%	\$75,592.30
2022/2023 Total		<u>\$1,889,807.45</u>

2021/2022 O&M Budget		\$1,697,700.24
2022/2023 O&M Budget		\$1,776,419.00
Total Difference		<u>\$78,718.76</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	\$1,148.27	\$50.89	4.64%
Total	\$1,450.64	\$1,501.53	\$50.89	3.51%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.33	\$63.60	4.64%
Total	\$1,698.27	\$1,761.87	\$63.60	3.74%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.33	\$63.60	4.64%
Total	\$1,813.30	\$1,876.90	\$63.60	3.51%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.16	\$79.50	4.64%
Total	\$2,122.83	\$2,202.33	\$79.50	3.75%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.16	\$79.50	4.64%
Total	\$2,266.42	\$2,345.92	\$79.50	3.51%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,296.53	\$101.77	4.64%
Total	\$2,717.22	\$2,818.99	\$101.77	3.75%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,296.53	\$101.77	4.64%
Total	\$2,901.28	\$3,003.05	\$101.77	3.51%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,583.60	\$114.49	4.64%
Total	\$3,056.88	\$3,171.37	\$114.49	3.75%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,583.60	\$114.49	4.64%
Total	\$3,263.94	\$3,378.43	\$114.49	3.51%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,229.50	\$143.11	4.64%
Total	\$3,821.10	\$3,964.21	\$143.11	3.75%

Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,229.50	\$143.11	4.64%
Total	\$4,079.72	\$4,222.83	\$143.11	3.51%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,840.83	\$4,018.92	\$178.09	4.64%
Total	\$4,755.14	\$4,933.23	\$178.09	3.75%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$2,057.59	\$2,153.00	\$95.41	4.64%
Total	\$2,547.40	\$2,642.81	\$95.41	3.75%

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$1,776,419.00
COLLECTION COSTS @	2%	\$37,796.15
EARLY PAYMENT DISCOUNT @	4%	<u>\$75,592.30</u>
TOTAL O&M ASSESSMENT		<u>\$1,889,807.45</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2013 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$105,640.38	\$1,148.27	\$1,148.27		\$353.26	\$1,501.53
Single Family 40'	114		114	1.00	114.00	8.66%	\$163,627.77	\$1,435.33	\$1,435.33		\$441.57	\$1,876.90
Single Family 40'	89	89		1.00	89.00	6.76%	\$127,744.49	\$1,435.33	\$1,435.33	\$326.54		\$1,761.87
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$324,743.71	\$1,794.16	\$1,794.16		\$551.76	\$2,345.92
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$191,975.56	\$1,794.16	\$1,794.16	\$408.17		\$2,202.33
Single Family 65'	87		87	1.60	139.20	10.57%	\$199,798.12	\$2,296.53	\$2,296.53		\$706.52	\$3,003.05
Single Family 65'	69	68		1.60	110.40	8.39%	\$158,460.58	\$2,296.53	\$2,296.53	\$522.46		\$2,818.99
Single Family 75'	70		70	1.80	126.00	9.57%	\$180,851.75	\$2,583.60	\$2,583.60		\$794.83	\$3,378.43
Single Family 75'	54	54		1.80	97.20	7.38%	\$139,514.20	\$2,583.60	\$2,583.60	\$587.77		\$3,171.37
Single Family 90'	36		36	2.25	81.00	6.15%	\$116,261.84	\$3,229.50	\$3,229.50		\$993.33	\$4,222.83
Single Family 90'	48	48		2.25	108.00	8.20%	\$155,015.78	\$3,229.50	\$3,229.50	\$734.71		\$3,964.21
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$4,018.93	\$4,018.92	\$4,018.92	\$914.31		\$4,933.23
Commercial	10.29	10.29		1.50	15.44	1.17%	\$22,154.34	\$2,153.00	\$2,153.00	\$489.81		\$2,642.81
TOTAL	<u>958.29</u>	<u>376.29</u>	<u>580</u>		<u>1316.64</u>	<u>100.00%</u>	<u>\$1,889,807.45</u>					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$113,388.45)

Net Revenue to be Collected

\$1,776,419.00

(1) Reflects 2 (two) Series 2012 prepayments.

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 7



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 _____

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
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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 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 _____



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QUOTE

DATE	QUOTE #	CUST #
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CUSTOMER:

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 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	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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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	
1.00	0E-DCMP1G10P	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>	

Customer Print _____

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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>ESCALATION CLAUSE FOR MATERIALS 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. 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)
 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 Raghianti

QUAN	PART	DESCRIPTION
------	------	-------------

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.

Customer's Initials _____
 Revision 04/02/12

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.

Customer's Initials _____ Date _____

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 _____

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 #
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 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 _____

Blank Tab



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	
		<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>	

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
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P.O. NUMBER	TERMS	SALES PERSON
	SERVICE CONTRACT	Brad Ragghianti

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)
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 3487 Keystone Road
 Tarpon Springs FL 34688
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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</p> <p>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</p> <p>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
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CUSTOMER:

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 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	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 8

POOL SIGNAGE

POOL HOURS: DAWN TO DUSK (does not apply if certified for night swimming)

SHOWER BEFORE ENTERING

NO FOOD, DRINK, GLASS OR ANIMALS IN POOL OR ON POOL DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.

DO NOT SWALLOW POOL WATER

NO SWIMMING WHILE ILL

MAXIMUM TEMPERATURE 104° F (does not apply if pool is not heated)

BATHING LOAD: ____ PERSONS

WARNING: DROP OFF AT SUN SHELF EDGE IS __ FT DEEP (does not apply if pool does not have sun shelf)

DO NOT PLACE FURNITURE IN POOL (does not apply if pool does not have sun shelf)

POOL MAXIMUM DEPTH: ____ FEET

NO DIVING

KEY

Words in blue must be written in lettering at least 1" in height.

Words in green must be written in lettering at least 2" in height.

Words in red must be written in lettering at least 4" in height.

*Rules do NOT have to be written in these specific colors

SPA SIGNAGE

POOL HOURS: DAWN TO DUSK (does not apply if certified for night swimming)

SHOWER BEFORE ENTERING

NO FOOD, DRINK, GLASS OR ANIMALS IN POOL OR ON POOL DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.

DO NOT SWALLOW POOL WATER

NO SWIMMING WHILE ILL

BATHING LOAD: _____ PERSONS

CHILDREN UNDER TWELVE MUST HAVE ADULT SUPERVISION

PREGNANT WOMEN, SMALL CHILDREN, PEOPLE WITH HEALTH PROBLEMS AND PEOPLE USING ALCOHOL, NARCOTICS OR OTHER DRUGS THAT CAUSE DROWSINESS SHOULD NOT USE SPA POOLS WITHOUT FIRST CONSULTING A DOCTOR

MAXIMUM USE 15 MINUTES

MAXIMUM TEMPERATURE 104° F

NO DIVING

KEY

Words in blue must be written in lettering at least 1" in height.

Words in green must be written in lettering at least 2" in height.

Words in red must be written in lettering at least 4" in height.

*Rules do NOT have to be written in these specific colors

Tab 9

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Preserve at Wilderness Lake Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of August, 2022.

ATTEST:

**PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023

October 5, 2022
November 2, 2022*
December 7, 2022
January 4, 2023
February 1, 2023*
March 1, 2023
April 5, 2023
May 3, 2023*
June 7, 2023
July 5, 2023*
August 2, 2023
September 6, 2023

The meetings will convene at 9:30 a.m., *(with the exception of the months of November, February, May, and July, when they will convene at 6:30 p.m.) at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

Tab 10



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 05, 2022

Kevin Nissen
21215 Sky Vista Dr
Land O Lakes, FL 34637

Subject: **Notice of Agency Action - Approval
ERP Minor Modification**

Project Name: 21215 Sky Vista Dr - Nissen - Proposed Dock
App ID/Permit No: 845046 / 43022522.017
County: Pasco
Letter Received: March 30, 2022
Expiration Date: July 05, 2027
Sec/Twp/Rge: S36/T25S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

This modification to Permit No. 44022522.004 authorizes:

1. The construction of a 998-square-foot, single-family docking structure meeting the exemption criteria of Rule 62-330.051(5)(b), F.A.C.
2. All other terms and conditions of Permit No. 44022522.004, dated June 7, 2002 and entitled Wilderness Lake Preserve - Docks and Surface Water K Fill, apply.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights
cc: Carnes Engineering and Construction, LLC

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



PROPERTY OWNER: NISSEN KEVIN S & NISSEN LORI A
 ADDRESS: 21215 SKY VISTA DR, LAND O' LAKES, FL 34637
 PARCEL #: 36-25-18-0010-00D00-0230
 COUNTY: PASCO

INDEX/DRAWING LIST

000 PROJECT SCOPE, DESIGN CRITERIA, AND GENERAL NOTES
001 SCHEMATIC SITE PLAN, ENLARGED SCHEMATIC SITE PLAN
510 STRUCTURAL FRAMING PLAN VIEW AND DECK PLAN VIEW
520 ELEVATIONS AND CROSS SECTION

PROJECT NOTES

1. THESE DRAWINGS ARE TO PROVIDE STRUCTURAL DETAILS FOR THE PROPOSED WORK.
2. CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE EXISTING CONCRETE AND ADJUSTMENTS AS APPLICABLE.
3. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.
4. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.
5. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ADJUSTMENTS TO THE PROPOSED WORK.
2. CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE EXISTING CONCRETE AND ADJUSTMENTS AS APPLICABLE.
3. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.
4. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.
5. FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS.

APPROVED PROJECT LIST

PROJECT CATEGORY	JOB CATEGORY	MANUFACTURER	APPROVAL #	APPROVAL DATE
STRUCTURAL COMPONENT	WOOD COMPONENTS	SPACON TIMBER INC	16-046641-01	1/16/2016
STRUCTURAL COMPONENT	ROOF ROOF	SPACON TIMBER INC	15-054441-01	10/16/2015

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

RESISTANCE TO DECAY AND TERMITES SHALL BE PROVIDED IN THE FOLLOWING MANNER:

1. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
2. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
3. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
4. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
5. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.

RESISTANCE TO DECAY AND TERMITES

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1. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
2. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
3. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
4. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
5. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.

WOOD CONNECTIONS

WOOD CONNECTIONS SHALL BE PROVIDED IN THE FOLLOWING MANNER:

1. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
2. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
3. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
4. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.
5. WOOD SHALL BE TREATED WITH AN APPLICABLE PRESERVATIVE.

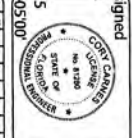


LOCATION MAP



AERIAL

By: *Cory Carter*
 Cory Carter, Engineer
 Date: 2022.02.15
 15083BP-05200



Project Name and Address
NISSEN DOCK
 21215 SKY VISTA DR, LAND O' LAKES, FL 34637

Sheet Title
COVER SHEET

CARNES
 ENGINEERING AND ARCHITECTURE, P.A.
 3711 W. GULF BLVD., SUITE 200
 TAMPA, FL 33609
 TEL: 813-289-0000
 FAX: 813-289-0001

No.	Project Number/Issue	Date
1	FIRST ISSUE	01-13-2021

Scale: 1/8" = 1'-0"
 Date: 01-13-2021
 No. of Sheets: 10
 Sheet: 1 OF 4
GO 0

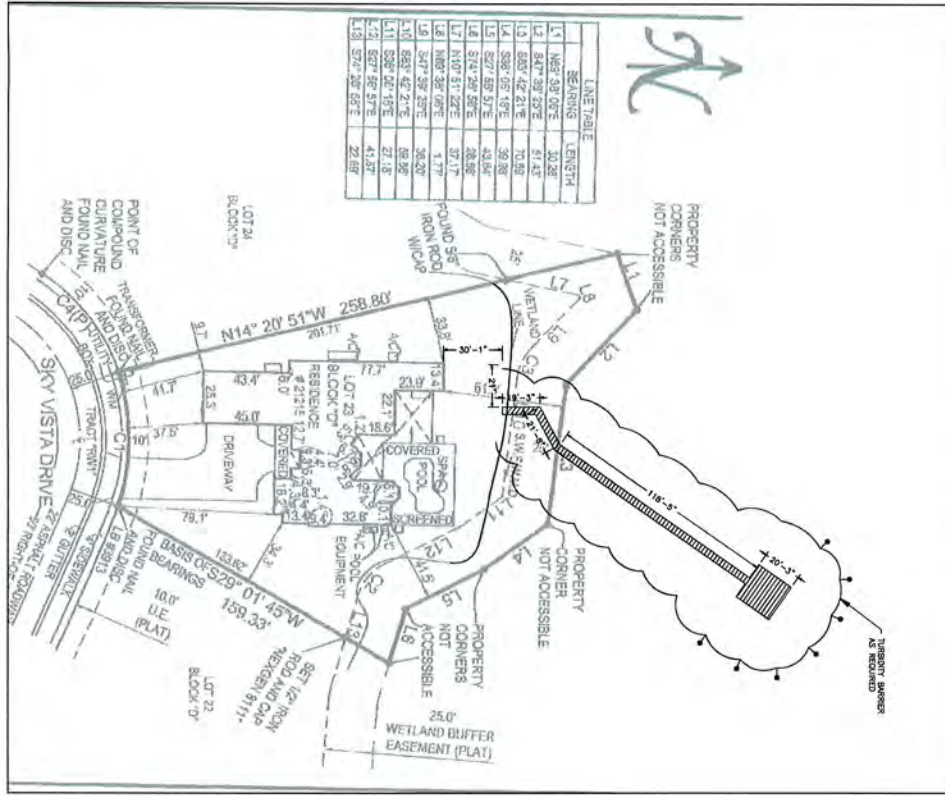


PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)

For construction permits, the Permittee shall notify the District in writing when construction begins.

