



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors Meeting September 7, 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

August 31, 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, September 7, 2022 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports Tab 1
 - B. District Engineer Report Tab 2
 1. Update on Splash Pad
 - C. District Counsel Report
 - D. GHS Environmental Report..... Tab 3
 - E. Community Manager's Report..... Tab 4
 1. Consideration of Proposals for Golf Cart Shed..... Tab 5
 2. Consideration of Proposals for Gutters for Clubhouse and Gym Tab 6
 3. Consideration of Proposal from Cool Coast for Nail Tech Salon..... Tab 7
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Natural Areas Policy Statement..... Tab 8
 - B. Discussion Regarding Pavement Assessment Meetings
 - C. Ratification of Sun Pavers Proposal..... Tab 9
 - D. Consideration of Campus Suite's Addendum..... Tab 10
 - E. Consideration of Proposal for Security Consulting Tab 11
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on August 3, 2022..... Tab 12
 - B. Consideration of Operation and Maintenance Expenditures for July 2022 Tab 13
- 7. DISTRICT MANAGER UPDATE**

- A. District Manager's Report..... Tab 14
- B. Financial Statements for July 2022..... Tab 15
- C. Overview of Reserve Study..... Tab 16
- 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
Stephen Brletic, JMT Engineering

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.*

Completed



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

Completed

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



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

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



3 WOOD LINE MAINTENANCE

Stoneleigh -cut back encroaching sections of wood line. **Completed**

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

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

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

Cardinalwood cds-cut back woodline along pvc fence. **Completed**

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. **Will be completed**

Oakhurst park- treat sedge. **Will be completed**

Stoneleigh park-treat sedge **Will be completed**

Citrus Blossom playground- treat broadleaf weeds. **Will be completed**

Lodge-treat goose grass. **Will be completed**

Main exit monument back to bridge-treat broadleaf weeds. **Will be completed**

Americus-treat broadleaf weeds. **Will be completed**

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

RJ

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. **Will be completed**

Draycott berm- replace dead viburnum. WARRANTY WORK. **Will be completed**

Pool deck-liquid fertilize Little John bottlebrush. **Will be completed**

Draycott berm- remove dead bottlebrush. **Will be completed**

Night Heron lift station- treat Fakahatchee grass for spider mites. **Will be completed**

Main entry median- treat Fakahatchee grass or spider mites. **Will be completed**

Oakhurst lift station-treat Fakahatchee grass or spider mites. **Will be completed**

Night Heron median at # 7220-treat Fakahatchee grass or spider mites. **Will be completed**

Cormorant Cove median-treat Fakahatchee grass or spider mites. **Will be completed**

Quail Trace monument-treat Fakahatchee grass or spider mites. **Will be completed**

Osprey Pointe-treat Fakahatchee grass or spider mites. **Will be completed**

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



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

2 BED / CRACK WEED CONTROL

Lodge- remove bed weeds along split rail fence. **Completed**

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



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

Americus- remove vines from quava. **Completed**

Water's Edge-remove vines from ligustrum trees. **Completed**

Water's Edge monument- remove bed weeds. **Completed**

Pine Knot stop sign area- remove bed weeds. **Completed**

Eleanor Wood Ct.-treat crack weeds in street. **Completed**

Deerfields-treat crack weeds in street. **Completed**

Deerfield exit berm-remove ferns. **Completed**

Cardinalwood-treat crack weeds in street. **Completed**

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

Sparrow Wood monument bed- remove bed weeds. **Completed**

Cormorant Cove monument- remove bed weeds. **Completed**

RJ

Cormorant Cove-treat crack weeds in street. **Completed**

Minnow Brook-remove bed weeds. **Completed**

3 IRRIGATION MANAGEMENT

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

Done



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. **Completed**

Americus at Birchholm- level out hedge behind fence. **Completed**

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

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

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



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



Outer pool fence-prune copperleaf to top of fence. **Completed**

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

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

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

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

2 TREE PRUNING

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

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



Draycott berm- remove moss from bottlebrush and Walters viburnum. **Completed**

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



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

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

Cardinalwood- prune ligustrum trees. **Completed**

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

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

3 CLEANUP/RUBBISH REMOVAL

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



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



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



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. **Previously submitted, approved and work completed.**

SUMMARY

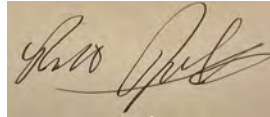
RedTree performed to contractual standards for this inspection. The mowing operation was in process. The color and density of the turf were both strong in most location and have continued to improve with the regular rainfall. The broadleaf weeds were mostly under control but some high visibility broadleaf 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.

RJ

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

Signature _____



Print Name Robert Johnson

Company RedTree Landscape Systems, LLC

Date 8/2/2022

5 Section Schedule

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

Bed Map Notes

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



PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	August 18, 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 August 30, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on August 31, 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

Most of the turf was noted to be mowed during the inspection. The remainder was scheduled to be completed. The mowers were set to the correct height and the blades were sharp, leaving a clean and precise cut. The hard edging was vertical and the edged material was cleaned out thoroughly. The bed lines were neatly defined and the line trimming was at the same height as the mowing.

Ranger station - remove turf runners on both gate pillars. *Photo below.*



7206 Americus- straighten bed line for the newly installed viburnum hedge.

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

7548 Blue Spring common area- cut back wood line.

The majority of the wood lines were cut back in accordance with the specifications.

3 TURF COLOR

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

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

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

Stoneleigh park-turf color of the common Bermudagrass ranged from a lightly mottled medium green to a consistent 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 ranged from a lightly mottled medium green to a consistent medium green.

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

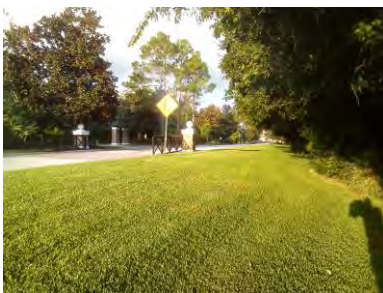
Night Heron/Caliente intersection-turf color was a lightly mottled medium green.

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

August

August

August



July



July



July



June



June



June



May



May



May



3 TURF DENSITY

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

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

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density was strong.

Stoneleigh park-the common Bermudagrass density was strong.

Oakhurst park-the density of the common Bermudagrass was strong.

Night Heron/Caliente intersection-the density was strong.

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

Tennis court-the density around the tennis court ranged from fair to good.

The Bahia turf density was strong throughout the property.

2 TURF WEED CONTROL

Blvd. inbound at pediatric office-treat broadleaf weeds.

Main exit monument-treat broadleaf weeds.

Lodge exit drive lawn-treat broadleaf weeds including chamberbitter.

Lodge left side lawn-treat broadleaf weeds and goosegrass.

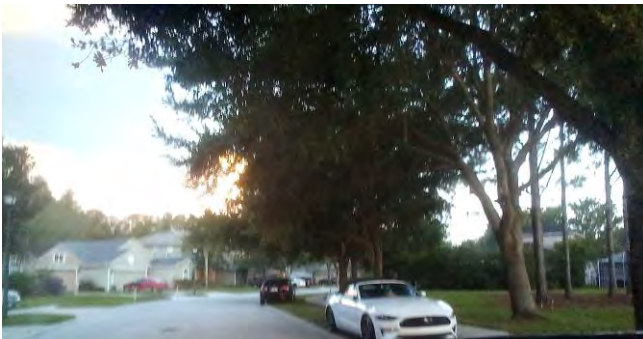
Caliente/Night Heron intersection- treat broadleaf weeds.

Americus-treat broadleaf weeds.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Blvd. inbound from ranger station to Americus- replace dead turf in numerous areas. **WARRANTY WORK**

21819 Waverly Shores common area-two cars were parked on common area grass. *Photo below.*



Butterfly garden sidewalk-replace dead turf. **WARRANTY WORK.** *Photo below.*



The turf was being mowed at the proper height with sharp blades. Both the color and density remained strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. This is common. There was a slight increase in the broadleaf weed content. 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. Disease activity is increased in the higher humidity. The majority of the turf was performing very well.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The butterfly garden plants were healthy and actively growing. *Photo below.*



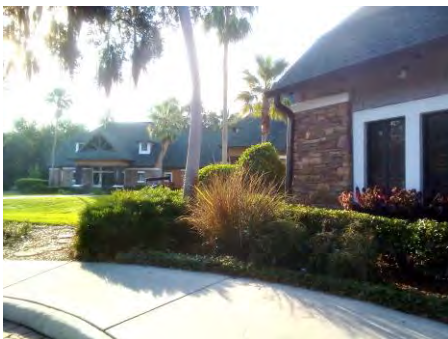
Caliente/Night Heron-remove dead flowers and bush daisies.

Americus fence line- replace dead viburnum. **WARRANTY WORK.**

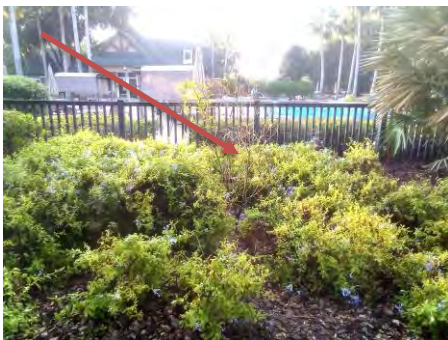
Blvd. entry median-treat Fakahatchee grass for spider mites.

Tennis court sidewalk-remove dead plumbago.

Left front corner of lodge-treat Fakahatchee grass for spider mite. *Photo below.*



Tennis court sidewalk-remove and replace dead bottlebrush. **WARRANTY WORK.** *Photo below.*



2 BED / CRACK WEED CONTROL

Deerfield berm-treat crack weeds in gravel and bed weeds on berm. There is a heavy accumulation of vines on the berm.

Water's Edge-remove weeds from palmettos.

Blvd. entry median-remove bed weeds.

Rear of butterfly garden- remove weeds and volunteer trees from fence line.

Amenity center-remove volunteer maples.

Lodge patio-remove bed weeds in schilling holly bed.

Americus-remove bed weeds.

Front of ranger station-remove bed weeds.

Pine Knot stop sign bed-remove bed weeds.

Pine Knot-remove bed weeds from viburnum hedge.

Citrus Blossom playground-remove bed weeds.

Heron's Wood monument-remove pepper trees.

Sparrow Wood monument-remove bed weeds by signage.

Woodsmere monument-remove bed weeds.

Oakhurst lift station-remove bed weeds.

3 IRRIGATION MANAGEMENT

Water's Edge gate median-repair broken standpipe.

General work order-valve locations need to be re-painted on curbs. Paint is fading. This should be done over the winter. *Photo below.*



Lodge exit drive-trim around valve box.

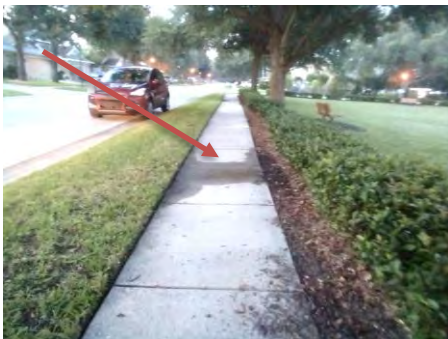
Nature center-trim around valve box. *Photo below.*



Tennis court sidewalk-trim around valve boxes. *Photo below.*



Oakhurst park-possible irrigation break along sidewalk. *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)

Water’s Edge-thin out palemertos along fence.