1 SCHEMATIC SITE PLAN

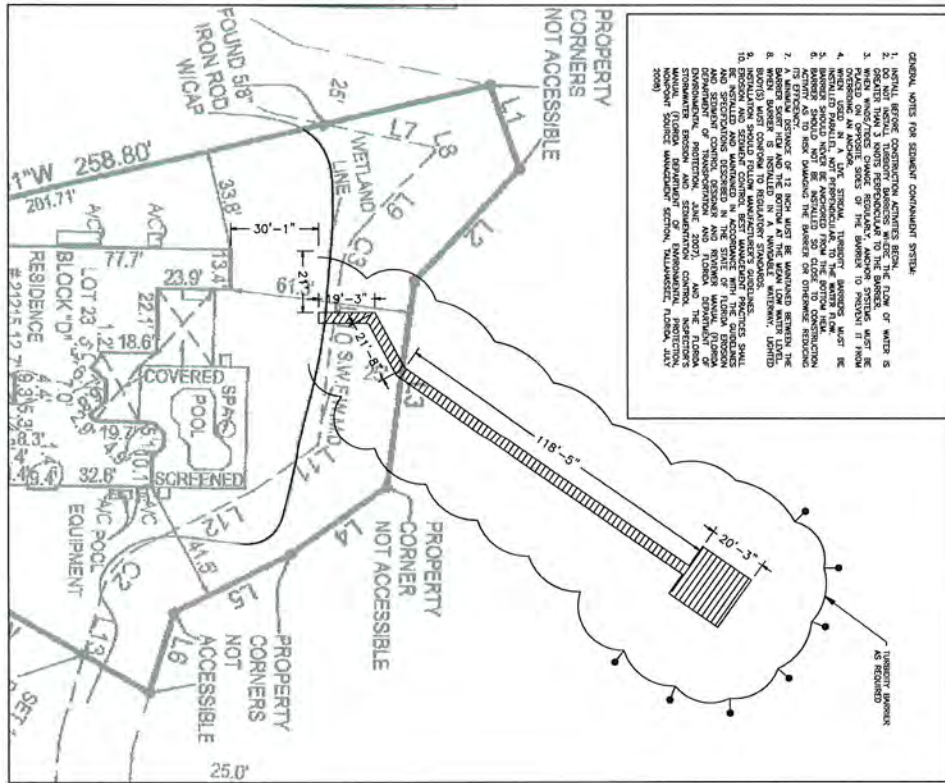
Scale: 1" = 30'-0"



LINE	BEARING	LENGTH
L1	N87° 59' 09"E	10.28'
L2	S47° 59' 29"E	61.43'
L3	S60° 42' 21"W	70.69'
L4	S59° 05' 19"E	39.88'
L5	S72° 59' 57"E	43.84'
L6	S74° 29' 59"E	28.86'
L7	N10° 51' 22"E	37.17'
L8	N87° 28' 09"E	1.77'
L9	S47° 59' 29"E	36.20'
L10	S89° 42' 27"E	68.26'
L11	S59° 05' 19"E	27.16'
L12	S57° 59' 57"E	41.87'
L13	S74° 29' 59"E	27.67'

2 ENLARGED SCHEMATIC SITE PLAN

Scale: 1" = 20'-0"



- CONTROL NOTES FOR SEWAGE CONDUIT SYSTEM:**
1. INSTALL SEWAGE CONDUIT SYSTEM.
 2. DO NOT INSTALL TIGHTLY BUNDLED WIRE IN THE TRENCH OR WATER IS PRESENT.
 3. ALL TRENCHES SHALL BE PROTECTED TO THE DEPTH OF THE TRENCH BY A 2' MINIMUM CONCRETE CURB OR ELEVATED CONCRETE WALKWAY.
 4. WHEN USED IN A UTILITY TRENCH, TIGHTLY BUNDLED WIRE MUST BE PROTECTED BY A 2' MINIMUM CONCRETE CURB OR ELEVATED CONCRETE WALKWAY.
 5. BUNDLES SHOULD NEVER BE HUNG FROM THE BOTTOM OF THE TRENCH.
 6. ALL TRENCHES SHALL BE PROTECTED BY A 2' MINIMUM CONCRETE CURB OR ELEVATED CONCRETE WALKWAY.
 7. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.
 8. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.
 9. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.
 10. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.
 11. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.
 12. THE SEWAGE CONDUIT SHALL BE INSTALLED WITH A MINIMUM BURIED DEPTH OF 12 INCHES AS MEASURED BETWEEN THE TOP OF THE CONDUIT AND THE BOTTOM OF THE EXCAVATION.

No.	Project Name/Issue	Date
1	FINAL EDCS	05/16/2022
2	DRAWING UPDATE	04/12/2022

Project No: 2022-06-0

10-17-167

10004

2022-06-0

10-17-167

10004

Project Name and Address

NISSEN DOCK

21215 SKY VISTA DR. LAND O' LAKES, FL 34637

Sheet Title

SCHEMATIC SITE PLAN

CARNES ENGINEERING AND ARCHITECTURE, P.A.

1875 W. PALM BEACH BLVD., SUITE 200

WEST PALM BEACH, FL 33411

TEL: 561-833-8888

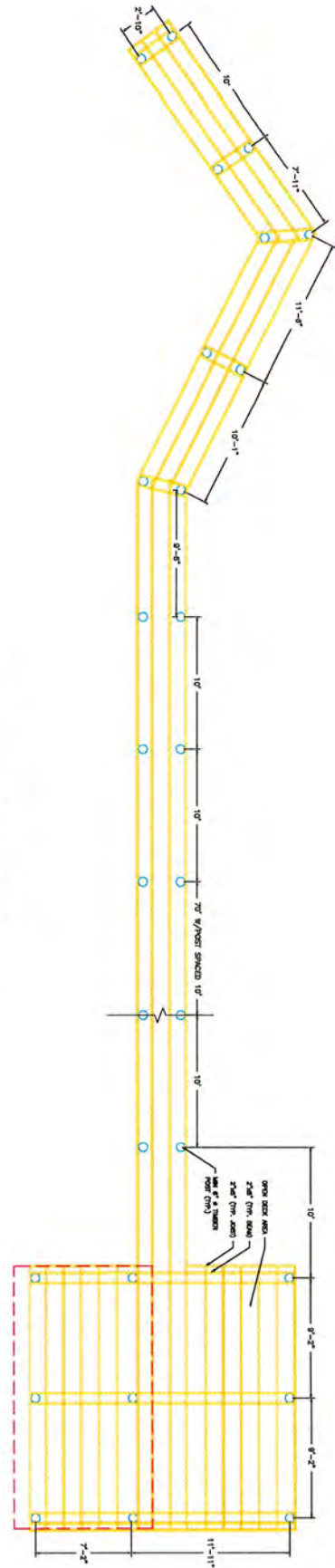
FAX: 561-833-8889

1	CONSTRUCTION & MATERIALS	DATE
2	PERMITTED DRAWING	DATE
3	PERMITTED MATERIALS	DATE
4	PERMITTED FINISHES	DATE
5	PERMITTED EQUIPMENT	DATE



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD)

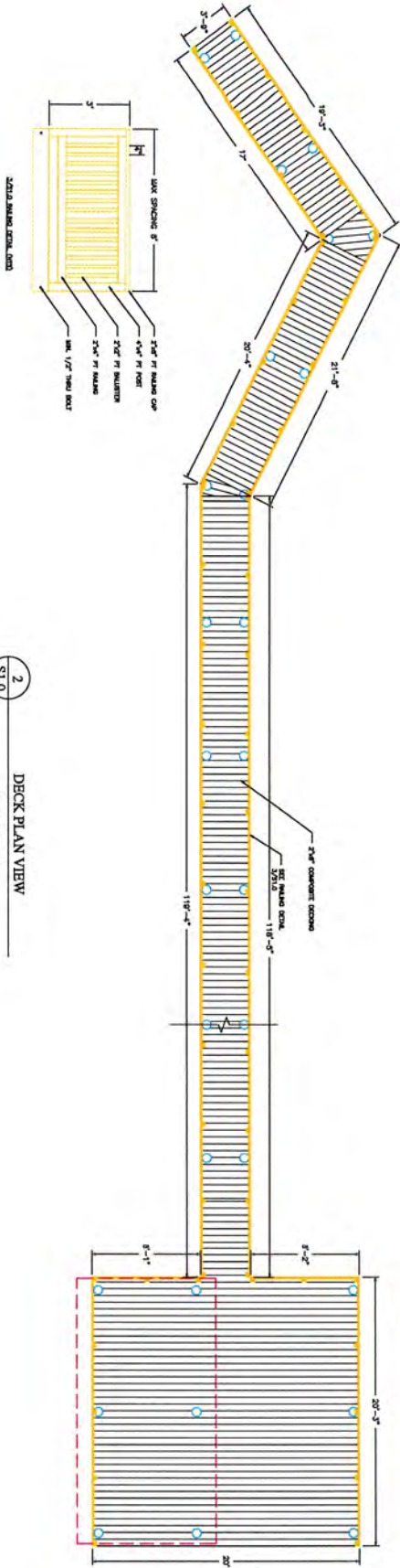
For construction permits, the Permittee shall notify the District in writing when construction begins.



1
S1.0

STRUCTURAL PLAN VIEW

SCALE: 1/4" = 1'-0"



2
S1.0

DECK PLAN VIEW

SCALE: 1/4" = 1'-0"

CARNES
 ENGINEERING AND
 ARCHITECTURE, INC.
 17111 N.W. 24th St., Suite 200
 Ft. Lauderdale, FL 33309
 (954) 551-1111
 FAX: (954) 551-1112

Project Name and Address
NISSEN DOCK
 21215 SKY VISTA DR, LAND O' LAKES, FL 34637

Sheet Title
PLAN VIEWS

COAST GUARDIAN
 No. 1000
 STATE OF
 FLORIDA
 REGISTERED
 PROFESSIONAL
 ENGINEER

No.	Project Revision/Issue	Date
1	FIRST ISSUE	12/30/2021

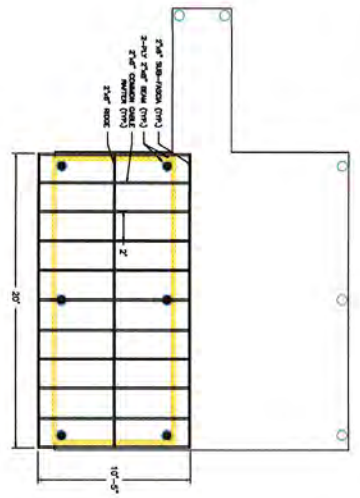
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DATE: 12/30/2021

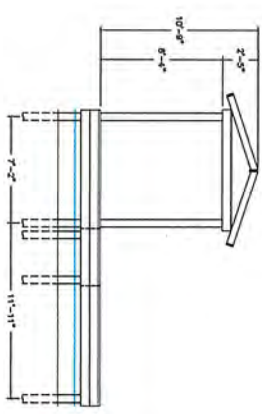
NO. OF SHEETS: 1 OF 4



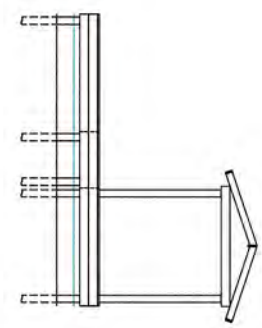
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
 For construction permits, the Permittee shall notify the District
 In writing when construction begins.



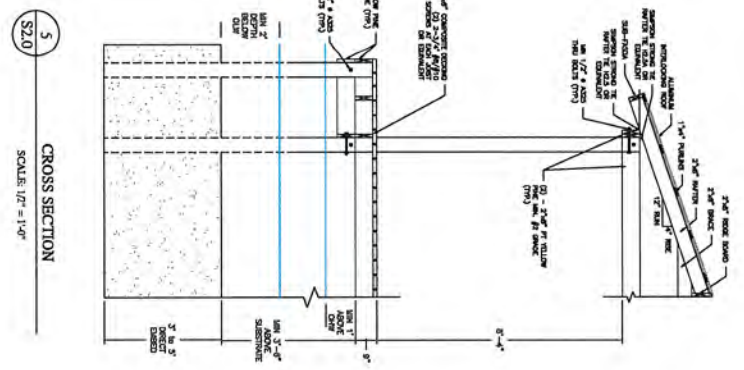
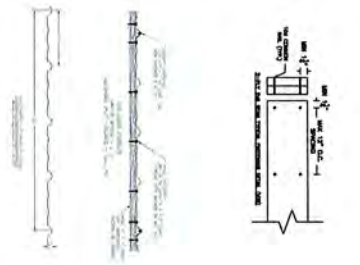
1 ROOF PLAN VIEW
 SCALE: 1/4" = 1'-0"



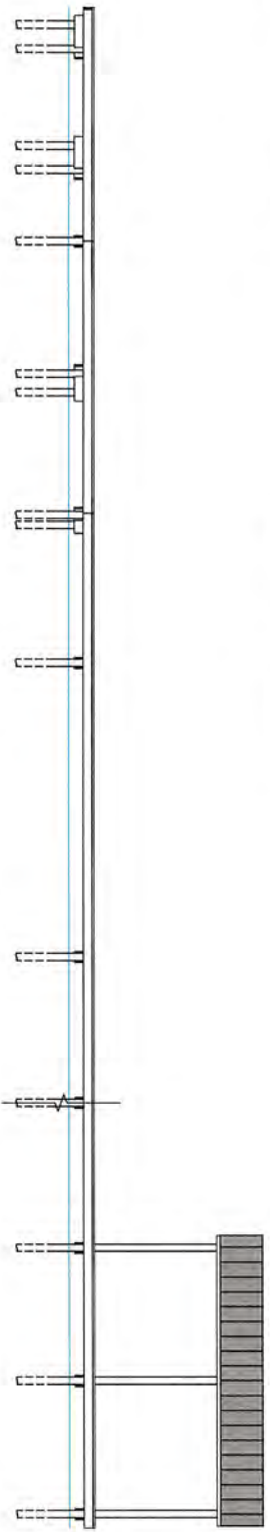
2 FRONT ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



5 CROSS SECTION
 SCALE: 1/2" = 1'-0"



4 PROFILE VIEW
 SCALE: 1/4" = 1'-0"

CARNES
 CONSULTING ENGINEERS AND ARCHITECTS
 10000 N.W. 11th Street, Suite 200
 Ft. Lauderdale, FL 33309
 Phone: (954) 551-8800
 Fax: (954) 551-8801
 Email: info@carnes.com

Project Name and Address
NISSEN DOCK
 21215 SKY VISTA DR, LAND O' LAKES, FL 34637

Sheet Title
ELEVATIONS AND CROSS SECTIONS

COPY TO BE FILED
 IN THE
 OFFICE OF THE
 COUNTY CLERK
 OF
 SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

No.	Project Revision/Issue	Date
1	FIRST ISSUE	3/26/2014

Scale: **S2.0**
 Date: 3/26/2014
 Sheet: 1 OF 4



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 05, 2022

Kevin Nissen
21215 Sky Vista Dr
Land O Lakes, FL 34637

Subject: **Notice of Intended Agency Action - Approval
ERP Minor Modification**

Project Name: 21215 Sky Vista Dr - Nissen - Proposed Dock
App ID/Permit No: 845046 / 43022522.017
County: Pasco
Letter Received: March 30, 2022
Expiration Date: July 05, 2027
Sec/Twp/Rge: S36/T25S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Carnes Engineering and Construction, LLC

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 July 6, 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 <i>(joined the meeting in progress)</i>
Bryan Norrie	Board Supervisor, Vice Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Evereth	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Stephen Brletic	District Engineer, JMT Engineering <i>(via conference call)</i>
R.J. Johnson	Representative, RedTree Landscape
John Moylan	Representative, RedTree Landscape
Pete Lucadano	Representative, RedTree Landscape
Nick Shaffery	Amenity Manager, Rizzetta & Company, Inc.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Audience Comments

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

47 **THIRD ORDER OF BUSINESS** **Board Supervisor Requests and Walk on Items**

48
49 Ms. Edwards stated that the map in the agenda under Tab #3 is for tab #10, the GHS
50 Environmental wetland discussion.

51
52 Mr. Diver requested that he be notified when new staff is hired. He asked Mr. Shaffery
53 why the grill cannot be used. Mr. Shaffery stated that the District temporarily cannot serve/sell
54 food/drink due to license requirements and safety inspections.

55
56 **FOURTH ORDER OF BUSINESS** **General Interest Items**

57
58 **A. Landscaping Reports**

59 Ms. Edwards asked the Board if they would like to discuss the landscape contract. A
60 lengthy discussion ensued regarding the landscape contract and Draycott hedge trimming.
61 Ms. Edwards explained the pruning schedule and contractual obligations. She suggested
62 revising the language in the contract. Ms. Edwards and Ms. Evereth expressed concerns
63 over face-to-face meeting with Mr. Forsman.

64
On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved having PSA revise the contract to eliminate verbiage of "continuous" hedge maintenance to "discretion" pruning, clarify 5 zones and frequency of pruning, and send to the Board, District Counsel, and RedTree Landscape for review for Preserve at Wilderness Lake Community Development District.

65
66 Mr. Johnson, Mr. Moylan, and Mr. Lucadano gave the Board updates on the landscape and
67 irrigation maintenance:

- 68 • Mulch and Tree work is in progress.
- 69 • Plan to remove large, downed tree is being worked on.
- 70 • Caliente irrigation project is complete.
- 71 • Irrigation controller at the lodge was hit by lightning, and a new controller has been
72 ordered.

73
74
75 Mr. Huber asked that RedTree separate any lightning related invoices so they can be
76 submitted for an insurance claim.