Main entry- prune back wedelia behind fence by Dunkin Donuts.

Butterfly garden-prune firebush and porterweed to improve line of sight.

Lodge patio-prune dead sections from schilling hollies.

Heron's Glen monument-prune firebush and lantana away from signage.

Draycott cds-entire length of hedge line is maintained. *Photo below.*



Deerfield irrigation pump station-prune viburnum hedge.

Deerfields-prune lorapetalum under magnolia and remove dead vegetation from foxtail fern.

Sparrow Wood monument prune dead sections from juniper.

Lodge staging area-prune back palmettos that are encroaching over lawn and remove dead fronds. *Photo below.*



2 TREE PRUNING

Water's Edge-remove sucker growth from oak along blvd.

Main entry median-prune dead section from ligustrum tree.

Butterfly garden-remove sucker growth from magnolia.

Butterfly garden sidewalk-prune crape myrtles. Remove bad cuts, crossing branches, water sprouts and dead wood.

Tennis court-remove moss from crape myrtles.

Lodge parking lot-remove moss from crape myrtles.

Lodge patio- remove pups from windmill palm.

7220 Blvd common area.-lift oak tree hanging low over the sidewalk.

Blvd. at roundabout- prune tree away from crosswalk sign. It cannot be clearly seen when driving.

3 CLEANUP/RUBBISH REMOVAL

Blvd. across from Lakewood Retreat-remove fallen branches in back section along fence.

Main exit monument-scrape silt from curb line.

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

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of coleus was providing a strong curb appeal at the two main monuments. These plants require a light pinching to maintain a consistent height. The flower beds at the lodge also had a colorful display. The flower beds at the intersection of Caliente/Night Heron had a weak display. Many plants have died, and the beds were sparse. The coleus in these beds need to be removed. *Photo below.*

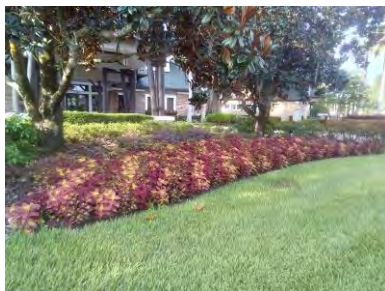
August



August



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 AUGUST services should be released after the receipt of the DONE REPORT.

FOR MANAGER

None

PROPOSALS

None

SUMMARY

Redtree performed to contractual standards for this inspection. The turf was being mowed, trimmed and edged in accordance with the specifications. The color and density of the turf were both strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. The broadleaf weed volume saw a slight increase. There were no indications of insect or disease activity. Most of the shrubs were healthy and did not require any immediate pruning attention outside of the rotational schedule. Some hardwoods require pruning for clearance and overall health. The bed and crack weed control was fair. There were some irrigation issues that needed to be addressed. The landscape appears to be receiving sufficient irrigation. The seasonal color planting of coleus was providing a fair display, with a percentage of the display in decline.

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 _____

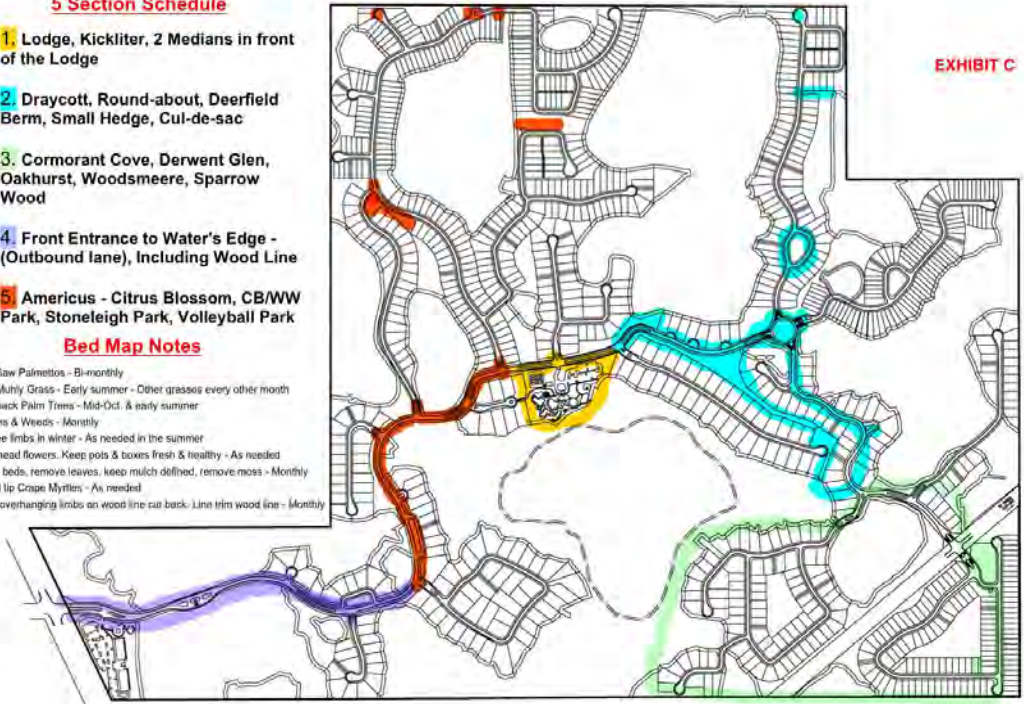
5 Section Schedule

- 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 lip Crape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Linn trim wood line - Monthly

EXHIBIT C



Tab 2



Preserve at Wilderness Lake CDD

ENGINEER'S REPORT FOR September 7th, 2022 BOARD MEETING

Ongoing Projects Report and Updates:

Ranger Station Repair

Since the previous meeting, the construction agreement with CMS has been fully executed. On the morning of August 16th, CMS did some investigation in preparation for ordering materials. During the investigation, more damage was found, and pictures sent to David Morris, the structural engineer at Wekiva Engineering that Cardno had contracted with to draw the repair plans for the structure. After review of these photos and a conference call with David, CMS, and I, the conclusion was that shoring up the beam and creating a larger secured project area was imperative and immediately required. David Morris and CMS met on site on the morning of August 18th to review the site and determine the additional repairs needed as well as CMS to perform the shoring. (This review was indicated on the plans to be required at this stage anyways).

Also, this is the same day I was informed by Wekiva that their agreement was with Cardno and not with the CDD, therefore, we worked with Wekiva and District Counsel to get Wekiva under contract to keep going now that Cardno is gone and there isn't a tie to the project for them. This agreement was executed on August 25th.

CMS and I worked together since the executed contractor agreement was put in place to secure an order for the specific beam. We had a country wide search to find a supplier that would commit to the order of the beam and give a timeline for the order. I received confirmation that the beam has been ordered as of August 23rd with a potential 12 week timeline of delivery. This was the only company we could nail down to have such a timeline (Other suppliers were several months away or refused to take the order any longer).

Wekiva Engineering will be issuing revised drawings by the end of the week of August 29th. These drawings will be submitted to the county to continue the permitting process as we wait for the beam to be delivered and construction can commence.

I received feedback about how unsightly the shoring is for the beam at the ranger station. The shoring was at the direction and requirement by the structural engineer during his last inspection. I am not the expert and am unsure what the industry standard for shoring is exactly, however, I have contacted the structural engineer and the contractor to see what we can do to make it more presentable for the months to come while still maintaining the safety of the shoring. The best and simplest ideas have been to use T1-11 siding or board and batten siding, with paint to match. Below are some examples of what it would look like. I hope to have pricing under separate cover for the meeting.



T1-11 siding



Board and Batten Siding





Splash Pad Surface & Repair

JMT had contacted multiple vendors regarding replacement of the splash pad surface and repair/maintenance to equipment. The Pool Works, Florida Playstructures, and Phoenix Pools have visited the site and are prepared to submit a proposal. As of this report and the agenda going out, JMT has not received any proposals. JMT will continue to follow up with the vendors ahead of the meeting. Any received proposals will be brought under the separate cover for board consideration.

Chris from Phoenix Pools and Craig from Softroc will be in attendance of the meeting to go over their anticipated proposal for surface options and equipment repair/maintenance.

Soccer Goal Locations

JMT reviewed the possible locations for the new soccer goals in the field with District staff. The two options are the open space/park area between Foxgrove and Stoneleigh, or the Oakhurst Park.

Below is an approximate limits of each park's usable play area for soccer.

- The Stoneleigh Park has more usable area but has no natural buffers to the adjacent roadways and has very poor drainage which results in a muddy, saturated play zone that may be inaccessible in the summer months.
- The Oakhurst Park has a storm inlet in the middle of the open space at the park, however, the park has nature buffer zones to all surrounding roadways, more seating (relocation of a bench(es) is recommended), and drainage is more than adequate. It is recommended to stay away from the inlet as a playzone and only designate true open space as the playzone for soccer and leave the other area for general use.



Stoneleigh Park



Oakhurst Park



Tab 3



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

August 29, 2022

The Preserve at Wilderness Lake CDD
c/o Ms. Jayna Cooper
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

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

Dear Ms. Cooper,

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

Dates Worked Performed: July 27, 29, 31 August 1, 11, 16, 18, 22, 23 and 29

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Prepared and submitted summary of the Southwest Florida Water Management District's (SWFWMD) guidelines for fallen trees and removal in the conservation areas to S. Craft and J. Cooper.
4. Field reviewed fallen tree located at 21902 Waverly Shores. Coordination with S. Craft to discuss fallen tree was not located on WLP CDD property.
5. Field reviewed fallen shrub located at 7644 Deer Path. Coordination with S. Craft to discuss fallen shrub was not located on WLP CDD property.
6. Field meeting with S. Craft and homeowner of 7636 Deer Path to explain the purpose and SWFWMD permit requirements of the littoral shelf of Pond No. 28.
7. Field reviewed the conservation area adjacent to 21444 Cormorant Cove. Coordination with S. Craft that the responsibility will fall on the homeowner since it is located on the homeowner's property.
8. Phone and email coordination with J. Cooper and SWFWMD staff concerning dock permitting for 21451 Cormorant Cove.
9. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
10. Inspected various control structures and weirs located in the stormwater ponds for vegetation buildup. Vegetation treated as needed.
11. Spikerush treatments in Pond Nos. 5, 18, 22 and 24.
12. Finalized and submitted 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.
13. Phone and e-mail coordination with WLP staff (S. Craft).
14. 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', written in a cursive style.