77
78 The discussion regarding the Woodline Pruning was moved under GHS Environmental
79 report.

80
81 The consideration of second revised proposal for Woodline Pruning was discussed. It was
82 stated that this cost would be in addition to the proposal from GHS Environmental proposal
83 for \$42,400 if there are very tall trees with limbs that need to be cut back. This proposal
84 was not approved at this time, and it will be scheduled as needed once the project starts.

85
86
87 **B. District Engineer**

88 Mr. Brletic gave the Board an update on the splash pad. He stated that he met with Pool
89 Works and Florida Play Structures. The recommended surfaces are Sundeck (hard) and
90 Raindeck (soft). Both vendors will provide proposals for the next meeting. The spray heads
91 and pump have issues. Mr. Brletic recommends getting everything fixed at the time of
92 resurfacing. He will request the new pool vendor's opinion regarding surfaces for the splash
93 pad. Ms. Edwards requested that Mr. Brletic provide a written summary for the meeting
94 agendas and asked him to attend the next meeting in person.

95
96 Mr. Brletic gave the Board an update on the Ranger Station repairs. He stated that Yeti has
97 withdrawn their proposal. Mr. Brletic has reached out to 7 companies and is hoping for three
98 proposals by the next meeting. He stated that JMT Engineering can manage the MOT plan
99 if it is required.

100
101 **C. District Counsel**

102 Mr. Vericker did not have a report to present.
103

104 **D. GHS Environmental Report**

105 Ms. Cooper presented the GHS report for the Board's review. There were no questions.
106

107 A lengthy discussion ensued regarding the wetland assistant, budget numbers, and
108 woodline pruning. The total cost for the woodline pruning will be \$42,400. Some of the
109 costs will be from this fiscal year's budget and the remainder will be from next year's
110 budget. Ms. Edwards provided budget numbers and a map. Attached as Exhibit A.
111

On a Motion by Mr. Norrie, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved GHS Environmental's proposal in substantial form and District Counsel drafting a form of agreement for the Preserve at Wilderness Lake Community Development District.

112
113 *The Board took a recess at 11:22 a.m. and returned at 11:34 a.m.*
114

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

116 Mr. Shaffery presented his Community Manager's Report. He reviewed the damage from
117 the lightning strike and stated that an insurance claim would be submitted. The Board
118 directed Mr. Shaffery and District Management to execute proposals for repairs as they
119 come in.

120
121 Ms. Edwards requested that Mr. Shaffery include a simple table of staffing in his reports.
122 She also requested that Mr. Shaffery pay for and schedule the holiday lights and events
123

124 Ms. Evereth requested that District Management review State/County requirements for
125 vending. A discussion was held regarding speed signs and the report. The Board directed
126 Mr. Shaffery to share the speeding report with the Sheriff's Department and get their
127 feedback for the location of a 3rd speed sign.
128

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the purchase of a third speeding sign at a not-to-exceed cost of \$5,000.00 for the

Preserve at Wilderness Lake Community Development District.

129 Mr. Shaffery gave the Board an update on the Amenity TV Broadcast/Stream. He stated
130 that everything is up and running
131

132
133 Mr. Shaffery presented a proposal from Fitness Logic for a new stepper and rower. A
134 discussion ensued. Mr. Diver will review the rowing machine. Ms. Evereth asked that the
135 purchase of the stepper machine be paid from the reserves. The Board tabled the
136 purchase of the rowing machine until the next meeting. Ms. Edwards requested that the
137 entire space be looked at for potential upgrades.
138

On a Motion by Mr. Diver, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved Fitness Logic's proposal for a new Stepper Machine at a cost of \$7,925.99 for the Preserve at Wilderness Lake Community Development District.

139
140 **FIFTH ORDER OF BUSINESS**

**Discussion Regarding the Rules of the
Lodge and Age Limits for the Amenity Usage**

141
142
143 Ms. Cooper presented the District's Lodge and Recreational Rules and Regulations for the
144 Board's discussion. She stated that EGIS Insurance would be conducting a site visit on July 14th
145 and will provide a summary of their recommendations afterwards. She stated that they would
146 also be invited to an upcoming Board meeting. The Board tabled the discussion regarding the
147 Rules of the Lodge and Age Limits until their September meeting or will possibly schedule a
148 separate workshop.
149

150 *The Board took a recess at 1:42 p.m. and returned at 1:50 p.m.*
151

152 **SIXTH ORDER OF BUSINESS**

**Consideration of Revised Proposals for
Soccer Goals**

153
154
155 Ms. Cooper presented the proposals for Soccer Goals. She stated that these were the
156 same proposals presented at the last meeting. Ms. Ruhlig also requested that Oakhurst Park be
157 considered as a location.
158

On a Motion by Mr. Norrie, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the proposal for Soccer Goals size 8' x 24' Jayrpo Soccer Goal pair with wheel kit from Epic Sports to install at Oakhurst Park and paid from the Athletic/Park Court/Field repairs line item of the budget with a not-to-exceed cost of \$4,000.00 for the Preserve at Wilderness Lake Community Development District.

159
160
161 **SEVENTH ORDER OF BUSINESS**

**Consideration of Revised Proposals with ala
carte Choices for Additional Security
Cameras**

162
163
164

The Board decided to table consideration of the additional security proposals.

EIGHTH ORDER OF BUSINESS

Consideration Proposals for Pool Cleaning Services

Ms. Cooper presented the proposal from A-Quality Pool Service and an email from Cooper Pools. She stated that Shore and Suncoast Pools are not taking on any new pools at this time. She reviewed the proposals from A Quality Pool Service and Cooper Pools. A site visit would be needed to ensure all equipment is working and meets DOH requirements. Cooper Pools provided two different service plans. Ms. Cooper reviewed all costs associated with the proposals. The Board held a discussion regarding the pool services.

On a Motion by Mr. Norrie, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved Cooper Pool's proposal for the District's Pool Cleaning Services at a cost of \$58,509.00 for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding a Policy for Protected/Densely Wooded Areas

This item was tabled.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 1, 2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on June 1, 2022. There were a couple of revisions made to the minutes on lines 77, 79, 122 and 124.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 1, 2022 as amended for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for May 2022

Ms. Cooper presented the Operation & Maintenance Expenditures for May 2022.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the Operation & Expenditures for May 2022 (\$134,779.07) for the Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials and Reserve Study

Ms. Cooper presented the District Manager's Report and the Financial Statements for May 2022, and the Reserve Study Report.

200 Ms. Cooper mentioned the next regular meeting of the Board of Supervisors date of
201 August 3, 2022 at 6:30 p.m.

202 Ms. Cooper presented the Audit for Fiscal Year ended September 30, 2021. She stated
203 that it was a clean audit. There were no questions.

204

On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors accepted the Audit for Fiscal Year Ended September 30, 2021 as presented for the Preserve at Wilderness Lake Community Development District.

205

206 **THIRTEENTH ORDER OF BUSINESS** **Discussion Regarding Landowner Notice**
207 **Explanation Letter**

208

209 Ms. Cooper presented the explanation letter for the mailed landowner notice regarding
210 the assessments. The Bord requested several revisions to the letter. District management will
211 make the revisions to the Landowner Notice Explanation Letter as requested.

212

213 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments**

214

215 Ms. Cooper asked if there were any audience comments. There were none.

216

217 **FIFTEENTH ORDER OF BUSINESS** **Supervisors Requests**

218

219 Ms. Cooper asked if there were any Supervisor requests. There were none put forth at
220 this time.

221

222 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

223

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

226

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors adjourned the meeting at 2:34 p.m. for the Preserve at Wilderness Lake Community Development District.

227

228

229 _____
230 Assistant Secretary

227

228

229 _____
230 Chairman/Vice Chairman

Exhibit A

Wetland Budget Numbers

	Annual Budget: 2021-2022	YTD Budget: 2021-2022	YTD Actual: as of 4/30/2022	YTD Variance: as of 4/30/2022	Percent Annual Budget Remaining		New Line Item Categories: 2022-2023
Wetland Plant Installatoin	\$ 500.00	\$ 292.00	\$ -	\$ 292.00	100.00%	Delete	
Monthly Aquatic Weed Control Program	\$ 34,500.00	\$ 20,125.00	\$ 19,950.00	\$ 175.00	42.17%		\$ 34,500.00
Educational Program	\$ 500.00	\$ 292.00	\$ -	\$ 292.00	100.00%	Delete	
Cormorant Cove / Wetland T Cattail Treatment	\$ 1,250.00	\$ 729.00	\$ -	\$ 729.00	100.00%	Delete	
Bay Lake Hydrilla Treatment	\$ 1,000.00	\$ 583.00	\$ -	\$ 583.00	100.00%	Delete	
WLP Staff, Communication, Herbicide Wetland Buffers	\$ 6,000.00	\$ 3,500.00	\$ 3,500.00	\$ -	41.66%	Reduced	\$ 2,000.00
Private Resident Consultation	\$ 780.00	\$ 455.00	\$ 455.00	\$ -	41.66%		\$ 780.00
Wetland Tree Removal	\$ 2,000.00	\$ 1,167.00	\$ -	\$ 1,167.00	100.00%	Delete	
Grass Carp Replacement & Barrier Repair	\$ 300.00	\$ 175.00	\$ -	\$ 175.00	100.00%	Delete	
Nuisance & Exotic Species Contral Areas A - V	\$ 10,500.00	\$ 6,125.00	\$ 5,250.00	\$ 875.00	50.00%		\$ 10,500.00
Special Projects	\$ 6,350.00	\$ 3,704.00	\$ 2,590.00	\$ 1,114.00	59.21%	Reduced	\$ 5,000.00
Total	\$ 63,680.00	\$ 37,147.00	\$ 31,745.00	\$ 5,402.00			\$ 52,780.00
Woodline Salary Component (per Luciano Mastrianni)	\$ 22,000.00			\$ 22,000.00			\$ 22,000.00
Remaining Wetland Budget							\$ 10,900.00
Total	\$ 85,680.00			\$ 27,402.00			\$ 85,680.00
Fiscal Year 2021-22: Major Cleanup Wetland Areas 6, 9, 10				\$ 12,100.00			

Source of Funds:
2022-2023

GHS Pricing

Monthly Aquatic Weed Control Program	\$ 34,500.00
Herbicide Wetland Buffers	\$ 2,000.00
Private Resident Consultation	\$ 780.00
Nuisance & Exotic Species Contral Areas A - V	\$ 10,500.00
Special Projects / Wetland Tree Work	\$ 5,000.00
Subtotal	\$ 52,780.00
Woodline Salary Component (per Luciano Mastrianni)	\$ 22,000.00
Remaining Wetland Budget (\$63,680 - \$52,780)	\$ 10,900.00
Wetland's Dumpster (will be removed)	\$ 2,000.00
Total Funds Available	\$ 87,680.00
Lake & Wetland Mgt Functions	\$ 52,780.00
Woodline Major Cleanup Remaining 9 Areas	\$ 30,300.00
Woodline Routine Cleanup 6 Areas for FY 2022-2023	\$ 13,200.00
Total Wetlands Expenditures FY 2022-2023	\$ 96,280.00
Over Budget FY 2022-2023	\$ 8,600.00

Maintenance Area No.	Approximate Linear Feet (±)	Initial Maintenance 2022	Routine Maintenance 2023
1	1,107	\$2,200.00	\$2,200.00
2	1,474	\$3,700.00	\$2,200.00
3	1,266	\$4,200.00	\$2,200.00
4	700	\$2,700.00	\$1,450.00
5	940	\$2,950.00	\$1,450.00
6	1,110	\$4,200.00	\$2,700.00
7	2,285	\$3,950.00	\$2,700.00
8	740	\$2,450.00	\$1,700.00
9	1,460	\$3,700.00	\$2,700.00
10	1,773	\$4,200.00	\$2,700.00
11	1,383	\$3,950.00	\$2,200.00
12	580	\$4,200.00	\$2,200.00
Total	14,818	\$42,400.00	\$26,400.00

Note: \$12,100 + \$30,300 = \$42,400 (GHS cleanup quote)

THE PRESERVE AT WILDERNESS LAKES CDD

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

Legend

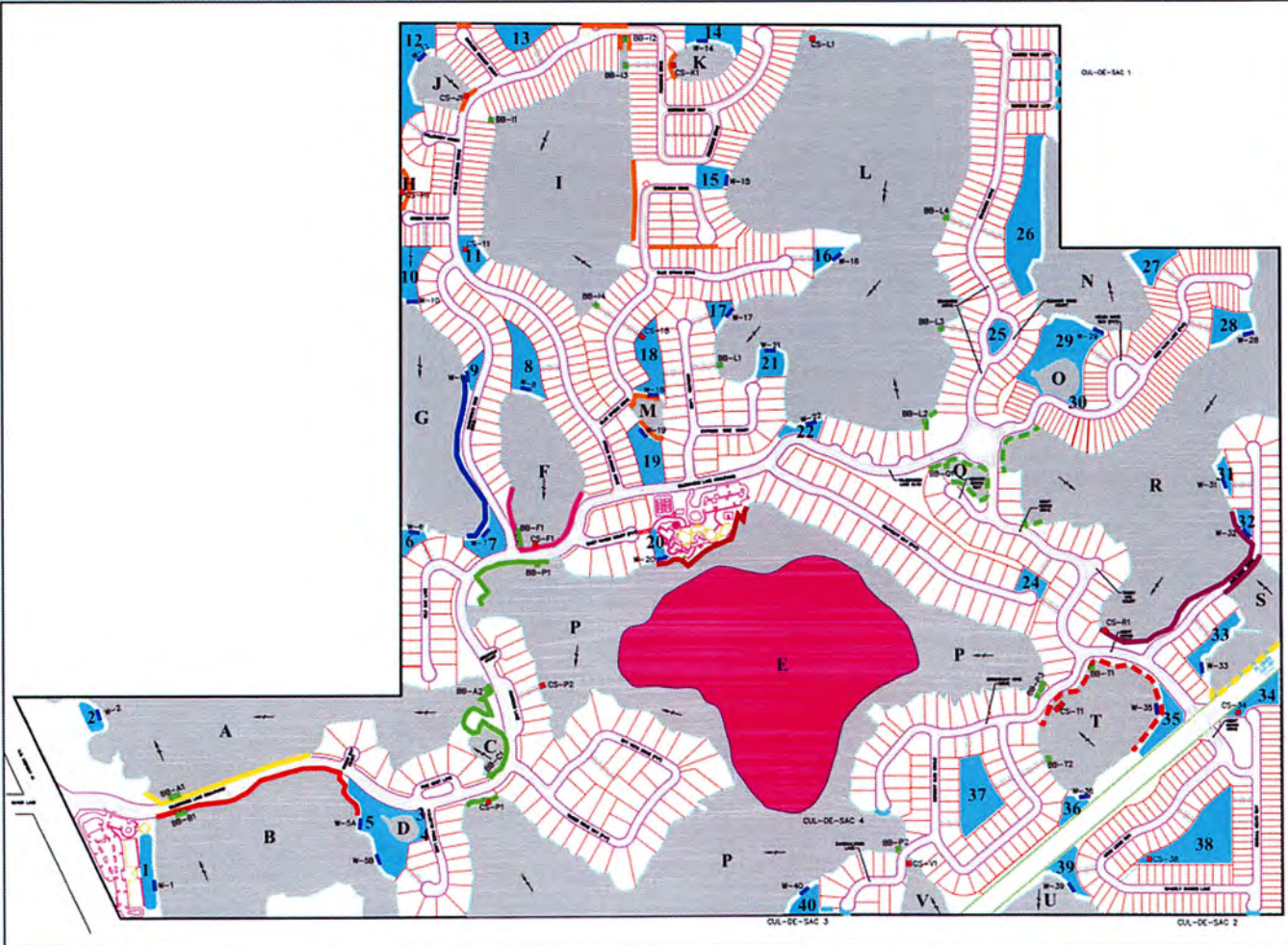
- Stormwater Ponds
 - Natural Wetland Systems
 - Natural Lake (Open Water)
 - Property Boundary
 - Cul-De-Sac Maintenance
 - Weir
 - Bubblers Box
 - Control Structure
 - Drainage Flow
- Wood Line Trimming Areas**
- Maintenance Area No. 1
 - Maintenance Area No. 2
 - Maintenance Area No. 3
 - Maintenance 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



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



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 June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022.