Chuck Burnite
Senior Environmental Scientist

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

August 2022 Clubhouse Operations / Maintenance Updates

- Brought in MD Gutters to walk through the amenities buildings and propose new installation where recommended by Dennis (Maintenance Supervisor). Proposal received. Met with Taylor Gardner Gutters who has also submitted a proposal for the same scope of work. Attempted to bring in other vendors for competing bids but they declined.
- Brought in DCSI to walk through the amenities addressing area of need relative to the recent lighting strike. Proposal executed. All magnetic locks and ID card panel repaired.
- Created online employee calendar to replace paper.
- Had movie projector repaired and installed in the Theater.
- Created online events schedule to replace the brown binder where entries were previously handwritten.
- Executed proposals to remove dead pine tree next to the clubhouse and a dead palm tree on WLP Blvd.
- Had new weather sealers installed at the doors around the amenities buildings where they had fallen off the building.
- Took delivery of new radar sign and am awaiting direction as to exactly where in the community it will be installed.
- Executed proposal to repair two treadmills and replace three benches in the fitness center.
- Made arrangements with Red Tree to provide a firetruck for the Christmas parade on Saturday, December 3rd @3pm.
- Made arrangements for a second trash pick up day for the dumpster behind the maintenance shed. Also had 20 yard roll away dumpster removed from the premises.
- Completed ServSafe training, along with the Assistant Manager and Events Coordinator on staff.
- Oversaw the brick pavers repairs at areas 4 and 5 near the community entrance. Awaiting delivery of additional materials for areas 7 and 9.
- Obtained copy of police report relating to the crash on June 14th and submitted it to District Management.
- Ordered new soccer goals to be placed at playground #4. Lead time on delivery is mid-October.
- Had all broken pool furniture and other miscellaneous items removed from premises, clearing the way for an on site storage shed if the Board chooses to pursue that.



Wilderness Lake Preserve Community Development District (CDD)

Maintenance Completed Tasks (Including Playground Equipment and Dock Inspection):

- Cleaned concrete piers at front gate
- Cleaned life preservers at pool
- Checked and tightened pool chairs
- Repairs to main dock. Removed long piece of wood which came loose from the dock and replaced it. Sagging in the middle but is not currently a safety issue. Will continue to monitor.
- Replaced dog waste station #20
- Cleaned tool shed roof
- Cleaned and power washed fitness center
- Replaced toilet tank in Activities Center men's rest room
- Installed bench at the south dock
- Built bench for south dock
- Cleaned out cobwebs at Nature Center
- Power washed fence at playground #2
- Cleaned out Lodge gutters
- Power washed men's restroom floor in Activities Center
- Replaced swings at the main park
- Moved bicycle racks at main playground and reinstalled
- Placed 58 bags worth of river rock around the storm drain at the main playground
- Removed concrete near the tennis courts and put in topsoil
- Locked down irrigation valve at back entrance monument
- Sewed torn cabanas at the pool back together
- Cleaned all trash along shorelines

3rd Quarter 2022 Projects In Work/Projected Projects

- See Report Under Separate Cover

Pasco Sheriff's Special Detail Report on Citations & Warnings

- See Report Under Separate Cover

Scheduled Room Usage/Rentals (September)

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



Wilderness Lake Preserve Community Development District (CDD)

- Marlin, 9/4 12pm, (AC)
- Women's Bible Study, 9/7, 9/14, 9/21, 9/28, 10am (AC)
- CDD Meeting, 9/7 9:30am (AC)
- Pasco County Paving Assessment, 9/8, 6:30pm (AC)
- Love, 9/9, 4pm (AC)
- Estey, 9/10, 4pm (AC)
- Fitzpatrick, 9/11, 12pm (NC)
- Muriente, 9/11, 3pm (AC)
- Boria, 9/17, 10am (AC)
- Lollar, 9/18, 1pm (AC)
- Horan, 9/22, 4pm (AC)
- Green, 9/23, 4pm (AC)
- Correa, 9/24, 11am (AC)
- Vitore, 9/24, 5pm (AC)
- Lee, 9/25, 12pm (NC)
- HOA Meeting, 9/27, 6:30pm (AC)

Vendors on site performing a service:

- **Gotcha Wildlife.** Trapped and removed raccoons and armadillos found at the amenities areas.
- **Hughes Exterminators.** Removed bee swarm behind the nature center classroom. Scheduled them to address another bee swarm located at a common area on Waverly Shores Ln.
- **Cooper Pools.** Repaired malfunctioning hot tub. To be updating signage at the pools as well (date TBD).
- **Cool Coast AC.** Quarterly maintenance. Also submitted proposal to provide proper ventilation to the nail tech salon.
- **Fit Logic.** Quarterly maintenance.

Upcoming Events

- **September**
- Karaoke Night, 9/2.
- Labor Day Weekend Pool Party, 9/3.
- Walking Toning Class, 9/7, 9/9, 9/16, 9/18, 9/23, 9/25.
- Yoga Class, 9/6, 9/8, 9/13, 9/15, 9/20, 9/22, 9/27, 9/29
- Story Time w/Aga, 9/12, 9/19, 9/26
- Art Class w/Mr. Joe, 9/10
- Line Dancing, 9/14



Wilderness Lake Preserve Community Development District (CDD)

- Time for Wine, 9/16
- Kids Cupcake & Cookie Décor 9/17
- Bunco, 9/20
- Story Time Disney Party, 9/24
- Stand Up Comedy Evening, 9/25
- Paint & Sip, 9/30

Resident Requests

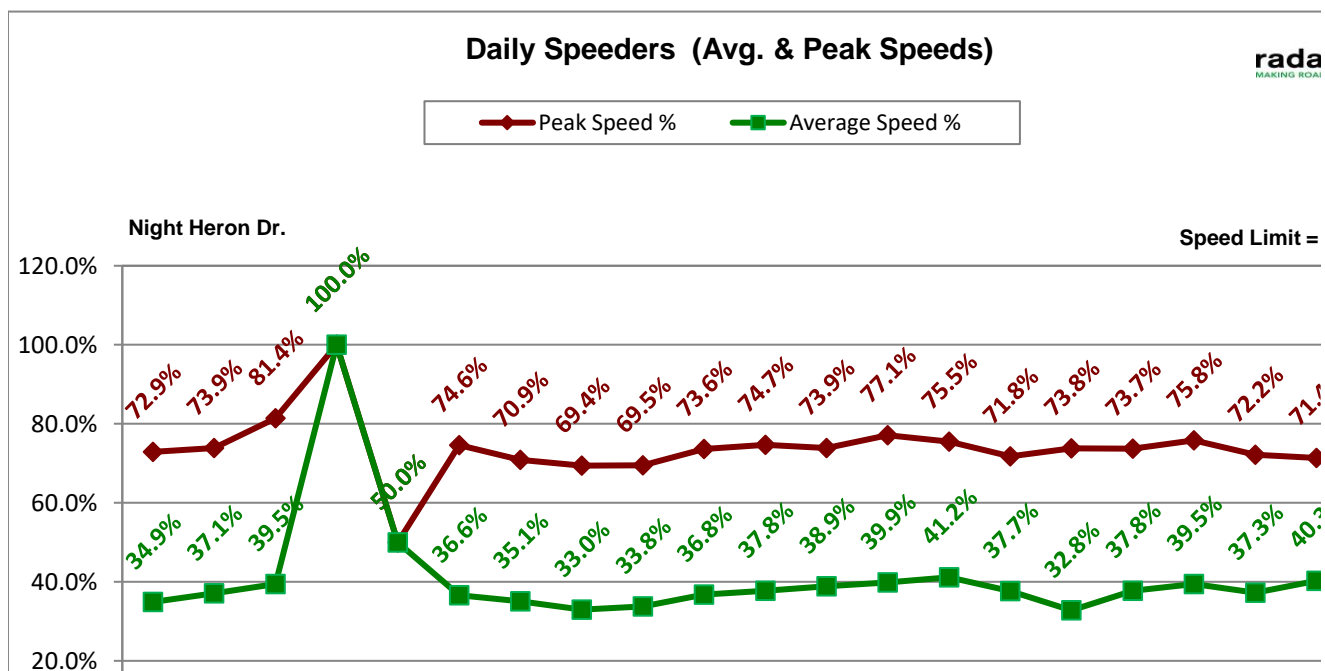
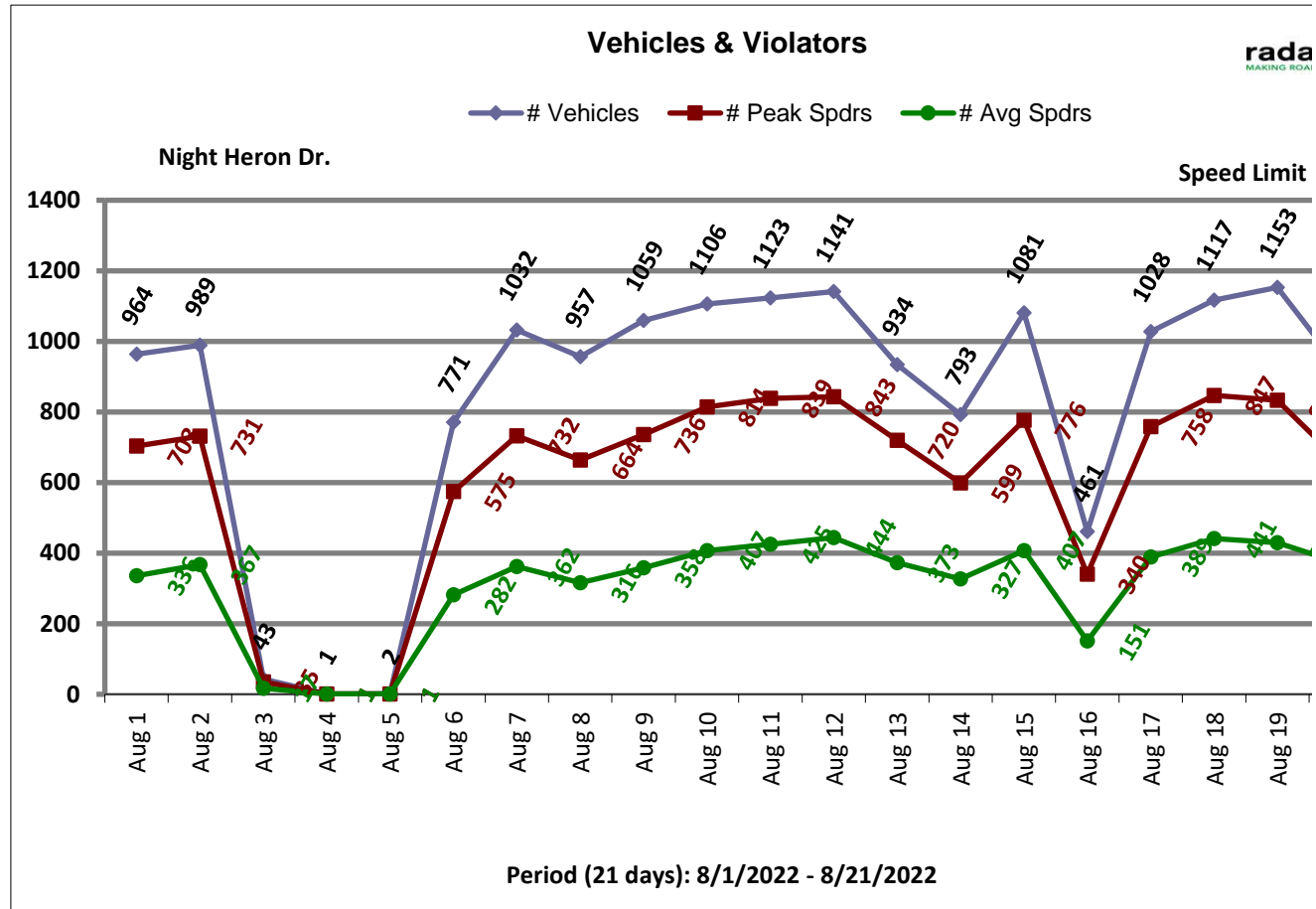
- New equipment for the fitness center to replace the old equipment that breaks down frequently.

Employee Schedule (September):

- See Report Under Separate Cover

Radar Speed Sign Data:

- See Report Under Separate Cover



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Aug 1

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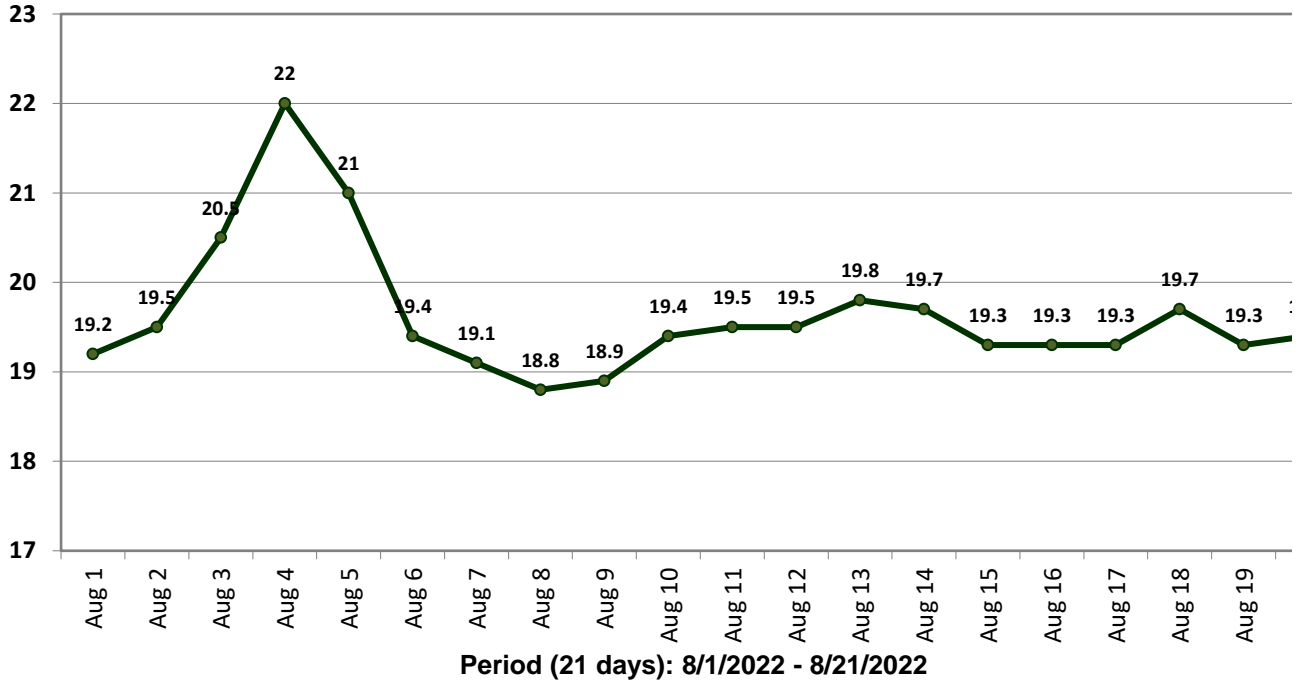
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Daily Average Speeds



Night Heron Dr.

Speed Limit = 2

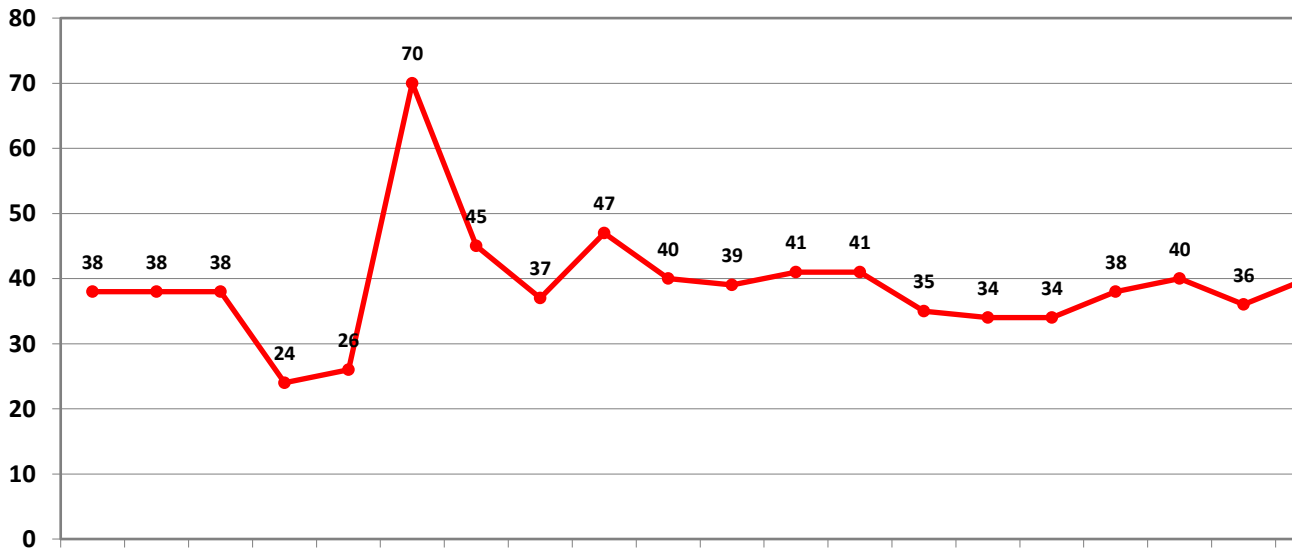


Daily Peak Speeds



Night Heron Dr.

Speed Limit



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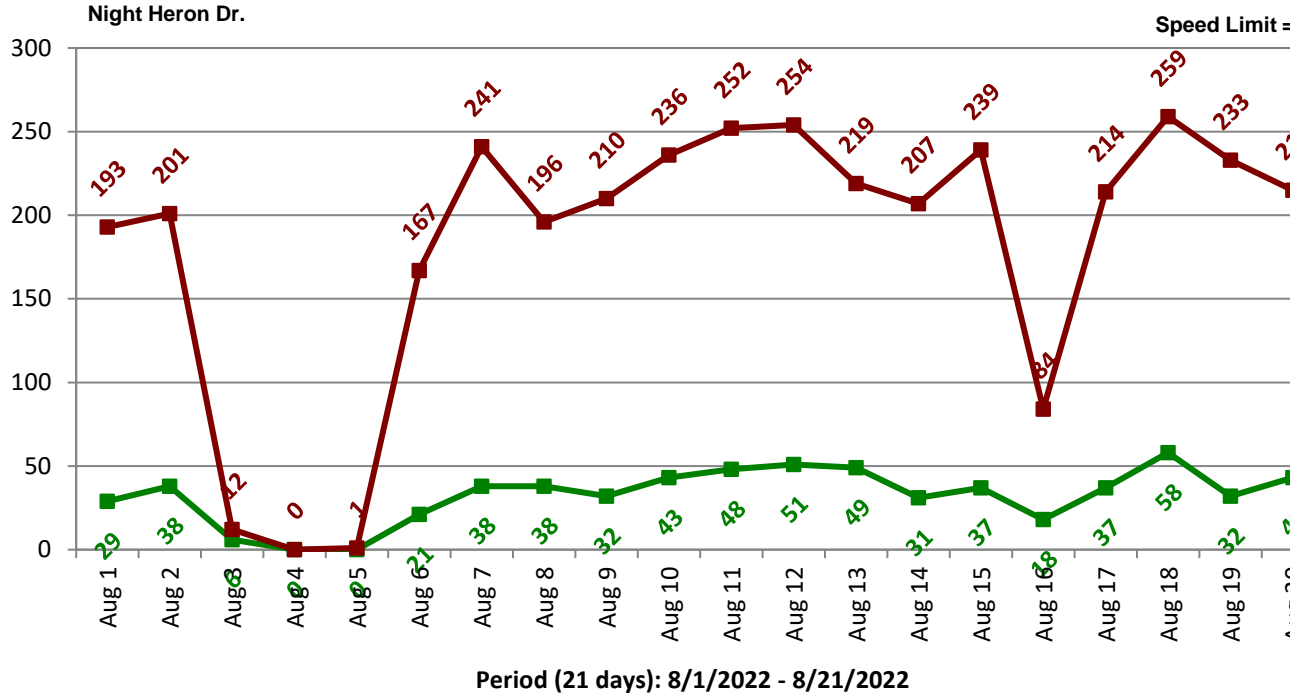
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Violator Trends: > 5 MPH (Avg. & Peak Spds)



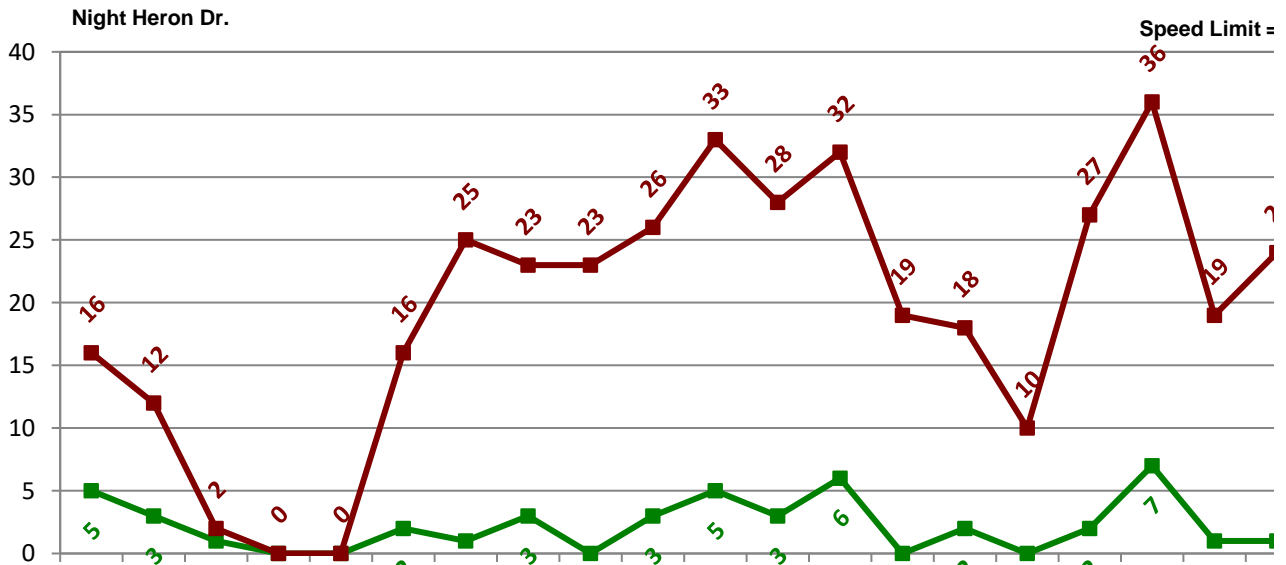
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Violator Trends: > 10 MPH (Avg. & Peak Spds)