The total items being presented: **\$101,606.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	013465	062222-Bouncing	July Event 06/22	Special Events	\$ 710.48	1
Advanced Cable Connection, Inc.	013466	57704	Install Wall Mount & Rack Mount 04/22	IT Support & Repair	\$ 924.23	4
AlSCO, Inc.	013444	LTAM944499	Linen & Mat Service 05/22	Facility Supplies - Spa	\$ 138.98	5
AlSCO, Inc.	013444	LTAM946224	Linen & Mat Service 05/22	Facility Supplies - Spa	\$ 138.98	6
AlSCO, Inc.	013444	LTAM947926	Linen & Mat Service 05/22	Facility Supplies - Spa	\$ 138.98	7
Alvarez Plumbing & A/C	013467	22446	Replaced Recirculating Pump for Hot Water 06/22	Maintenance & Repair - Lodge	\$ 2,079.75	8
Animal & Exotic Medical Center	013438	646707	Animal Exam 05/22	Nature Center Operations	\$ 100.00	11
Animal & Exotic Medical Center	013438	646708	Animal Exam 05/22	Nature Center Operations	\$ 183.00	12
Animal & Exotic Medical Center	013438	647099	Animal Exam 05/22	Nature Center Operations	\$ 280.00	13
Animal & Exotic Medical Center	013456	647435	Animal Exam 06/22	Nature Center Operations	\$ 190.00	14
Animal & Exotic Medical Center	013456	647436	Animal Exam 06/22	Nature Center Operations	\$ 122.28	15
Animal & Exotic Medical Center	013456	647793	Animal Exam 06/22	Nature Center Operations	\$ 119.00	16
Beth Edwards	013448	BE060122	Board of Supervisors Meeting 06/01/22	Supervisor Fees	\$ 200.00	17
Cardno, Inc.	013445	532211	Engineering Services 05/22	District Engineer	\$ 866.25	18

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	013447	9100 8746 4930 05/22	Hérons Glen 05/22	Electric Utility Service	\$ 30.44	20
Duke Energy	013447	9100 8746 5155 05/22	Hérons Wood Sign 05/22	Electric Utility Service	\$ 30.43	23
Duke Energy	013457	9300 0001 3381 05/22	Summary Bill 05/22	Electric Utility Service	\$ 12,682.90	26
Duke Energy	013457	9300 0001 3787 05/22	Summary Bill 05/22	Electric Utility Service	\$ 1,477.09	30
Extreme Concrete Cleaning, Inc.	013468	6480	Pressure Wash - Sidewalks & Curbs 04/22	Sidewalk Pressure Washing	\$ 4,000.00	39
Fitness Logic, Inc.	013469	107759	Monthly General Maintenance and Cleaning 06/22	Fitness Equipment Preventative Maintenance	\$ 110.00	40
Florida Department of Revenue	013455	61-8014999201-4 05/22	Sales & Use Tax 05/22	Sales Tax Payable	\$ 245.81	41
Frontier Communications	20220613-1	239-159-2085- 030513-5 06/22	Fios Internet 06/22	Telephone, Fax & Internet	\$ 95.98	43
Frontier Communications	20220613-2	813-995-2437- 061803-5 06/22	813-995-2437 Phone Service 06/22	Telephone, Fax & Internet	\$ 783.36	46
GHS Environmental	013458	2022-346	Monthly Aquatic Weed Control Program 05/22	Lake & Wetlands Management	\$ 4,165.00	51
Grant Hemond and Associates Inc	013470	062220-Hemond	Balance - July Event 06/22	Special Events	\$ 158.00	52
Grau & Associates	013439	22728	Audit Services FY 20/21	Auditing Services	\$ 1,500.00	54
Harris Romaner Graphics	013440	21124	Install Lock & Install Motors in Clock in Activity Ctr 04/22	Maintenance & Repair - Lodge	\$ 100.00	55
Harris Romaner Graphics	013440	21185	Business Cards 05/22	Office Supplies	\$ 80.00	56

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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>
Heather Lyn Evereth	013449	HE060122	Board of Supervisors Meeting 06/01/22	Supervisor Fees	\$ 200.00	17
Himes Electrical Service, Inc.	013441	22744	Electrical Repairs - Loose Wire on Motor to Well Pump	Maintenance & Repair - Lodge	\$ 130.00	57
Holly C Ruhlig	013453	HR060122	Board of Supervisors Meeting 06/01/22	Supervisor Fees	\$ 200.00	17
Inteligy Tampa Bay LLC	013471	14927	Yearly Service VOIP Conference Phone 05/22	IT Support & Repair	\$ 150.00	58
Jerry Richardson	013459	1643	Monthly Hog Removal Service 06/22	Wildlife Management Services	\$ 1,200.00	59
Lighthouse Technology Partners	013472	5025892	Troubleshooting IT & Network 06/22	IT Support & Repair	\$ 1,512.00	60
Pasco County Utilities	013450	Summary Water 05/22	Summary Water Billing 05/22	Water Utility Services	\$ 3,334.10	62
PSA Horticultural	013460	1312	June 9th Landscape Inspection 06/22	Field Operations	\$ 1,100.00	70
Preserve at Wilderness CDD		Debit Card Replenishment				
			Lowes	Maintenance & Repair - Lodge	\$ 129.51	72
			McNatts Cleaners	Janitorial Supplies	\$ 119.00	73
			Marathon Petro	Maintenance & Repair - Lodge	\$ 49.86	74
			Amazon	Nature Center Operations	\$ 49.48	75
			Papa Johns	Special Events	\$ 55.61	76

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	General Store	\$ 23.99	78
			Amazon	General Store	\$ 31.89	79
			Amazon	General Store	\$ 13.47	80
			Lowes	Maintenance & Repair - Lodge	\$ 149.35	
			Sam's Club	General Store	\$ 231.79	81
			Amazon	Dog Waste Station	\$ 935.22	82
			Lowes	Maintenance & Repair - Lodge	\$ 42.74	83
			Amazon	Janitorial Supplies	\$ 20.95	84
			Amazon	Resident Services	\$ 47.98	85
			Amazon	Dog Waste Station	\$ 625.00	86
			Publix	Special Events	\$ 78.38	87
			Amazon	Office Supplies	\$ 36.99	88
			Amazon	Office Supplies	\$ 199.99	89
			Lowes	Maintenance & Repair - Lodge	\$ 112.18	90

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	\$ 14.99	91
			Marathon Petro	Maintenance & Repair - Lodge	\$ 53.20	92
			Amazon	Office Supplies	\$ 16.95	93
			Extra Space	Special Events	\$ 243.00	94
			Amazon	Office Supplies	\$ 87.98	96
			Lowes	Maintenance & Repair - Lodge	\$ 57.68	97
			Adobe Inc	Office Supplies	\$ 16.99	98
			Adobe Inc	Office Supplies	\$ 33.98	99
			GoDaddy.com	Office Supplies	\$ 39.06	101
			GoDaddy.com	Office Supplies	\$ 19.53	101
			Publix	Special Events	\$ 161.48	102
			Sam's Club	General Store	\$ 226.69	102
			Amazon	Office Supplies	\$ 138.03	103
			Lowes	Maintenance & Repair - Lodge	\$ 102.28	104

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	Janitorial Supplies	\$ 40.44	105
			Amazon	Janitorial Supplies	\$ 49.99	106
			Amazon	Office Supplies	\$ 10.99	107
			Amazon	Janitorial Supplies	\$ 23.98	108
			Amazon	Office Supplies	\$ 12.15	109
			Amazon	Maintenance & Repair - Lodge	\$ 227.38	110
			Amazon	Nature Center Operations	\$ 99.92	111
			Lowe's	Maintenance & Repair - Lodge	\$ 92.10	112
			Lowe's	Maintenance & Repair - Lodge	\$ 94.60	112
			Circle K	Maintenance & Repair - Lodge	\$ 86.88	113
			Publix	Office Supplies	\$ 4.27	113
			Amazon	Special Events	\$ 29.99	114
			Amazon	Special Events	\$ 100.41	115
			Lowe's	Maintenance & Repair - Lodge	\$ 12.98	116

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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>
			Lowes	Maintenance & Repair - Lodge	\$ 51.50	116
ReadyRefresh by Nestle	013464	12E0006240923	Bottled Water Service 04/22	Resident Services	\$ 12.00	118
ReadyRefresh by Nestle	013464	12F0006240923	Bottled Water Service 05/22	Resident Services	\$ 359.77	119
RedTree Landscape Systems, LLC	013473	10531	Landscape Maintenance/Irrigation Repair/Arbor Care 06/22	Various Landscape	\$ 15,000.00	120
RedTree Landscape Systems, LLC	013473	10642	Irrigation Repair 06/22	Irrigation Repair	\$ 180.00	121
RedTree Landscape Systems, LLC	013473	10643	Irrigation Repair 06/22	Irrigation Repair	\$ 582.50	122
Rizzetta & Company, Inc.	013461	INV0000068748	District Management Fees 06/22	District Management	\$ 5,650.00	123
Rizzetta & Company, Inc.	013462	INV0000068909	Personnel Reimbursement 05/22	Management Contract - Payroll	\$ 13,771.79	124
Rizzetta & Company, Inc.	013451	INV0000068945	Excess Meeting Time 06/22	District Management	\$ 87.50	125
Rizzetta & Company, Inc.	013452	INV0000068973	Out of Pocket Expenses 05/22	Payroll Reimbursement	\$ 50.00	126
Rizzetta & Company, Inc.	013463	INV0000068997	Amenity Management & Personnel Reimbursement 06/10/22	Management Contract - Payroll & Fee	\$ 15,594.84	127
Robert Scott Diver	013446	SD060122	Board of Supervisors Meeting 06/01/22	Supervisor Fees	\$ 200.00	17
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair	Capital Reserves	\$ 3,340.00	128

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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>
Times Publishing Company	013443	0000224864 05/25/22	Acct #117565 Legal Advertising 05/22	Legal Advertising	\$ 128.80	129
Times Publishing Company	013443	0000225568 05/25/22	Acct #117565 Legal Advertising 05/22	Legal Advertising	\$ 136.00	131
Vanguard Cleaning Systems of Tampa Bay	013474	101646	Monthly Service Charge 06/22	Facility Janitorial Services	\$ 1,875.00	133
Verizon Wireless	20220610-1	9907019219	Cell Phone Service 05/22	Telephone, Fax & Internet	<u>\$ 58.60</u>	134
Report Total					<u>\$ 101,606.64</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through June 30, 2022

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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through June 30, 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 June 30, 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 Deposit	Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape	Capital Reserves	\$ 6,084.00
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics 01/22	Capital Reserves	\$ 3,607.50
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00
Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through June 30, 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 June 30, 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 June 30, 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	\$ 3,592.37
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	Capital Reserves	\$ <u>3,340.00</u>
Reserve Expenditure Total					\$ <u>352,785.58</u>

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 7, 2022, at 9:30 a.m.
- **Next Election (Seats 1 & 2):** November 8, 2022

August 3

**District
Manager's
Report**

2022

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<u>FINANCIAL SUMMARY</u>	<u>06/30/2022</u>
General Fund Cash & Investment Balance:	\$652,633
Reserve Fund Cash & Investment Balance:	\$1,167,767
Debt Service Fund Investment Balance (Series 2013):	\$233,880
Debt Service Fund Investment Balance (Series 2012):	<u>\$182,744</u>
Total Cash and Investment Balances:	\$2,237,024
General Fund Expense Variance: \$138,736	Under Budget



Rizzetta & Company

Amendment to RedTree Contract: Collaborated with Board member, PSA rep, and RedTree to draft an amendment to provide further clarification and professional diagnostics regarding pruning

FY 22-23 Proposed CDD Budget: Revised line items in the proposed budget to reflect updated wetlands and pool maintenance costs with no change to the overall assessments

Mailed Notice: Mailed Notice and explanation letter completed and sent to residents

GHS Proposals: Requested formal proposals for the GHS wetlands assistant position as well as the woodline pruning work to send to Counsel to draft a CDD form of agreement – in progress

EGIS Site Visit: Attended site visit with representatives from EGIS to discuss some minor revisions to some of the wording in the current Lodge policies – a summary of recommendations will be transmitted to the Board once received

Proteus Pools: Termination letter sent to Proteus Pools to end service on August 8, 2022

Cooper Pools: Collaborated with Board Chair, Cooper Pools, and District Counsel to fully execute a Pool Maintenance and Service Agreement to begin on August 9, 2022

Tab 14



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

June 30, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 6/30/2022

(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	298,138	0	0	0	298,138	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	354,195	0	233,880	182,744	770,819	0	0
Investments - Reserves	0	1,167,767	0	0	1,167,767	0	0
Accounts Receivable	0	0	0	0	0	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	385,606	0	0	0	385,606	0	0
Amount Available-Debt Service	0	0	0	0	0	0	416,624
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,808,376
Fixed Assets	0	0	0	0	0	11,259,083	0
Total Assets	1,067,108	1,167,767	233,880	182,744	2,651,499	11,259,083	4,225,000
Liabilities							
Accounts Payable	69,124	0	0	0	69,124	0	0
Sales Tax Payable	232	0	0	0	232	0	0
Accrued Expenses Payable	17,510	0	0	0	17,510	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	385,606	0	0	385,606	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,225,000
Total Liabilities	86,866	385,606	0	0	472,472	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	337,873	(134,191)	6,044	6,452	216,178	0	0
Total Fund Equity & Other Credits	980,242	782,161	233,880	182,744	2,179,027	11,259,083	0
Total Liabilities & Fund Equity	1,067,108	1,167,767	233,880	182,744	2,651,499	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 6/30/2022