■ Violators > 10 MPH Avg
 ■ Violators > 10 MPH Peak



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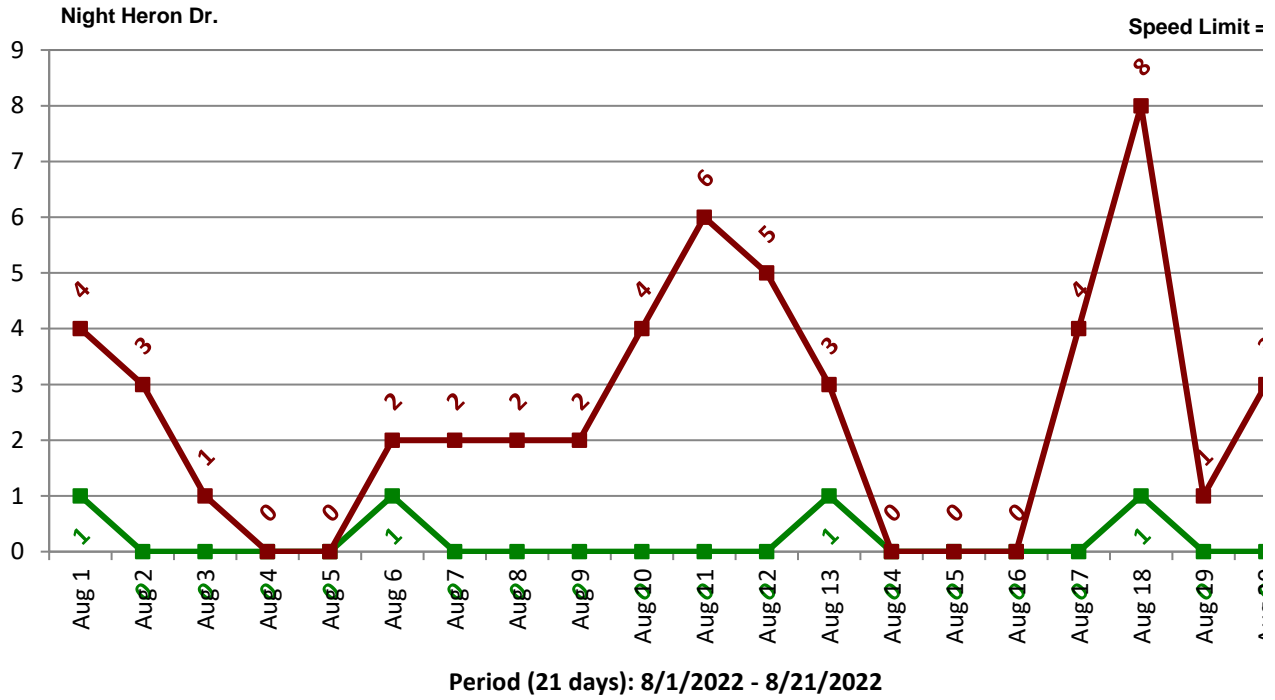
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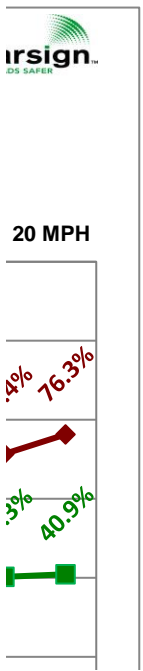
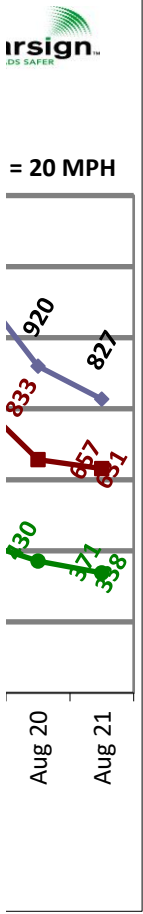
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Violator Trends: > 15 MPH (Avg. & Peak Spds)



■ Violators > 15 MPH Avg
 ■ Violators > 15 MPH Peak



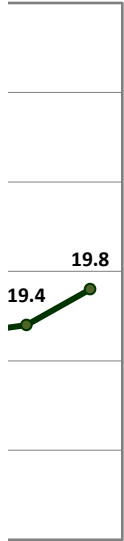


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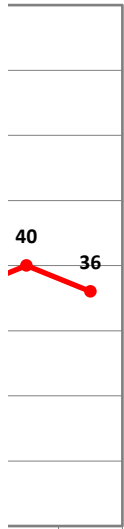


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= 20 MPH



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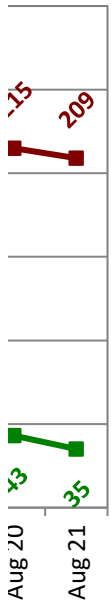
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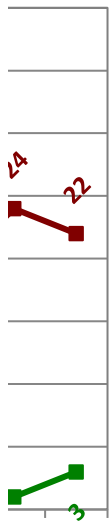
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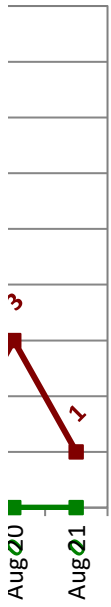
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Master Data Report



Select Sign #

303004

Change Street Name

Night Heron Dr.

Set Speed Limit/ Bins

20 MPH

Bin Type: **NB**

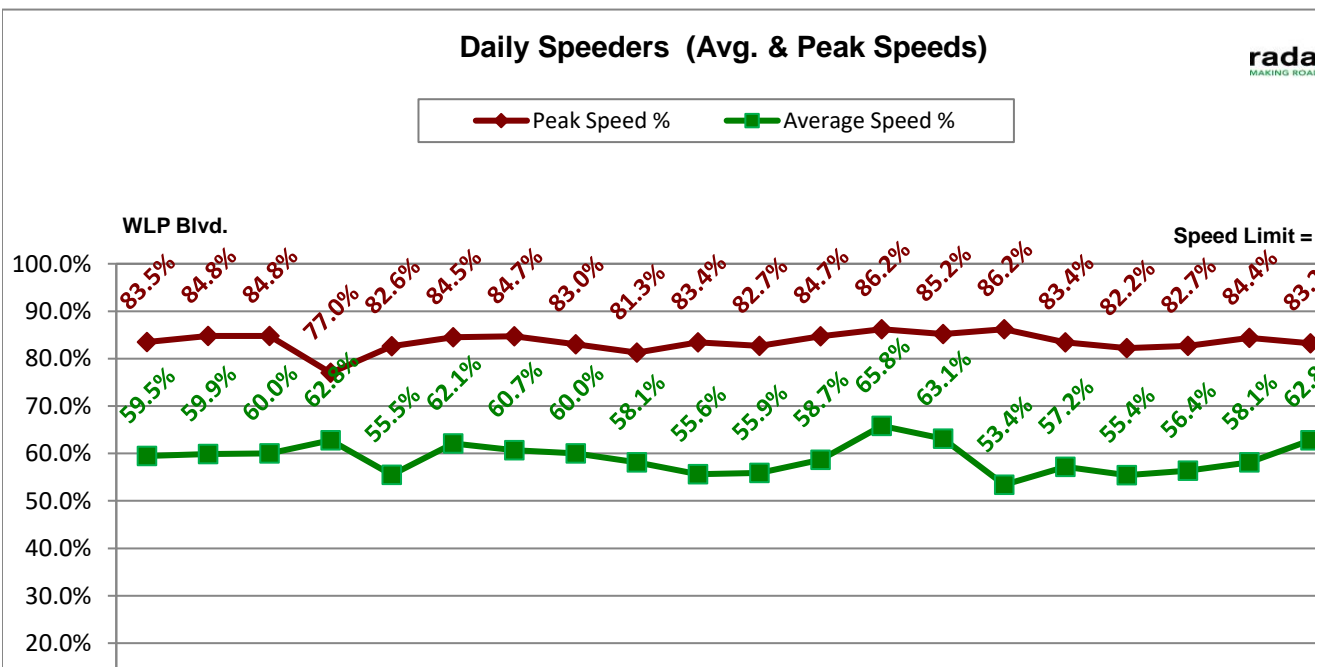
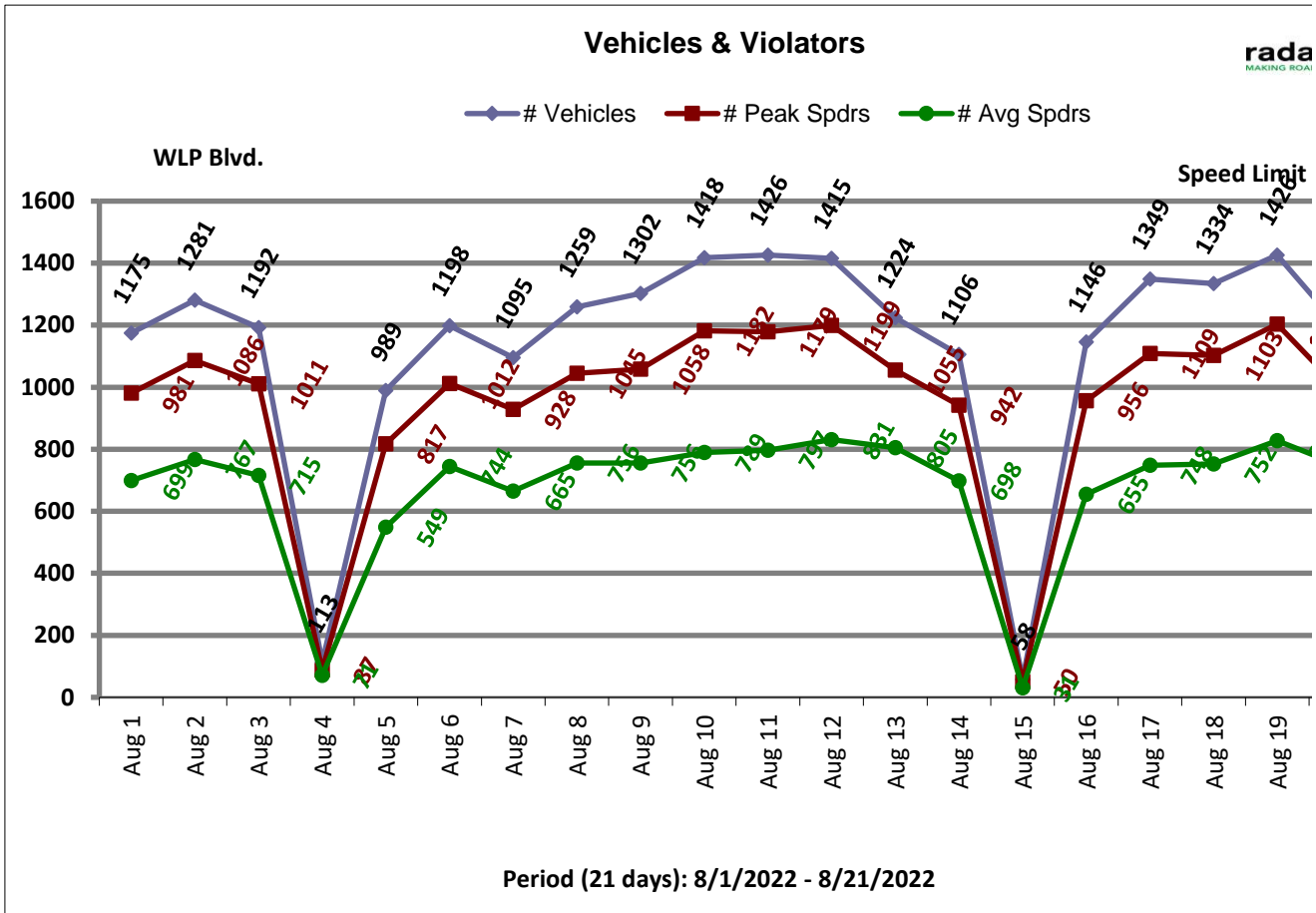
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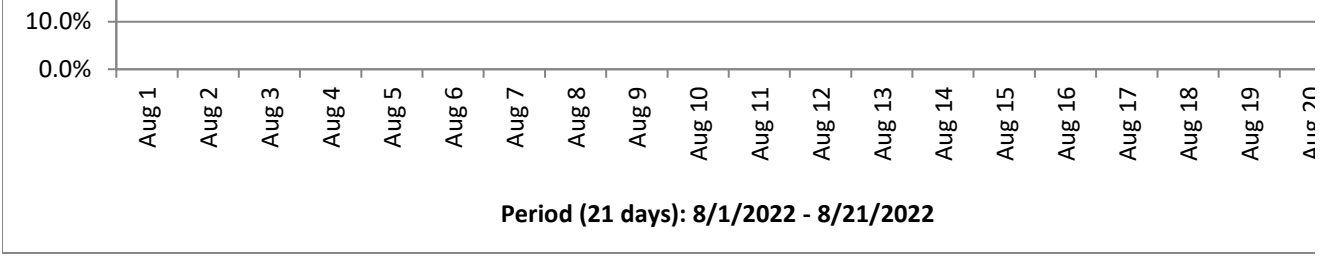
Serial # **303004**