(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	7,125	8,732	1,607	8.08%
Special Assessments					
Tax Roll	1,647,700	1,647,700	1,658,417	10,717	(0.65)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	925	925	0.00%
Insurance Proceeds	0	0	1,080	1,080	0.00%
Guest Fees	2,000	1,500	4,294	2,794	(114.71)%
Events and Sponsorships	3,500	2,625	3,358	733	4.05%
Rental Revenue	8,000	6,000	11,769	5,768	(47.10)%
General Store	7,500	5,625	5,902	277	21.31%
Total Revenues	<u>1,678,200</u>	<u>1,670,575</u>	<u>1,694,476</u>	<u>23,901</u>	<u>(0.97)%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	10,500	10,000	500	28.57%
Financial & Administrative					
Administrative Services	8,874	6,656	6,656	0	25.00%
District Management	25,078	18,808	18,896	(88)	24.65%
District Engineer	15,000	11,250	15,222	(3,972)	(1.47)%
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	4,293	4,293	0	25.00%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	19,518	19,518	0	24.99%
Auditing Services	4,000	4,000	4,058	(58)	(1.45)%
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	1,688	1,246	442	44.63%
Miscellaneous Mailings	1,200	900	0	900	100.00%
Dues, Licenses & Fees	825	690	313	377	62.06%
Website Fees & Maintenance	8,000	6,285	3,113	3,173	61.09%
Legal Counsel					
District Counsel	13,000	9,750	21,594	(11,844)	(66.10)%
Law Enforcement					
Deputy	34,750	26,062	24,167	1,896	30.45%
Electric Utility Services					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	163,000	122,250	123,825	(1,575)	24.03%
Gas Utility Services					
Utility Services	28,120	21,090	29,102	(8,012)	(3.49)%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	3,030	3,030	3,130	(100)	(3.30)%
Garbage - Recreation Facility	3,000	2,250	420	1,830	86.00%
Garbage - Wetlands Dumpster Fees	2,000	1,500	300	1,200	85.00%
Water-Sewer Combination Services					
Utility Services	27,500	20,625	17,385	3,240	36.78%
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	750	157	593	84.27%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Landscape					
Landscape Maintenance	158,000	118,500	116,100	2,400	26.51%
Irrigation Inspection	13,600	10,200	9,900	300	27.20%
Landscape Replacement Plants, Shrubs, Trees	45,000	33,750	30,325	3,425	32.61%
Landscape - Pest Control	13,980	10,485	7,475	3,010	46.53%
Landscape Fertilization	30,000	22,500	12,675	9,825	57.75%
Tree Trimming Services	32,000	24,000	38,302	(14,302)	(19.69)%
Irrigation Repairs	25,000	18,750	5,430	13,320	78.27%
Landscape - Mulch	68,000	51,000	34,600	16,400	49.11%
Annual Flower Rotation	16,200	12,150	8,100	4,050	50.00%
Well Maintenance	2,500	1,875	0	1,875	100.00%
Field Operations	13,200	9,900	9,900	0	25.00%
Landscape Aeration	4,000	3,000	0	3,000	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	375	0	375	100.00%
Monthly Aquatic Weed Control Program	34,500	25,875	25,650	225	25.65%
Educational Program	500	375	0	375	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	938	0	938	100.00%
Bay Lake Hydrilla Treatment	1,000	750	0	750	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Professional Oversight of WLP Wetland Staff	6,000	4,500	4,500	0	25.00%
Private Resident Consultation	780	585	585	0	25.00%
Wetland Tree Removal	2,000	1,500	0	1,500	100.00%
Grass Carp Replacement and/or Barrier Repair	300	225	0	225	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	7,875	6,750	1,125	35.71%
Special Projects	6,350	4,763	2,590	2,173	59.21%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	375	0	375	100.00%
Street Sign Repair & Replacement	500	375	0	375	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	7,500	16,118	(8,618)	(61.18)%
Sidewalk Repair & Maintenance	3,000	2,250	0	2,250	100.00%
Sidewalk Pressure Washing	7,000	5,250	7,400	(2,150)	(5.71)%
Parks & Recreation					
Management Contract - Payroll	450,000	337,500	256,861	80,639	42.91%
Payroll Reimbursement - Mileage	2,500	1,875	1,069	806	57.22%
Management Contract - Management Fee	18,000	13,500	13,500	0	25.00%
Lodge - Maintenance & Repair	50,000	37,500	30,432	7,069	39.13%
Pool Service Contract	28,800	21,600	20,461	1,139	28.95%
Pool Repairs	5,000	3,750	3,618	133	27.64%
Equipment Lease	4,000	3,000	1,934	1,066	51.65%
Landscape Lighting Replacement	2,000	1,500	1,709	(209)	14.54%
Fitness Equipment Preventative Maintenance	1,500	1,125	990	135	34.00%
Facility Supplies - Spa	7,700	5,775	5,242	533	31.92%
Lodge - Facility Janitorial Services	30,000	22,500	15,462	7,038	48.46%
Nature Center Operations	2,500	1,875	3,726	(1,851)	(49.02)%
Security System Monitoring	10,000	7,500	6,840	660	31.60%
Pool Permits	1,000	750	850	(100)	15.00%
Telephone, Fax & Internet	14,000	10,500	8,418	2,082	39.87%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Resident ID Cards	1,100	825	402	423	63.45%
Special Events	30,000	22,500	23,858	(1,358)	20.47%
Athletic/Park Court/Field Repairs	5,000	3,750	2,616	1,134	47.68%
Wildlife Management Services	13,500	10,125	10,985	(860)	18.62%
Playground Mulch	8,000	6,000	4,520	1,480	43.50%
Resident Services	7,500	5,625	4,341	1,284	42.12%
General Store	7,500	5,625	3,491	2,134	53.45%
Security System Maintenance	8,000	6,000	3,169	2,831	60.39%
Fitness Equipment Repairs	7,000	5,250	3,735	1,515	46.63%
Lodge - Facility Janitorial Supplies	8,500	6,375	4,948	1,427	41.78%
Playground Equipment & Maintenance	1,000	750	96	654	90.40%
Dog Waste Station Supplies	550	412	6,393	(5,981)	(1,062.35)%
IT Support & Repairs	3,000	2,250	4,094	(1,844)	(36.46)%
Office Supplies	8,000	6,000	6,090	(90)	23.87%
Equipment Repair/Replacement	9,348	7,011	5,740	1,271	38.59%
Contingency					
General Fund Transfer to Reserve Fund	192,900	192,900	192,900	0	0.00%
Total Expenditures	<u>1,903,843</u>	<u>1,495,536</u>	<u>1,356,800</u>	<u>138,736</u>	<u>28.73%</u>
Excess of Revenues Over (Under) Expenditures	<u>(225,643)</u>	<u>175,039</u>	<u>337,676</u>	<u>162,637</u>	<u>249.65%</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>400,682</u>	<u>337,873</u>	<u>(62,809)</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>400,682</u></u>	<u><u>980,242</u></u>	<u><u>579,560</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 6/30/2022

(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	377,091	(134,191)	(55.24)%
Total Expenditures	<u>242,900</u>	<u>377,091</u>	<u>(134,191)</u>	<u>(55.25)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(134,191)</u>	<u>134,191</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>(134,191)</u>	<u>134,191</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>782,161</u></u>	<u><u>(782,161)</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 6/30/2022

(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	72	(72)	0.00%
Special Assessments				
Tax Roll	315,438	317,430	(1,991)	(0.63)%
Prepayments	0	3,757	(3,757)	0.00%
Total Revenues	<u>315,438</u>	<u>321,259</u>	<u>(5,821)</u>	<u>(1.85)%</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	6,044	(6,044)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	6,044	(6,044)	0.00%
Fund Balance, Beginning of Period	0	227,836	(227,836)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>233,880</u>	<u>(233,880)</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 6/30/2022

(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	55	(55)	0.00%
Special Assessments				
Tax Roll	169,967	171,039	(1,073)	(0.63)%
Total Revenues	<u>169,967</u>	<u>171,094</u>	<u>(1,128)</u>	<u>(0.66)%</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>6,452</u>	<u>(6,452)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>6,452</u>	<u>(6,452)</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>182,744</u></u>	<u><u>(182,744)</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2022</u>
The Bank of Tampa	Money Market	\$ 5,315
The Bank of Tampa ICS		
First-Citizens Bank & Trust Company	Money Market	8,321
Flushing Bank	Money Market	92,140
Manufacturers Bank	Money Market	8
NexBank, SSB	Money Market	248,411
	Total General Fund Investments	<u>\$ 354,195</u>
The Bank of Tampa ICS Reserve		
First Republic Bank	Money Market	\$ 248,411
First-Citizens Bank & Trust Company	Money Market	147,940
Flushing Bank	Money Market	156,220
Northern Bank & Trust Company	Money Market	44
The Huntington National Bank	Money Market	248,411
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>\$ 1,167,767</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 79,256
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>\$ 233,880</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	53,225
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	4,389
	Total Series 2012 Debt Service Fund Investments	<u>\$ 182,744</u>

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2022

001 - General Fund

From 6/1/2022 Through 6/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Vantage Point Corp	4/22/2022	IC128007	Printer Toner 04/22	848.29
Vantage Point Corp	5/5/2022	IC127427	Computer Supplies 05/22	45.00
Sysco West Coast Florida, Inc.	5/18/2022	437574278 2	Food/Beverage/Resident Services Supplies 05/22	1,113.31
MPLC	5/27/2022	504403527	MPLC License 07/26/22-07/26/23	2,830.12
A Total Solution, Inc. (ATS)	6/1/2022	000170331	Monthly Service Maintenance Agreement 06/22	600.00
Florida Coast Equipment, LLC	6/1/2022	W0094005	Repair RTV500 02/22	504.00
AlSCO, Inc.	6/14/2022	LTAM949640	Linen & Mat Service 06/22	138.98
Frontier Communications	6/15/2022	813-929-9402-041519-5 06/22	813-929-9402 Phone Service 06/22	105.98
Animal & Exotic Medical Center	6/16/2022	647966	Animal Exam 06/22	450.00
Cheryl's Trinity, Inc.	6/17/2022	14317	VIP Wine Tasting 06/22	325.00
Verizon Wireless	6/21/2022	9909337934	Cell Phone Service 06/22	58.60
Rizzetta & Company, Inc.	6/24/2022	INV0000069559	Personnel Reimbursement 06/22	13,743.11
Straley Robin Vericker	6/27/2022	21641	Legal Services 06/22	2,736.90
Pasco Sheriff's Office	6/28/2022	I-4/7/2022-07205	Off Duty Detail 05/22	1,260.00
Proteus Pool Service LLC	6/28/2022	WIL014	Pool Services & Supplies 06/22	2,547.57
AlSCO, Inc.	6/28/2022	LTAM951341	Linen & Mat Service 06/22	138.98
GHS Environmental	6/30/2022	2022-373	Monthly Aquatic Weed Control Program 06/22	4,165.00
RedTree Landscape Systems, LLC	6/30/2022	10770	Irrigation Installation - Caliente Project 06/22	30,100.10
RedTree Landscape Systems, LLC	6/30/2022	10829	Irrigation Repair 06/22	32.75
Pasco Sheriff's Office	6/30/2022	I-5/31/2022-07403	Off Duty Detail 06/22	2,190.00
Rizzetta & Company, Inc.	6/30/2022	INV0000069602	Out of Pocket Expenses 06/22	50.00
Grau & Associates	7/1/2022	22922	Audit Services FY 20/21	2,500.00
Fitness Logic, Inc.	7/1/2022	106531	Repairs - Athletic Equipment 04/22	299.98
Johnson, Mirmiran & Thompson, Inc.	7/7/2022	8-194670	Engineering Services 06/22	2,340.00
			Total 001 - General Fund	69,123.67
Report Total				69,123.67

**The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
June 30, 2022**

Balance Sheet

1. Trust statement activity has been recorded through 06/30/22.
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.

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

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 063022

Reconciliation Date: 6/30/2022

Status: Open

Bank Balance	328,510.33
Less Outstanding Checks/Vouchers	32,418.73
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	296,091.60
Balance Per Books	<u>296,091.60</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: 063022

Reconciliation Date: 6/30/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0013395	5/10/2022	System Generated Check/Voucher	200.00	Beth Edwards
013412	5/17/2022	System Generated Check/Voucher	200.00	Beth Edwards
013448	6/13/2022	System Generated Check/Voucher	200.00	Beth Edwards
013458	6/20/2022	System Generated Check/Voucher	4,165.00	GHS Environmental
013464	6/20/2022	System Generated Check/Voucher	371.77	ReadyRefresh by Nestle
013465	6/28/2022	System Generated Check/Voucher	710.48	A Bouncing Good Time Inflatables
013466	6/28/2022	System Generated Check/Voucher	924.23	Advanced Cable Connection, Inc.
013467	6/28/2022	System Generated Check/Voucher	2,079.75	Alvarez Plumbing & A/C
013468	6/28/2022	System Generated Check/Voucher	4,000.00	Extreme Concrete Cleaning, Inc.
013469	6/28/2022	System Generated Check/Voucher	110.00	Fitness Logic, Inc.
013470	6/28/2022	System Generated Check/Voucher	158.00	Grant Hemond and Associates Inc
013471	6/28/2022	System Generated Check/Voucher	150.00	Inteligy Tampa Bay LLC
013472	6/28/2022	System Generated Check/Voucher	1,512.00	Lighthouse Technology Partners
013473	6/28/2022	System Generated Check/Voucher	15,762.50	RedTree Landscape Systems, LLC
013474	6/28/2022	System Generated Check/Voucher	1,875.00	Vanguard Cleaning Systems of Tampa Bay
Outstanding Checks/Vouchers			32,418.73	
			32,418.73	



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 06/30/2022

Contact us



Truist.com



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

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 05/31/2022	\$169,772.95
Checks	- 93,311.61
Other withdrawals, debits and service charges	- 10,261.08
Deposits, credits and interest	+ 262,310.07
Your new balance as of 06/30/2022	= \$328,510.33

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
06/27	1339	200.00	06/06	13434	281.32	06/23	13450	3,334.10
06/27	* 13350	200.00	06/13	13435	133.13	06/21	13451	87.50
06/03	* 13409	138.98	06/06	13436	3,262.00	06/21	13452	50.00
06/01	* 13419	1,353.87	06/14	13437	1,045.81	06/23	13453	200.00
06/03	13420	193.75	06/30	13438	563.00	06/22	13454	3,340.00
06/01	13421	1,270.00	06/16	13439	1,500.00	06/21	13455	245.81
06/03	13422	420.00	06/27	13440	180.00	06/30	13456	431.28
06/02	13423	1,200.00	06/22	13441	130.00	06/28	13457	14,159.99
06/02	* 13425	12,714.81	06/21	* 13443	264.80	06/27	* 13459	1,200.00
06/10	* 13429	198.40	06/23	13444	416.94	06/27	13460	1,100.00
06/06	13430	110.00	06/24	13445	866.25	06/28	13461	5,650.00
06/10	13431	2,600.00	06/27	13446	200.00	06/28	13462	13,771.79
06/10	13432	850.00	06/22	13447	60.87	06/28	13463	15,594.84
06/07	13433	3,592.37	06/22	* 13449	200.00			

* indicates a skip in sequential check numbers above this item

Total checks = \$93,311.61

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
06/09	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13445737811	105.98
06/13	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING	2,500.05
06/14	ACH CORP DEBIT PAYMENTS VERIZON WIRELESS 0000000032313281900001CUSTOMER ID 032313281900001	58.60
06/14	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13456902181	783.36
06/16	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13463485551	95.98
06/22	ACH SETTLEMENT	6,717.11

Total other withdrawals, debits and service charges = \$10,261.08

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
06/08	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 000000000001027	786.62
06/08	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 000000000001027	5,228.41
06/09	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 000000000001027	14,364.75
06/14	REMOTE DEPOSIT 3	240,000.00
06/24	DEPOSIT	1,735.60
06/29	REMOTE DEPOSIT 3	194.69
Total deposits, credits and interest		= \$262,310.07

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

Summary

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 063022

Reconciliation Date: 6/30/2022

Status: Open

Bank Balance	1,738.88
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>238.00</u>
Reconciled Bank Balance	1,976.88
Balance Per Books	<u>1,976.88</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: 063022

Reconciliation Date: 6/30/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
2	4/30/2022	McNatt's Missing Receipts	119.00
1	5/31/2022	McNatt's Missing Receipts	<u>119.00</u>
Outstanding Suspense Items			<u>238.00</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 06/30/2022

Contact us



Truist.com



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

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 05/31/2022	\$2,526.35
Checks	- 0.00
Other withdrawals, debits and service charges	- 5,102.80
Deposits, credits and interest	+ 4,315.33
Your new balance as of 06/30/2022	= \$1,738.88