Street: **Night Heron Dr.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Aug 1	964	336	35%	29	5	1	3:30p	193	16	4	26	19.2
Aug 2	989	367	37%	38	3	0	12:00a	201	12	3	26	19.5
Aug 3	43	17	40%	6	1	0	2:30p	12	2	1	28	20.5
Aug 4	1	1	100%	0	0	0	5:30p	0	0	0	24	22
Aug 5	2	1	50%	0	0	0	8:30p	1	0	0	26	21
Aug 6	771	282	37%	21	2	1	11:30p	167	16	2	26	19.4
Aug 7	1032	362	35%	38	1	0	11:30p	241	25	2	27	19.1
Aug 8	957	316	33%	38	3	0	4:00p	196	23	2	26	18.8
Aug 9	1059	358	34%	32	0	0	2:30p	210	23	2	26	18.9
Aug 10	1106	407	37%	43	3	0	3:30p	236	26	4	26	19.4
Aug 11	1123	425	38%	48	5	0	2:00p	252	33	6	27	19.5
Aug 12	1141	444	39%	51	3	0	5:00p	254	28	5	27	19.5
Aug 13	934	373	40%	49	6	1	5:30p	219	32	3	27	19.8
Aug 14	793	327	41%	31	0	0	11:00p	207	19	0	27	19.7
Aug 15	1081	407	38%	37	2	0	5:30p	239	18	0	27	19.3
Aug 16	461	151	33%	18	0	0	5:00p	84	10	0	26	19.3
Aug 17	1028	389	38%	37	2	0	11:30p	214	27	4	26	19.3
Aug 18	1117	441	40%	58	7	1	3:30p	259	36	8	27	19.7
Aug 19	1153	430	37%	32	1	0	3:30p	233	19	1	26	19.3
Aug 20	920	371	40%	43	1	0	3:30p	215	24	3	27	19.4
Aug 21	827	338	41%	35	3	0	4:00p	209	22	1	27	19.8
Aug 22	1044	396	38%	40	1	0	2:00p	225	18	2	26	19.4
Aug 23	1076	373	35%	30	2	0	3:00p	208	20	1	26	19.3
Aug 24	1117	394	35%	33	0	0	2:00p	204	11	0	26	19.1



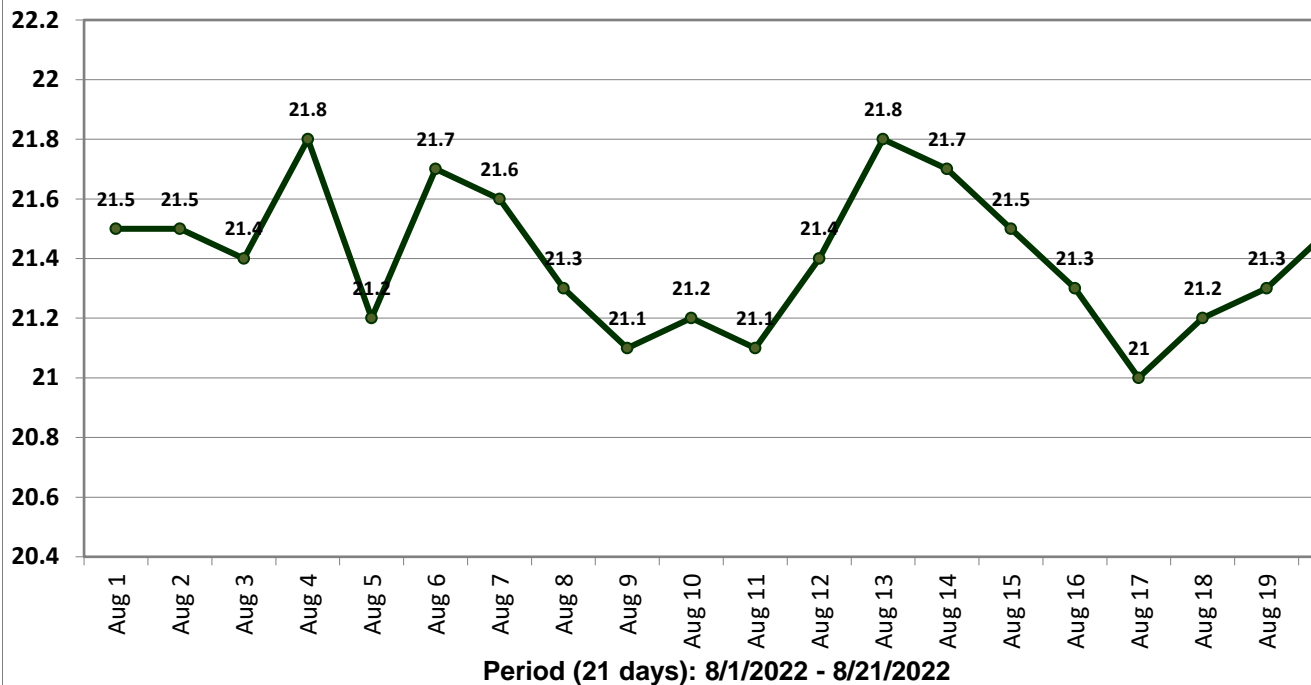


Daily Average Speeds



WLP Blvd.

Speed Limit = 2

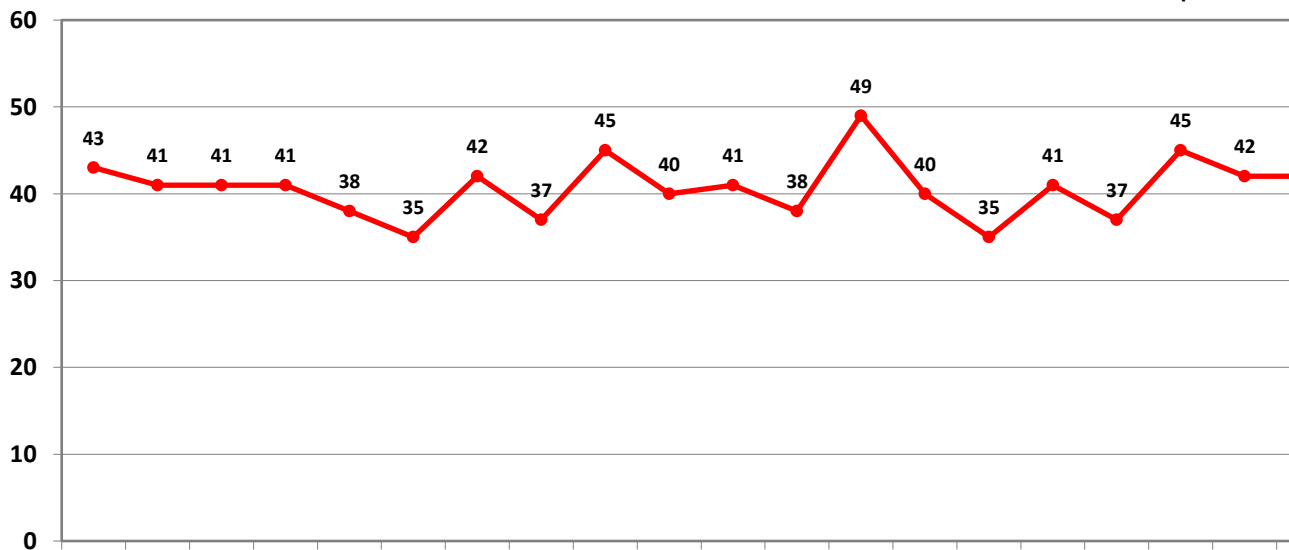


Daily Peak Speeds



WLP Blvd.

Speed Limit



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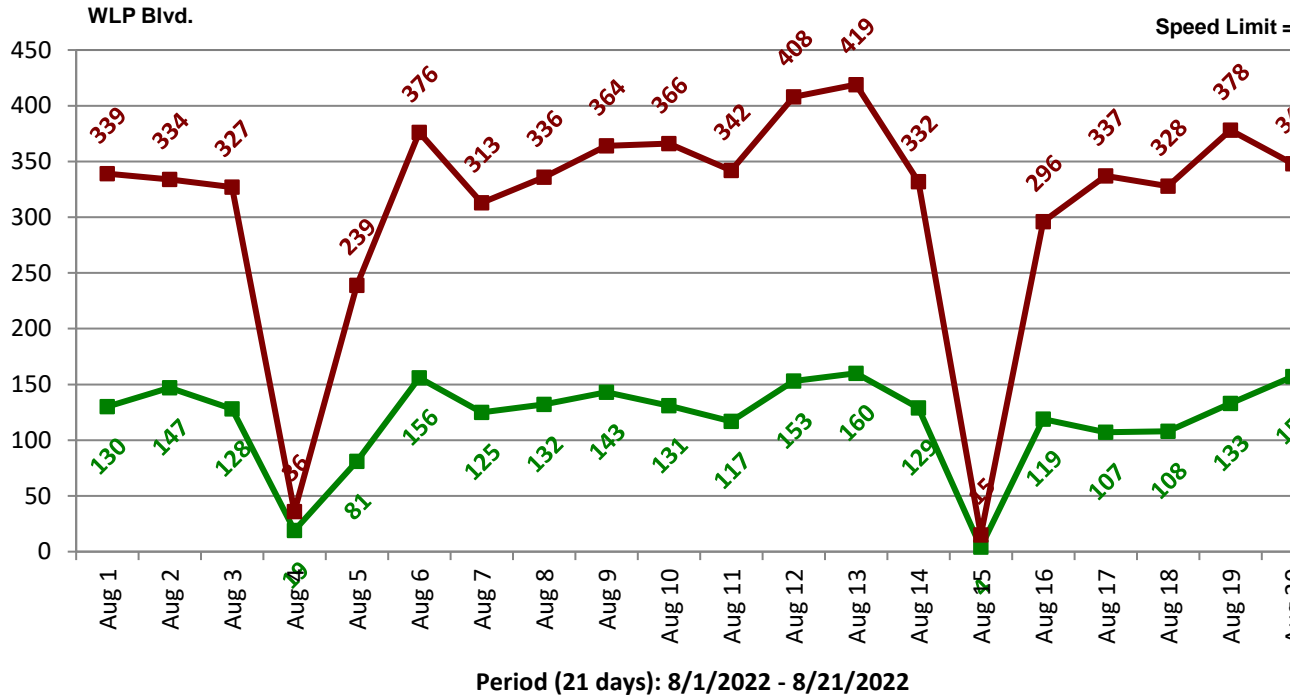
Aug 19

Period (21 days): 8/1/2022 - 8/21/2022

Violator Trends: > 5 MPH (Avg. & Peak Spds)



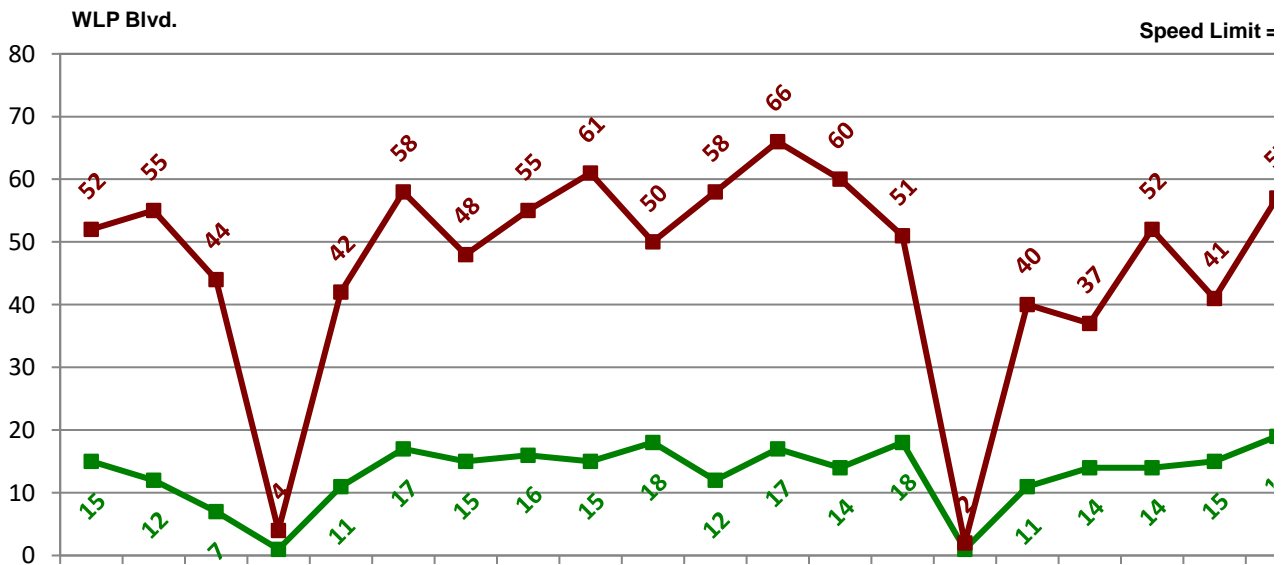
■ Violators > 5 MPH Avg
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Violator Trends: > 10 MPH (Avg. & Peak Spds)



■ Violators > 10 MPH Avg
 ■ Violators > 10 MPH Peak



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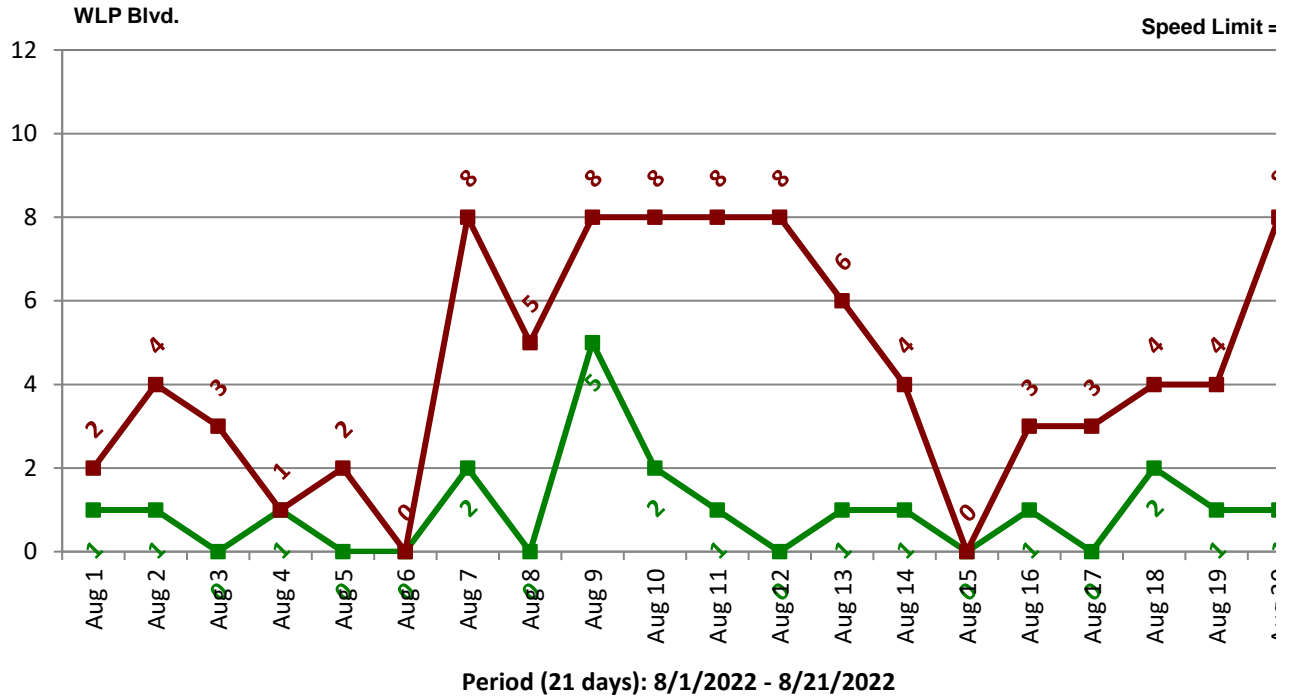
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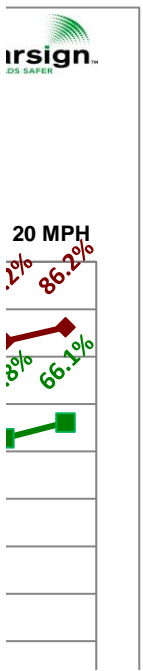
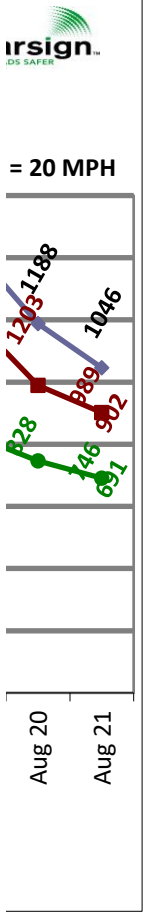
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Violator Trends: > 15 MPH (Avg. & Peak Spds)



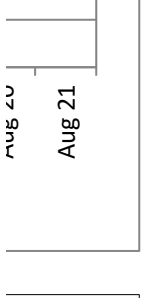
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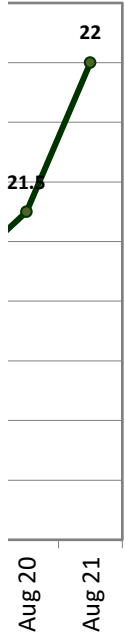
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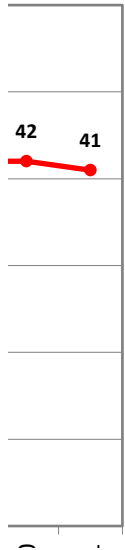




20 MPH



= 20 MPH

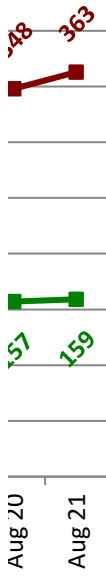


Aug 20

Aug 21



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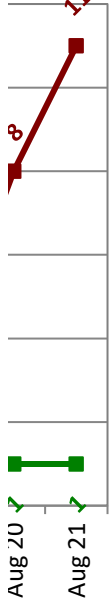
= 20 MPH



Aug 20

Aug 21

= 20 MPH



Master Data Report



Select Sign #

302013

Change Street Name

WLP Blvd.

Set Speed Limit/ Bins

20 MPH

Bin Type: **NB**

SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **302013**

Street: **WLP Blvd.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Aug 1	1175	699	60%	130	15	1	6:00p	339	52	2	27	21.5
Aug 2	1281	767	60%	147	12	1	12:30a	334	55	4	27	21.5
Aug 3	1192	715	60%	128	7	0	6:00p	327	44	3	27	21.4
Aug 4	113	71	63%	19	1	1	2:00p	36	4	1	28	21.8
Aug 5	989	549	56%	81	11	0	9:00p	239	42	2	27	21.2
Aug 6	1198	744	62%	156	17	0	5:00p	376	58	0	28	21.7
Aug 7	1095	665	61%	125	15	2	5:00p	313	48	8	27	21.6
Aug 8	1259	756	60%	132	16	0	5:30p	336	55	5	27	21.3
Aug 9	1302	756	58%	143	15	5	2:00p	364	61	8	27	21.1
Aug 10	1418	789	56%	131	18	2	6:00p	366	50	8	27	21.2
Aug 11	1426	797	56%	117	12	1	3:00p	342	58	8	27	21.1
Aug 12	1415	831	59%	153	17	0	4:00p	408	66	8	27	21.4
Aug 13	1224	805	66%	160	14	1	6:00p	419	60	6	28	21.8
Aug 14	1106	698	63%	129	18	1	3:00p	332	51	4	28	21.7
Aug 15	58	31	53%	4	1	0	4:00p	15	2	0	26	21.5
Aug 16	1146	655	57%	119	11	1	11:30p	296	40	3	27	21.3
Aug 17	1349	748	55%	107	14	0	11:30p	337	37	3	27	21
Aug 18	1334	752	56%	108	14	2	2:00p	328	52	4	27	21.2
Aug 19	1426	828	58%	133	15	1	2:00p	378	41	4	27	21.3
Aug 20	1188	746	63%	157	19	1	4:30p	348	57	8	28	21.5
Aug 21	1046	691	66%	159	18	1	11:00p	363	70	11	28	22

Wilderness Lakes Preserve

Sep 3, 2022 - Sep 9, 2022 at Default

STAFF	SAT 3	SUN 4	MON 5	TUE 6	WED 7	THU 8	FRI 9
Dennis Kilcoyne				7a - 3p Maintenance Supervisor	7a - 3p Maintenance Supervisor	7a - 3p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator			8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator
Gabe Texidor	12p - 10p Lodge Representative	12p - 9p Lodge Representative	11:30a - 6p Lodge Representative	11:30a - 9p Lodge Representative			10:30a - 7p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	11:30a - 8p Lodge Representative		3p - 9p Lodge Representative	8:30a - 4p Lodge Representative	2p - 9p Lodge Representative
Sean Craft	8:30a - 4:30p Manager				8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	1p - 10p Lodge Representative				1p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Terri Oakley				12:30p - 9p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager	8:30a - 5p Assistant Manager
Trevor Elliott				7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Sep 10, 2022 - Sep 16, 2022 at Default