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
06/01	DEBIT CARD PURCHASE-PIN 06-01-22 LUTZ FL 3336 LOWE'S #2238	129.51
06/03	DEBIT CARD PURCHASE McNatts Cleaners 0 06-02 813-2378861 FL 3336	119.00
06/06	DEBIT CARD PURCHASE MARATHON PETRO1500 06-05 LAND O LAKES FL 3336	49.86
06/07	DEBIT CARD PURCHASE AMZN Mktp US*185OJ 06-06 Amzn.com/bill WA 3336	49.48
06/07	DEBIT CARD PURCHASE-PIN 06-06-22 LAND O LAKES FL 3336 PAPA JOHN'S #357 7016 LAN	55.61
06/08	DEBIT CARD PURCHASE AMZN Mktp US*J03ZF 06-07 Amzn.com/bill WA 3336	23.99
06/08	DEBIT CARD PURCHASE AMZN Mktp US*0X79O 06-07 Amzn.com/bill WA 3336	31.89
06/08	DEBIT CARD PURCHASE AMZN Mktp US*QU0RA 06-08 Amzn.com/bill WA 3336	13.47
06/08	DEBIT CARD PURCHASE-PIN 06-07-22 LUTZ FL 3336 LOWE'S #2238	149.35
06/08	DEBIT CARD PURCHASE-PIN 06-07-22 TAMPA FL 3336 SAMSClub #6401	231.79
06/09	DEBIT CARD PURCHASE AMZN Mktp US*O4066 06-08 Amzn.com/bill WA 3336	935.22
06/09	DEBIT CARD PURCHASE-PIN 06-08-22 LUTZ FL 3336 LOWE'S #2238	42.74
06/09	DEBIT CARD PURCHASE AMZN Mktp US*4813R 06-08 Amzn.com/bill WA 3336	20.95
06/09	DEBIT CARD PURCHASE AMZN MKTP US*TF2LF 06-08 AMZN.COM/BILL WA 3336	47.98
06/10	DEBIT CARD PURCHASE AMZN Mktp US*H61C8 06-09 Amzn.com/bill WA 3336	625.00
06/10	DEBIT CARD PURCHASE PUBLIX #1142 06-09 LAND O LAKES FL 3336	78.38
06/13	DEBIT CARD PURCHASE AMAZON.COM*118XE1K 06-11 AMZN.COM/BILL WA 3336	36.99
06/13	DEBIT CARD PURCHASE AMZN Mktp US*PV6Y7 06-11 Amzn.com/bill WA 3336	199.99
06/14	DEBIT CARD PURCHASE-PIN 06-13-22 LUTZ FL 3336 LOWE'S #2238	112.18
06/14	DEBIT CARD PURCHASE Amazon Prime*O971I 06-13 Amzn.com/bill WA 3336	14.99
06/15	DEBIT CARD PURCHASE MARATHON PETRO1500 06-14 LAND O LAKES FL 3336	53.20
06/15	DEBIT CARD PURCHASE AMZN Mktp US*0H8XP 06-14 Amzn.com/bill WA 3336	16.95
06/16	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 06-14 801-3654535 FL 3336	243.00
06/16	DEBIT CARD PURCHASE AMZN Mktp US*C433N 06-15 Amzn.com/bill WA 3336	87.98
06/16	DEBIT CARD PURCHASE-PIN 06-15-22 LUTZ FL 3336 LOWE'S #2238	57.68
06/21	DEBIT CARD RECURRING PYMT Adobe Inc 06-17 800-8336687 CA 3336	16.99
06/21	DEBIT CARD PURCHASE Adobe Inc 06-17 800-8336687 CA 3336	33.98
06/21	DEBIT CARD PURCHASE DNH*GODADDY.COM 06-17 480-5058855 AZ 3336	39.06
06/21	DEBIT CARD PURCHASE DNH*GODADDY.COM 06-17 480-5058855 AZ 3336	19.53

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
06/21	DEBIT CARD PURCHASE PUBLIX #1142 06-17 LAND O LAKES FL 3336	161.48
06/21	DEBIT CARD PURCHASE-PIN 06-17-22 TAMPA FL 3336 SAMS CLUB #6401	226.69
06/21	DEBIT CARD PURCHASE AMZN Mktp US*V87LD 06-18 Amzn.com/bill WA 3336	138.03
06/22	DEBIT CARD PURCHASE-PIN 06-21-22 LUTZ FL 3336 LOWE'S #2238	102.28
06/22	DEBIT CARD PURCHASE AMZN Mktp US*SR18U 06-21 Amzn.com/bill WA 3336	40.44
06/23	DEBIT CARD PURCHASE AMZN Mktp US*MY6AH 06-22 Amzn.com/bill WA 3336	49.99
06/23	DEBIT CARD PURCHASE AMZN Mktp US*GG7EO 06-22 Amzn.com/bill WA 3336	10.99
06/23	DEBIT CARD PURCHASE AMZN Mktp US*HI64N 06-22 Amzn.com/bill WA 3336	23.98
06/24	DEBIT CARD PURCHASE AMZN Mktp US*OR39L 06-24 Amzn.com/bill WA 3336	12.15
06/24	DEBIT CARD PURCHASE AMZN Mktp US*E6915 06-24 Amzn.com/bill WA 3336	227.38
06/24	DEBIT CARD PURCHASE AMZN MKTP US*Q56KF 06-24 AMZN.COM/BILL WA 3336	99.92
06/24	DEBIT CARD PURCHASE-PIN 06-24-22 LUTZ FL 3336 LOWE'S #2238	92.10
06/27	DEBIT CARD PURCHASE-PIN 06-24-22 LUTZ FL 3336 LOWE'S #2238	94.60
06/27	DEBIT CARD PURCHASE-PIN 06-24-22 LAND O LAKES FL 3336 CIRCLE K # 07575	86.88
06/27	DEBIT CARD PURCHASE-PIN 06-24-22 LAND O'LAKES FL 3336 PUBLIX SUPER MAR 7830 LAN	4.27
06/27	DEBIT CARD PURCHASE AMZN Mktp US*2Q5OR 06-25 Amzn.com/bill WA 3336	29.99
06/29	DEBIT CARD PURCHASE AMZN Mktp US*MQ8P1 06-28 Amzn.com/bill WA 3336	100.41
06/29	DEBIT CARD PURCHASE-PIN 06-28-22 LUTZ FL 3336 LOWE'S #2238	12.98
06/30	DEBIT CARD PURCHASE-PIN 06-29-22 LUTZ FL 3336 LOWE'S #2238	51.50

Total other withdrawals, debits and service charges = \$5,102.80

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
06/01	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	213.73
06/02	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	23.48
06/03	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
06/06	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
06/06	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	182.54
06/06	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	318.64
06/07	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	15.97
06/08	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	16.20
06/09	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	37.80
06/10	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
06/13	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	19.44
06/13	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	189.02
06/13	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 06-13-22	2,500.05
06/14	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	11.88
06/15	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
06/16	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	12.96
06/17	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	196.58
06/21	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
06/21	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	73.44
06/21	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	183.62
06/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	6.48
06/27	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
06/27	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	54.01
06/27	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	134.21
06/28	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	49.68
06/29	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	23.76
06/30	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	8.64

Total deposits, credits and interest = \$4,315.33

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida
Reconciliation ID: 063022
Reconciliation Date: 6/30/2022
Status: Open

Bank Balance	70.00
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	70.00
Balance Per Books	<u>70.00</u>
Unreconciled Difference	<u><u>0.00</u></u>



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JUL 12 2022

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

Date 6/30/22
Account Number
Enclosures

Page 1

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

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	6/01/22 thru 6/30/22
Previous Balance	75.00	Days in the statement period	30
Deposits/Credits	.00	Average Ledger	75.00
Checks/Debits	.00	Average Collected	75.00
Service Charge	5.00		
Interest Paid	.00		
Ending Balance	70.00		

Service Charges and Itemized Fees

Date	Description	Amount
6/30	Paper Statement Rendering Fee	5.00

Checks and withdrawals

Date	Description	Amount
6/30	Service Charge	5.00-SC

Daily Balance Information

Date	Balance	Date	Balance
6/01	75.00	6/30	70.00

* * * 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: 063022
Reconciliation Date: 6/30/2022
Status: Open

Bank Balance	801,025.08
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	801,025.08
Balance Per Books	<u>801,025.08</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
06/30/2022

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 June 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	0.50%	\$800,827.65	\$801,025.08
TOTAL			\$800,827.65	\$801,025.08

Date
06/30/2022

00000

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve



Account Summary - Savings

Statement Period	6/1-6/30/2022	Average Daily Balance	\$800,834.23
Previous Period Ending Balance	\$800,827.65	Interest Rate at End of Statement Period	0.50%
Total Program Deposits	0.00	Statement Period Yield	0.30%
Total Program Withdrawals	(0.00)	YTD Interest Paid	338.47
Interest Capitalized	197.43		
Current Period Ending Balance	\$801,025.08		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/30/2022	Interest Capitalization	\$197.43	\$801,025.08

Summary of Balances as of June 30, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$248,411.24
First-Citizens Bank & Trust Company	Raleigh, NC	11063	147,939.65
Flushing Bank	Uniondale, NY	58564	156,219.66
Northern Bank & Trust Company	Woburn, MA	18266	43.84
The Huntington National Bank	Columbus, OH	6560	248,410.69

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA
Reconciliation ID: 063022
Reconciliation Date: 6/30/2022
Status: Open

Bank Balance	5,315.14
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	5,315.14
Balance Per Books	<u>5,315.14</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
 Statement Period:
 Through:
 30 - 5

Statement
 Jun 01, 2022
 Jun 30, 2022
 Page 1

STATEMENT MESSAGE

 EFFECTIVE SEPTEMBER 1, 2022, THE BANK'S INCOMING WIRE TRANSFER FEE ON
 DOMESTIC AND INTERNATIONAL WIRES WILL BE \$18.00 PER WIRE TRANSFER



PRESERVE AT WILDERNESS LAKE CDD

 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

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

---- COMM MONEY MARKET ----

ACCOUNT #		BEGINNING BALANCE	\$5,313.64
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$240,001.50
AVG. AVAILABLE BALANCE	\$61,313.64	CHECKS / DEBITS	\$240,000.00
AVG. BALANCE	\$61,313.64	ENDING BALANCE	\$5,315.14
INTEREST PAID YTD	\$8.33	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$1.50	# CHECKS / DEBITS	1

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
 Statement Period: Jun 01, 2022
 Through: Jun 30, 2022
 Page 2

OTHER CREDITS

Description	Date	Amount
ICS withdrawal - GL/ 1210	06-08	240,000.00
INTEREST	06-30	1.50
Total		240,001.50

CHECKS

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
1032	06-15	240,000.00						

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
06-08-22	\$245,313.64	06-15-22	\$5,313.64	06-30-22	\$5,315.14

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS
Reconciliation ID: 063022
Reconciliation Date: 6/30/2022
Status: Open

Bank Balance	348,880.01
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	348,880.01
Balance Per Books	<u>348,880.01</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
Operating
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
Operating

Date
06/30/2022

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 June 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	0.50%	\$588,783.49	\$348,880.01
TOTAL			\$588,783.49	\$348,880.01

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Savings

Statement Period	6/1-6/30/2022	Average Daily Balance	\$412,786.71
Previous Period Ending Balance	\$588,783.49	Interest Rate at End of Statement Period	0.50%
Total Program Deposits	0.00	Statement Period Yield	0.28%
Total Program Withdrawals	(240,000.00)	YTD Interest Paid	200.08
Interest Capitalized	96.52		
Current Period Ending Balance	\$348,880.01		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/09/2022	Withdrawal	(\$240,000.00)	\$348,783.49
06/30/2022	Interest Capitalization	96.52	348,880.01

Summary of Balances as of June 30, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	\$8,321.07
Flushing Bank	Uniondale, NY	58564	92,140.12
Manufacturers Bank	Los Angeles, CA	18618	7.58
NexBank	Dallas, TX	29209	248,411.24

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD
Reconciliation ID: 063022
Reconciliation Date: 6/30/2022
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

000000

RECEIVED
JUL - 5 2022



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

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

Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
06/30/2022

Page
1 of 2

IntraFi® Network DepositsSM Customer Statement CD Option (formerly known as CDARS®)

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

Summary of Accounts

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

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Account Summary - CD

Product Term	3-Year Public Fund 365 CD	Effective Date	12/05/2019
Interest Rate	2.25%	Maturity Date	12/01/2022
Account Balance	\$366,741.71	YTD Interest Paid	\$0.00
Annual Percentage Yield	2.28%	Interest Accrued	4,114.71
		Interest Earned Since Last Statement	685.17

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	246.64
Int Earned Since Last Statement	41.07

06/01/2022	Opening Balance	\$21,983.42
06/30/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	1,219.95
Int Earned Since Last Statement	203.14

06/01/2022	Opening Balance	\$108,733.80
06/30/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	2,648.12
Int Earned Since Last Statement	440.96

06/01/2022	Opening Balance	\$236,024.49
06/30/2022	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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57	Cash Flow
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60 to 71	Expense Report
72 to 89	Expense Summary
Addendum	Amenity Center Drawings

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

March 9, 2021

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

Board of Supervisors,

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

Project Description

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

Date of Physical Inspection

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

Study Start and Study End

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

Governing Documents

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

Depth of Study

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

Photographs were taken of the site improvements.

Summary of Financial Assumptions

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

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2021¹</i>	<i>\$ 1,048,941</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

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

Recommended Payment Schedule

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

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 258	\$ 246,800	\$ 1,016,252
2022	\$ 264	\$ 252,970	\$ 1,147,477
2023	\$ 271	\$ 259,294	\$ 1,198,729
2024	\$ 277	\$ 265,777	\$ 1,175,878
2025	\$ 284	\$ 272,421	\$ 1,192,970
2026	\$ 291	\$ 279,232	\$ 1,104,881

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

Reserve Study Assumptions

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

Impact of Component Life

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

Inflation Estimate

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

Initial Reserves

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

Financial Condition of District

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

At the current time, the District is considered to be 70 percent funded. This represents a well-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

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

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

Special Assessments

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

Reserve Funding Goal

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

Study Method

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

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

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

Summary of Findings

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

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

items without payments may be expected, particularly in the first few years of the funding study. Preserve at Wilderness Lake CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Preserve at Wilderness Lake CDD shall provide to us Preserve at Wilderness Lake CDD's best-estimated age of that item. If Preserve at Wilderness Lake CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

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

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

Keeping Your Reserve Study Current

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

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

Items Beyond the Scope of this Report

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

Stormwater Drainage Notes

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

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

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

Preserve at Wilderness Lake Storm Water Pipes

Concrete:

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

Other Drainage:

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

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District-owned drainage improvements.

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

Fitness Equipment Notes

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

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

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

Hammer Strength Seated Bicep
Free Weights with Racks

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

Paramount Training
Paramount Inner Thigh

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

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

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

2 Exercise Bikes
Elliptical Trainer
Precor Treadmill

Paving Notes

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

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

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance

is not a reserve item.

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

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

Landscaping Notes

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

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

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

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

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

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

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

reserving \$30,000 annually to bridge this difference.

Statement of Qualifications

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

Conflict of Interest

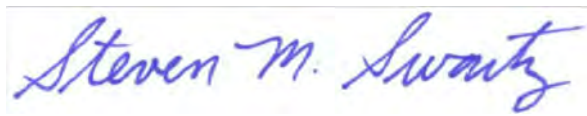
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

14 Pages of Photographs Attached

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



Basketball Court



Tennis Courts



Tennis Court Fencing



Tennis Court Lights



Dock



Dock



Amenity Access System



Amenity Camera System



Typical Well



Entry Monuments



Entry Monuments



Interior Monuments



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



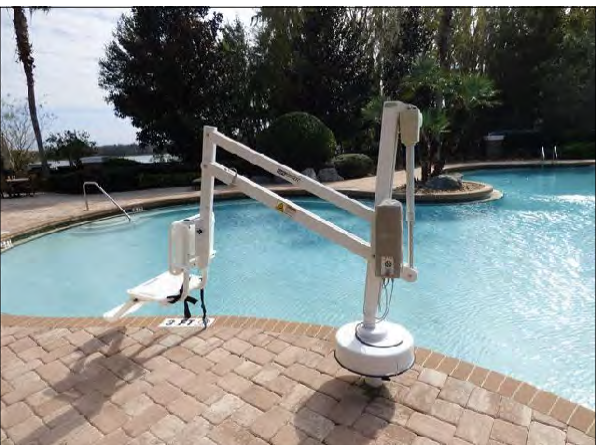
Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



Pool Equipment



Pool Equipment Housing Boxes



Amenity Pavers



Pool Pavers



Pool Fencing



Pool Heaters



Splash Pad



Spa



Pool Coping Stone



Pool Pergolas



Activity Center Front View



Activity Center Rear View



Activity Center Interior



Activity Center Kitchen



Activity Center HVAC



Activity Center Restroom



Fitness Center



Fitness Center



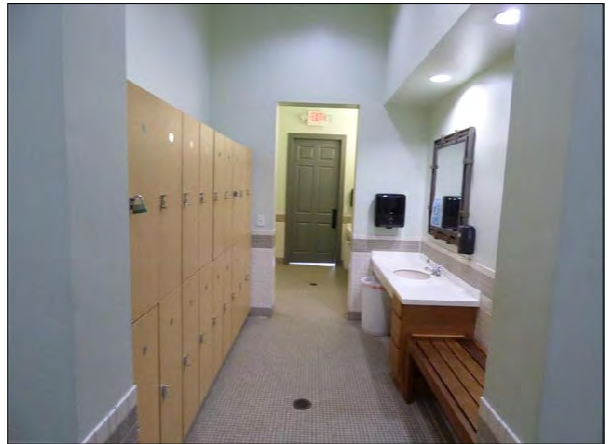
Fitness Center Aerobics Area



Fitness Center Equipment Area



Fitness Center HVAC



Fitness Center Locker Room



Fitness Center Sauna



Lodge



Lodge



Lodge Interior



Lodge Interior



Lodge Interior



Lodge HVAC



Lodge Restroom



Nature Center



Nature Center



Nature Center Interior



Nature Center Interior



Nature Center HVAC



Nature Center Restroom



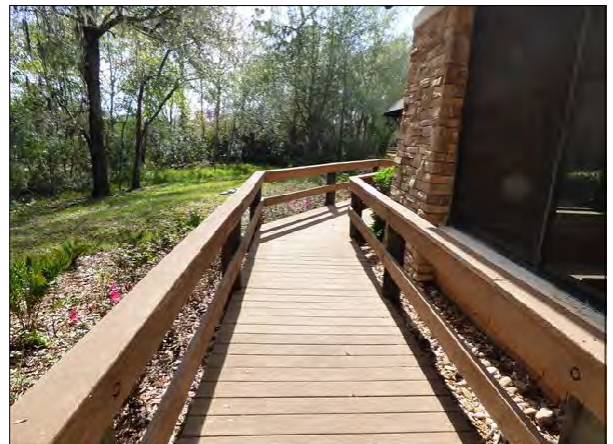
Nature Center Theater



Nature Center Theater



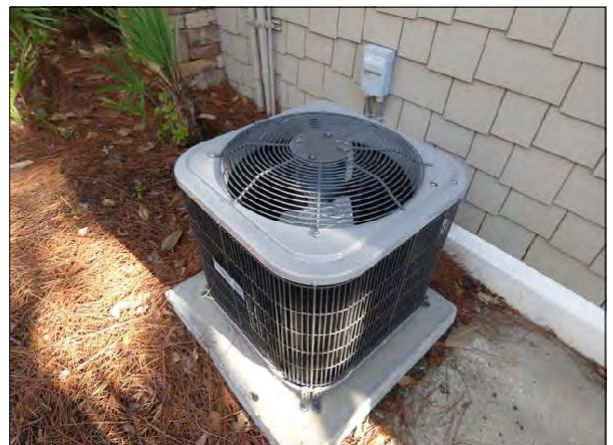
Nature Center Lanai



Nature Center Walkway



Ranger Station



Ranger Station HVAC



Amenity Center Playground



Amenity Center Swingset



Whispering Wind Park



Whispering Wind Play Structure



Whispering Wind Vinyl Picket Fence



Stoneleigh Park



Stoneleigh Play Structure



Night Heron Play Structure



Night Heron Vinyl Picket Fencing



Night Heron Horizontal Ladder



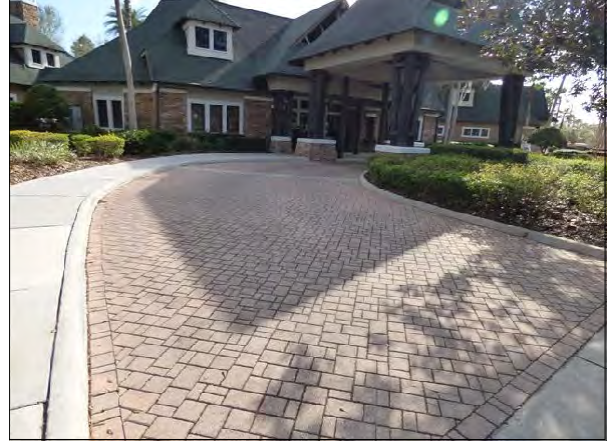
Night Heron Pavilion



Park Benches



Amenity Center Parking Lot



Amenity Center Parking Lot Pavers

Preserve at Wilderness Lake CDD Reserve Study Expense Item Summary

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

Preserve at Wilderness Lake CDD Funding Study Expense Item Summary - Continued

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

Preserve at Wilderness Lake CDD Funding Study Expense Item Summary - Continued

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

Preserve at Wilderness Lake CDD Funding Study Expense Item Summary - Continued

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

Preserve at Wilderness Lake CDD Funding Study Expense Item Summary - Continued

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

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,048,941

Preserve at Wilderness Lake CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Amenity Center Grounds							
Basketball Court Color Coat	\$ 1.05 / sf	2050 sf	\$ 2,153	5 Years	8 Years	2026	\$ 2,500
				8 Years		2034	\$ 3,053
						2042	\$ 3,729
						2050	\$ 4,553
Basketball Court Resurface	\$ 2.50 / sf	2050 sf	\$ 5,125	9 Years	30 Years	2030	\$ 6,579
				30 Years		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	2033	\$ 45,658
				30 Years		2063	\$ 96,582
Tennis Fencing Chain Link	\$ 38.00 / sf	430 sf	\$ 16,340	5 Years	25 Years	2026	\$ 18,981
				25 Years		2051	\$ 35,439
Tennis Courts Lighting	\$ 42,000 / total	1 total	\$ 42,000	17 Years	35 Years	2038	\$ 65,838
				35 Years		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	2027	\$ 2,739
				7 Years		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	2024	\$ 105,869
				15 Years		2039	\$ 153,978
						2054	\$ 223,949
Dock Frame and Pilings	\$ 19.50 / sf	2228 sf	\$ 43,446	22 Years	40 Years	2043	\$ 77,163
				40 Years		2083	\$ 209,533
Dock Repair Allowance	\$ 5.00 / sf	2228 sf	\$ 11,140	6 Years	10 Years	2027	\$ 13,268
				10 Years		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

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

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

Preserve at Wilderness Lake CDD Funding Study Modified Cash Flow Analysis

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

¹ Cash Reserves minus Fully Funded Value

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

Basis of Funding Study - Modified Cash Flow

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

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2021: 12 Inflation = 2.50 % Interest = 1.00 %

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

Preserve at Wilderness Lake CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

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

Assessment Summary has been modified with forced Fixed Payments.

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

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2021: 12

Number of Years of Constant Payments: 1

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

No of Assessed Owners: 958

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

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	
<i>Reserve Category : Amenity Center Grounds</i>																				
Basketball Court Color Coat						\$ 2,500								\$ 3,053						
Basketball Court Resurface										\$ 6,579										
Tennis Court Color Coat									\$ 17,353									\$ 21,191		
Tennis Court Resurface													\$ 45,658							
Tennis Fencing Chain Link						\$ 18,981														
Tennis Courts Lighting																			\$ 65,838	
Tennis Courts LED Fixture Conversion	\$ 20,506																			
Tennis Volley Machine							\$ 2,739							\$ 3,263						
Dock Deck Boards and Railings				\$ 105,869															\$ 153,978	
Dock Frame and Pilings																				
Dock Repair Allowance							\$ 13,268											\$ 17,032		
Dock Roofing Asphalt Shingle															\$ 6,215					
Covered Walkways Asphalt Shingle Roofing														\$ 19,800						
Wood Pillars on Amenity Buildings Repair Allowance			\$ 8,084							\$ 9,871									\$ 12,054	
Access System						\$ 12,546													\$ 16,930	
Community Security System 30 Cameras					\$ 39,655										\$ 50,905					
Outdoor Furniture on Grounds				\$ 25,306								\$ 30,902								
Boats and Kayaks		\$ 4,520								\$ 5,520									\$ 6,741	
Kubota									\$ 12,145										\$ 15,590	
Trailer			\$ 3,492										\$ 4,483							
Staining Columns and Porch Rails	\$ 6,972								\$ 8,514									\$ 10,397		
Category Subtotal :	\$ 27,478	\$ 4,520	\$ 11,576	\$ 131,175	\$ 39,655	\$ 34,027	\$ 16,007		\$ 38,012	\$ 12,099	\$ 9,871	\$ 30,902	\$ 50,141	\$ 26,116	\$ 57,120			\$ 48,620	\$ 89,509	\$ 181,622
<i>Reserve Category : Community Grounds</i>																				
Well Pumps and Irrigation System Upgrades						\$ 150,550										\$ 193,260				
Front and Rear Entry Monument Signs Refurbishment												\$ 23,210								
Interior Monument Signs	\$ 18,455										\$ 23,691									
Directional Signs			\$ 5,820																	
Sidewalk Repair Allowance				\$ 19,559					\$ 22,161					\$ 25,108					\$ 28,448	

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

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Community Split Rail Wooden Fencing		\$ 34,059															\$ 49,537		
Stormwater Drainage Repair Allowance						\$ 103,852										\$ 133,314			
Pond Banks Erosion Control				\$ 72,160										\$ 92,631					
Entry Pergola Repair Allowance					\$ 5,892								\$ 7,195						
Landscaping Allowance	\$ 30,759	\$ 31,536	\$ 32,334	\$ 33,152	\$ 33,990	\$ 34,850	\$ 35,731	\$ 36,634	\$ 37,561	\$ 38,511	\$ 39,485	\$ 40,483	\$ 41,507	\$ 42,557	\$ 43,633	\$ 44,736	\$ 45,867	\$ 47,027	\$ 48,217
Category Subtotal :	\$ 49,214	\$ 65,595	\$ 38,154	\$ 124,871	\$ 39,882	\$ 289,252	\$ 35,731	\$ 36,634	\$ 59,722	\$ 38,511	\$ 63,176	\$ 63,693	\$ 48,702	\$ 160,296	\$ 43,633	\$ 371,310	\$ 95,404	\$ 47,027	\$ 76,665
Reserve Category : Pool Area																			
Pool Furniture Phase 1							\$ 42,401								\$ 51,777				
Pool Furniture Phase 2			\$ 38,370								\$ 46,855								\$ 57,217
Lap Pool Lift					\$ 8,498												\$ 11,467		
Lap Pool Pumps and Equipment			\$ 14,550								\$ 17,768								\$ 21,697
Lap Pool Resurface	\$ 68,936										\$ 88,493								
Resort Pool Lift					\$ 8,498												\$ 11,467		
Resort Pool Pumps and Equipment			\$ 13,580								\$ 16,584								\$ 20,251
Resort Pool Resurface	\$ 49,823										\$ 63,957								
Pool and Amenity Pavers																	\$ 224,229		
Pool Fence 4' Aluminum								\$ 26,499											
Pool and Spa Heaters 1-3	\$ 22,556							\$ 26,865							\$ 31,997				
Pool Heater 4							\$ 6,551						\$ 7,802						
Splash Pad Surface Replacement	\$ 9,597							\$ 11,430							\$ 13,613				
Spa Resurface	\$ 4,060									\$ 5,212									
Spa Pool Lift					\$ 8,498												\$ 11,467		
Pool Equipment Housing Boxes								\$ 45,183											
Pools and Spa Coping Stone																			
Pool Area Pergolas												\$ 6,072							
Category Subtotal :	\$ 154,972		\$ 66,500		\$ 25,494		\$ 48,952	\$ 109,977			\$ 238,869	\$ 6,072		\$ 7,802	\$ 97,387		\$ 258,630		\$ 99,165
Reserve Category : Activities Center																			
Tile Flooring																			
Roofing Asphalt Shingle													\$ 62,390						
Exterior Paint	\$ 4,347							\$ 5,309									\$ 6,482		
HVAC 5.0 Tons Lennox					\$ 8,384												\$ 11,314		

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

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
HVAC 5.0 Tons Goodman							\$ 8,814												\$ 11,893
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 7,937											
Inside Furniture						\$ 14,172													
Restrooms Refurbishment								\$ 34,192											
Kitchen Cabinets								\$ 15,875											
Kitchen Appliances			\$ 4,096																\$ 5,957
Outdoor Lanai Furniture								\$ 4,518											
Chandeliers													\$ 7,610						
Pool Table								\$ 7,937											
A/V Receiver								\$ 1,343											\$ 1,724
Ping Pong Table										\$ 1,861									
Category Subtotal :	\$ 4,347	\$ 409	\$ 4,515	\$ 430	\$ 8,825	\$ 14,624	\$ 9,277	\$ 72,277	\$ 5,796	\$ 2,360	\$ 512	\$ 525	\$ 8,148	\$ 62,942	\$ 566	\$ 580	\$ 18,391	\$ 8,291	\$ 12,518

Reserve Category : Fitness Center

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

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

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Weight Benches and Barbells														\$ 4,965					
Category Subtotal :	\$ 7,378	\$ 494	\$ 76,924	\$ 36,323	\$ 97,971	\$ 546	\$ 560	\$ 15,106	\$ 24,033	\$ 21,316	\$ 16,940	\$ 179,089	\$ 71,627	\$ 7,425	\$ 684	\$ 103,175	\$ 11,002	\$ 737	\$ 20,042
Reserve Category : Lodge																			
VCT Flooring								\$ 1,710											
Roofing Asphalt Shingle														\$ 86,004					
Exterior Paint	\$ 7,938								\$ 9,694								\$ 11,838		
HVAC 3.5 Tons Lennox						\$ 15,101													\$ 20,379
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 8,548											
Lodge Furniture Replacement Phase 1									\$ 11,519										
Lodge Furniture Replacement Phase 2			\$ 9,916																\$ 14,422
Restrooms Refurbishment								\$ 31,750											
Kitchen Cabinets								\$ 13,188											
Chandeliers													\$ 6,088						
Computers and Equipment			\$ 7,113							\$ 8,472							\$ 10,091		
Network Switch Board									\$ 2,504										\$ 3,214
Category Subtotal :	\$ 7,938	\$ 409	\$ 17,448	\$ 430	\$ 441	\$ 15,553	\$ 463	\$ 55,671	\$ 24,204	\$ 8,971	\$ 512	\$ 525	\$ 6,626	\$ 86,556	\$ 566	\$ 580	\$ 22,524	\$ 35,411	\$ 3,839
Reserve Category : Nature Center																			
Furniture						\$ 7,551													
Tile Flooring																			
Roofing Asphalt Shingle														\$ 64,819					
Exterior Paint	\$ 3,888								\$ 4,748								\$ 5,798		
HVAC 5.0 Tons				\$ 8,177												\$ 11,035			
HVAC 3.0 Tons												\$ 8,501							
HVAC UV Light System		\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 463	\$ 475	\$ 487	\$ 499	\$ 512	\$ 525	\$ 538	\$ 552	\$ 566	\$ 580	\$ 595	\$ 610	\$ 625
Life Safety Systems Modernization								\$ 9,891											
Theater Seats						\$ 18,528													
Theater Carpeting	\$ 6,675															\$ 9,708			
Theater Projector and Screen										\$ 12,635									
Restrooms Refurbishment								\$ 26,865											

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

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Cabinets								\$ 13,188											
Screened Lanai Area Furniture			\$ 5,173																\$ 7,524
Outdoor Lanai Furniture								\$ 4,152											
Deck Walkway								\$ 16,705											
Category Subtotal :	\$ 10,563	\$ 409	\$ 5,592	\$ 8,607	\$ 441	\$ 26,531	\$ 463	\$ 71,276	\$ 5,235	\$ 499	\$ 13,147	\$ 9,026	\$ 538	\$ 65,371	\$ 566	\$ 21,323	\$ 6,393	\$ 8,134	\$ 625
Reserve Category : Ranger Station																			
Roofing Asphalt Shingle								\$ 5,414											
HVAC Unit												\$ 5,803							
Exterior Paint	\$ 3,383							\$ 4,132										\$ 5,045	
Category Subtotal :	\$ 3,383							\$ 9,546				\$ 5,803						\$ 5,045	
Reserve Category : Playgrounds																			
Amenity Center Playground Play Structure											\$ 136,485								
Whispering Wind Playground Play Structure	\$ 16,610																\$ 24,158		
Whispering Wind Vinyl Picket Fence 4'								\$ 10,814											
Whispering Wind Vinyl Fence 6'								\$ 21,712											
Whispering Wind Swingset																		\$ 4,893	
Stoneleigh Playground Play Structure		\$ 28,383																\$ 41,281	
Night Heron Playground Play Structure		\$ 22,601																\$ 32,872	
Night Heron Picket Vinyl Fencing																			
Night Heron Horizontal Ladder																			
Pavilions Metal Roofing													\$ 8,135						
Picnic Tables														\$ 6,809					
Swingsets								\$ 17,585											
Garden Swings									\$ 3,081										
Park Benches		\$ 10,249																\$ 14,907	
Category Subtotal :	\$ 16,610	\$ 61,233						\$ 50,111		\$ 3,081	\$ 136,485		\$ 8,135	\$ 6,809		\$ 24,158	\$ 93,953		
Reserve Category : Parking Areas																			
Amenity Center Parking Lot 1 Inch Mill and Overlay					\$ 55,634														

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

<i>Item Description</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>
<i>Amenity Center Parking Lot Sealcoat</i>	\$ 9,230																		
<i>Amenity Center Parking Lot Pavers</i>								\$ 25,669											
Category Subtotal :	\$ 9,230				\$ 55,634			\$ 25,669											
Expense Totals :	\$ 291,113	\$ 133,070	\$ 220,709	\$ 301,836	\$ 268,340	\$ 380,534	\$ 111,453	\$ 436,724	\$ 166,548	\$ 86,839	\$ 479,510	\$ 295,636	\$ 193,916	\$ 423,317	\$ 200,522	\$ 521,126	\$ 559,960	\$ 189,108	\$ 394,478

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

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

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

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

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

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

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

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

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

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

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

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

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March 9, 2021

Expense Summary by Year

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

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

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

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

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

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

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

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

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

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

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

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

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

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

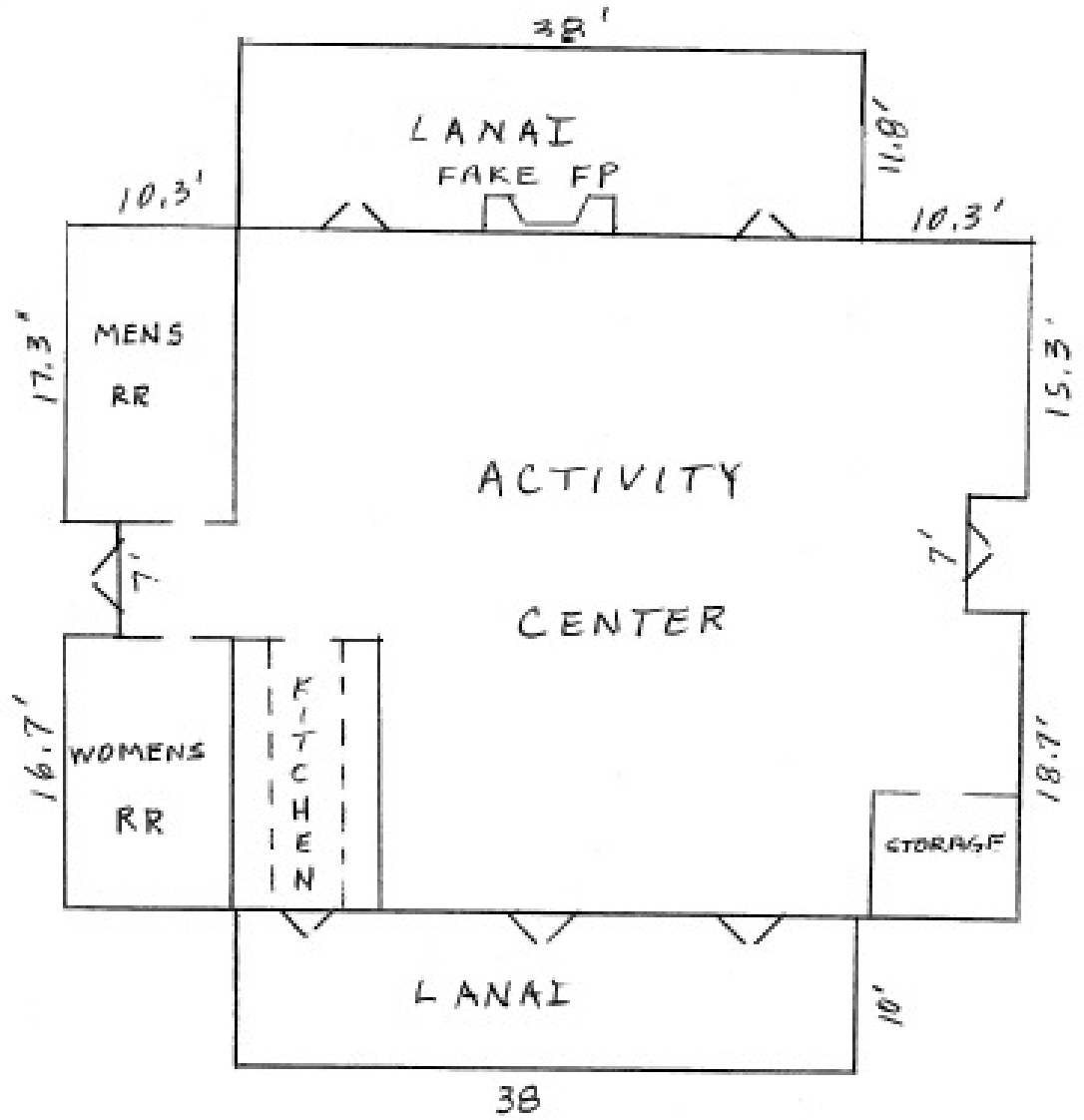
Year	Category	Item Name	Expense	
FY 2046	Amenity Center Grounds	Boats and Kayaks	\$ 8,231	
	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 248,086	
		Stormwater Drainage Repair Allowance	\$ 171,134	
		Landscaping Allowance	\$ 57,427	
	Community Grounds Subtotal = \$ 476,647.00			
	Activities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

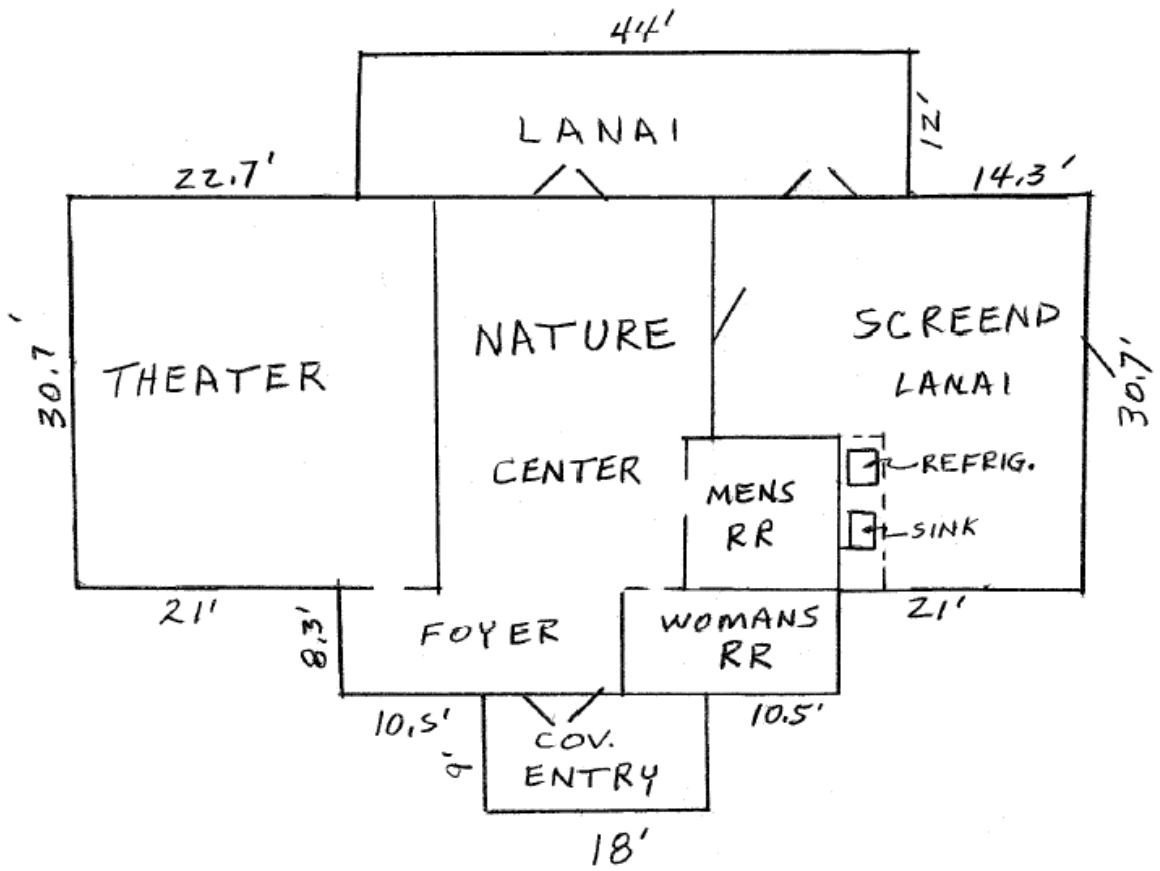
Year	Category	Item Name	Expense
FY 2048	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 46,081
	Amenity Center Grounds Subtotal = \$ 50,709.00		
	Community Grounds	Landscaping Allowance	\$ 60,369
	Pool Area	Pool Heater 4	\$ 11,068
	Activities Center	HVAC UV Light System	\$ 783
		Restrooms Refurbishment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

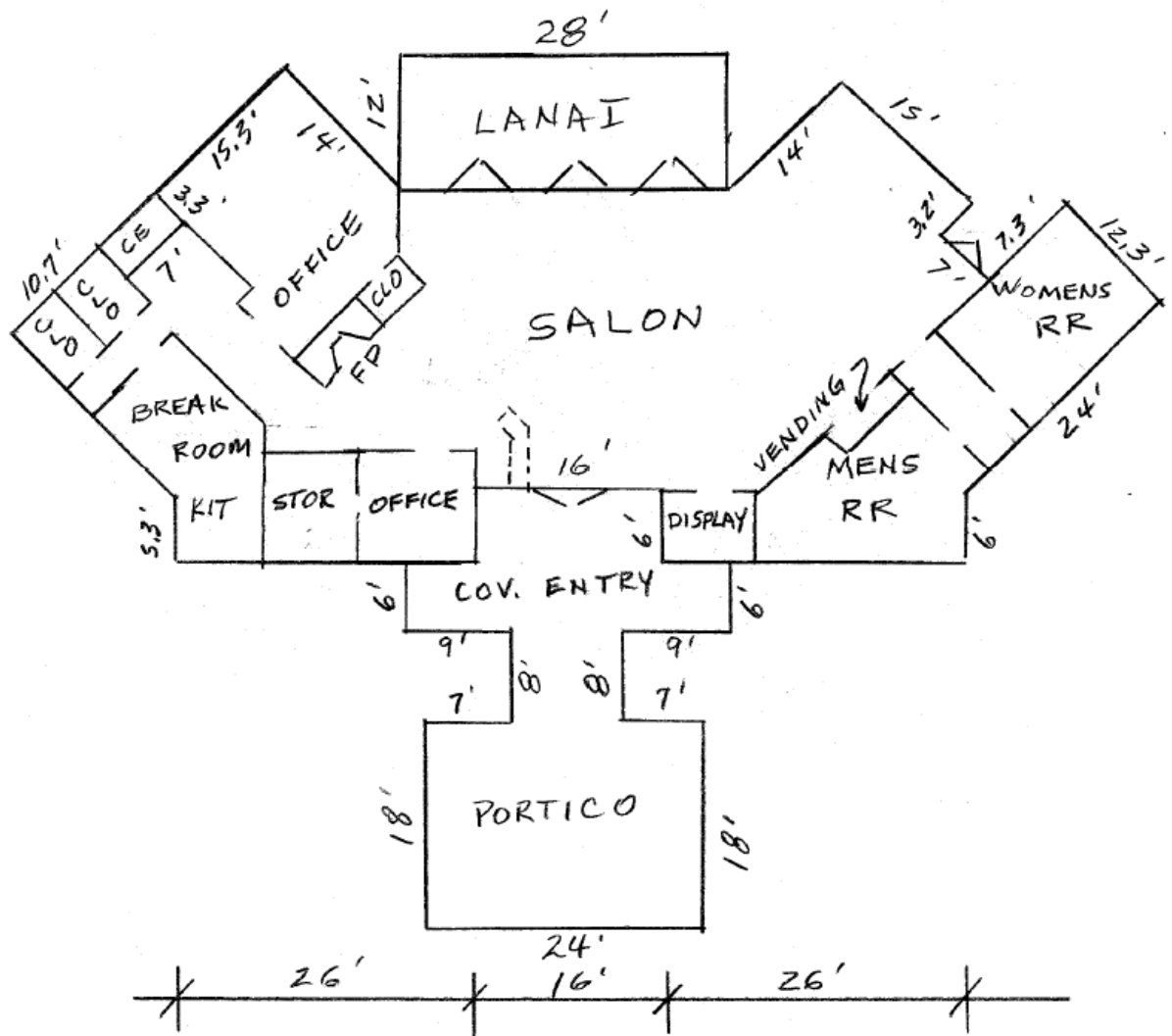
Year	Category	Item Name	Expense
FY 2049	Lodge	Network Switch Board	\$ 4,126
	Lodge Subtotal = \$ 4,929.00		
	Nature Center	HVAC UV Light System	\$ 803
	Playgrounds	Picnic Tables	\$ 9,903
FY 2049 Annual Expense Total = \$ 304,932			
FY 2050	Amenity Center Grounds	Basketball Court Color Coat	\$ 4,553
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

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

Addendum - Amenity Center Drawings







LODGE