STAFF	SAT 10	SUN 11	MON 12	TUE 13	WED 14	THU 15	FRI 16
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor	12p - 10p Lodge Representative	12p - 9p Lodge Representative	8:30a - 5p Lodge Representative	1:30p - 9p Lodge Representative			10:30a - 7p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft	8:30a - 4:30p Manager			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo		12p - 9p Lodge Representative	12:30p - 9p Lodge Representative		12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Terri Oakley	1:30p - 10p Assistant Manager			12:30p - 9p Assistant Manager	10:30a - 7p Assistant Manager	8:30a - 5p Assistant Manager	10:30a - 7p Assistant Manager
Trevor Elliott			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Sep 17, 2022 - Sep 23, 2022 at Default

STAFF	SAT 17	SUN 18	MON 19	TUE 20	WED 21	THU 22	FRI 23
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor	12p - 10p Lodge Representative	12p - 9p Lodge Representative	8:30a - 5p Lodge Representative	1:30p - 9p Lodge Representative			10:30a - 7p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft	8:30a - 4:30p Manager			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	
Shawn Piccolo		12p - 9p Lodge Representative	12:30p - 9p Lodge Representative		12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Terri Oakley	1:30p - 10p Assistant Manager			12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager	8:30a - 5p Assistant Manager	8:30a - 5p Assistant Manager
Trevor Elliott			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Sep 24, 2022 - Sep 30, 2022 at Default

STAFF	SAT 24	SUN 25	MON 26	TUE 27	WED 28	THU 29	FRI 30
Dennis Kilcoyne			6:30a - 2p Maintenance Supervisor	6:30a - 2p Maintenance Supervisor	6:30a - 2p Maintenance Supervisor	6:30a - 2p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor	1p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	1:30p - 9p Lodge Representative			10:30a - 7p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	1p - 10p Lodge Representative	12p - 9p Lodge Representative			12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	1p - 9p Lodge Representative
Terri Oakley	9:30a - 6p Assistant Manager			12:30p - 9p Assistant Manager	10:30a - 7p Assistant Manager	8:30a - 5p Assistant Manager	
Trevor Elliott			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details



Project Tracker – August 2022

Wilderness Lake Preserve
21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
8/15/22	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Areas 7 and 9 still need to be completed. Initial thought was that we had enough bricks to do the entire job, but we in fact had only half of what was needed. Estimated lead time for additional brick is 6-8 weeks.	10/22
8/15/22	Ranger Station Repairs	Replace damaged support beam with new beam	Board approved vendor at August CDD meeting.	Beam has been ordered. Estimated lead time for delivery is 12 weeks.	12/22
8/15/22	Additional Radar Speed Sign	Add new sign at a location TBD.	Board approved purchase ahead of August CDD meeting.	Sign received 8/22. Awaiting direction as to where exactly it will be installed on the property.	9/22
8/15/22	Movie Projector	Replace burned out motherboard in unit.	Item sent out for repairs.		Estimated lead time for return delivery 8/31

8/17/22	Repairs at dock	Dock has a long piece of wood coming separated.	Removed. Another issue exists however where the dock is sagging in the middle. Not deemed to be an immediate safety hazard by our Maintenance Supervisor at this time.	Will continue to monitor for the time being.	Ongoing
8/17/22	Soccer Goals for Playground	Install a pair of new soccer goals at playground #4. Also order wheel kit to move them as needed.	Ordered items. Lead time for delivery is October 15 th .		October 15th
8/17/22	Malfunctioning Alarm System	Alarms throughout the amenities areas go off every few hours for no reason (related to lightning strike).	Scheduled DCSI to perform repairs. Learned on the day of that the fire alarm and burglary alarm systems are tied together and DCSI is not licensed to work on fire alarm panels. Reached back out to A Total Solution for resolution.	Awaiting parts.	Ongoing
8/22/22	Paint Slats in Fencing as needed throughout the property	Areas of new fencing located throughout several areas of the property are in need of being primed and painted.	Discussed with Dennis and he was already aware of the issue. Awaiting the end of the rainy season.		To be completed at end of rainy season.
8/22/22	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.		Ongoing
8/25/22	Dead Palm Tree Removal	Remove dead Palm tree at the corner of Wilderness Lakes Blvd and Draycott Way.	Proposal executed 8/24		TBD
8/25/22	Dead Pine Tree Removal	Remove dead Pine Tree directly across from the Lodge.	Proposal executed 8/24		TBD
8/26/22	Rowing and Elliptical Machine for Fitness center	To remove three (3) items in the fitness center which are not used with any regularity by our residents and install a rowing machine and a new elliptical machine.	Met with Fit Rev and am awaiting proposal.	Received proposal and submitted to District Management for review.	TBD

Potential Future Projects

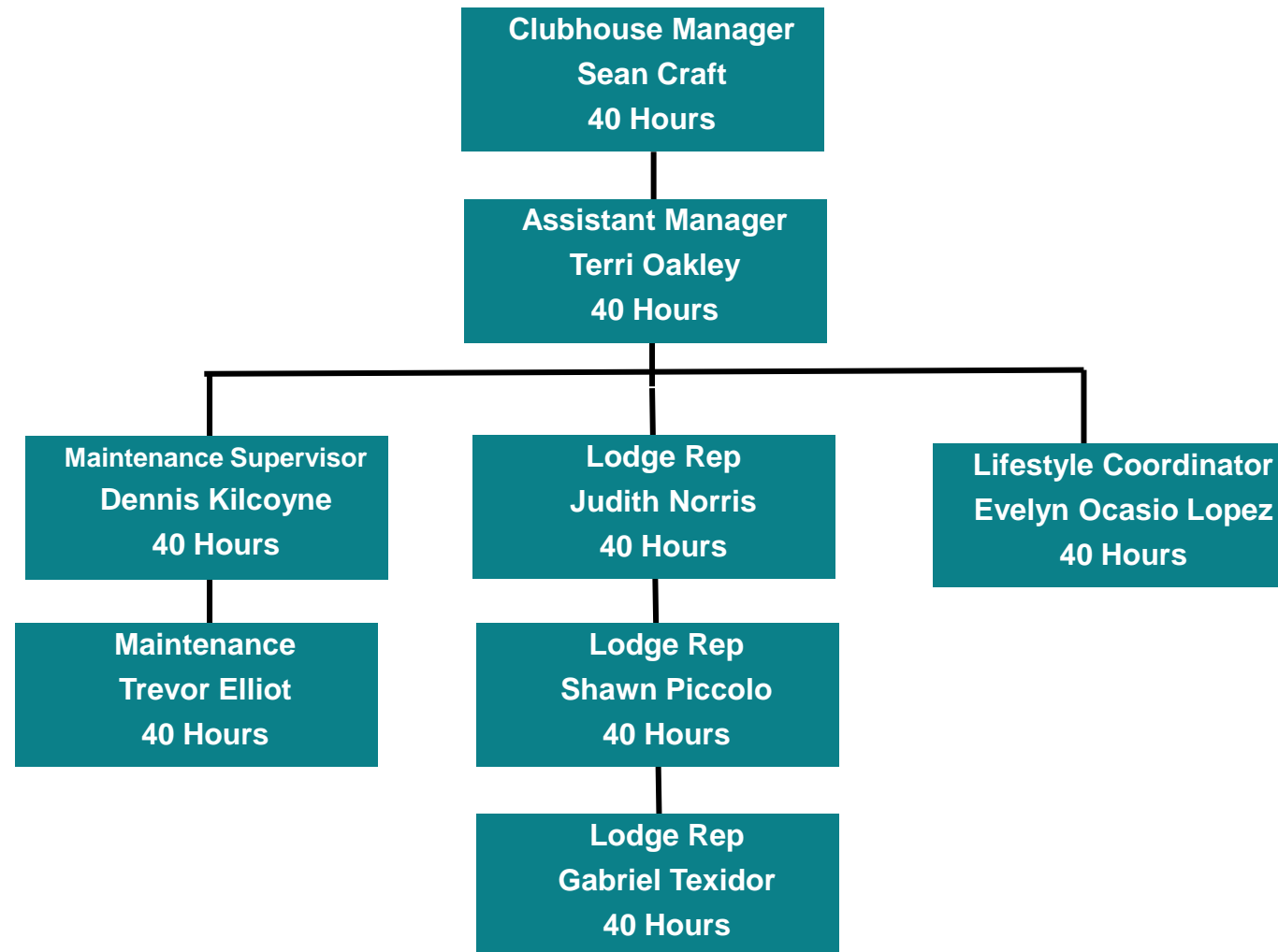
Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/22	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Sitemasters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first.	TBD
8/15/22	Install new gutters and repair existing	Install new gutters around the Lodge where needed and repair existing gutters which are deteriorating.	Obtained proposal from MD Gutters.	Met with Suncoast Seamless Gutters and Rain Control Gutters who both passed on the job, saying that they do not deal in 7" gutters and there are not many dealers in the area who do. Meeting with Taylor Gardner Gutters on 9/1.	September CDD meeting agenda item.
8/15/22	AC for Nail Salon	Install proper ventilation for Nail Tech salon.	Obtained proposal from Cool Coast AC.	Sent to District Management for review.	September CDD meeting agenda item.
8/26/22	Gym Equipment refresh	Phase out older gym equipment in stages and phase in newer equipment which would allow for multiple exercises to be performed on one machine, opening the space up considerably and allow us to be in full ADA compliance.	Met with Fit Rev to discuss options and am awaiting proposal.		TBD
8/26/22	Tennis Court Lights	Install photo cell which would allow the tennis court lights to come on at dusk and turn off automatically at 10pm nightly.	Met with Stellar Electric to walk the job site.	Electrician explained that goal can be accomplished without the use of a photocell and all that needs to happen is for a properly functioning timer switch to be installed as well as some rewiring. Proposal pending.	TBD

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
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8/15/22	Mag Lock and Alarm Repairs	Repair all impacted magnetic locks and access card panel from lightning strike.	Vendor continues to work on this without a specific end date.	Called in a new vendor to address the same issues on 8/17.	8/17/22
8/17/22	Enclosure for Fiona	Obtain new enclosure for the Bearded Dragon	Delivered 8/19 and installed on 8/22.		8/22/22

The Preserve at
WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT



Tab 5

Select Unit



This action requires the customer to be in the store.

RENTAL

CUSTOMER NAME

194 10 x 18 NON

WILDERNESS LAKE PRESERVE

Standard Rate

5 x 5

1 available

▼ CDN Climate Controlled Main Floor
1 available

~~\$276.00~~

5 x 10

4 available

292 Unit 292

\$276.00 (+33.00)

10 x 15

1 available

10 x 18

5 available



DATE

8/09/22

QUOTE - 813-996-3942

8X16 LOFTED BARN URETHANE SIDING \$5,045 PLUS TAX AND ANCHORS , ANCHORS ARE AN ADDITIONAL \$400.

10X16 LOFTED BARN STEEL FRAME \$6,205 PLUS TAX



GOLF CARS OF TAMPA BAY, INC.
 4134 Land O Lakes Blvd.
 LAND O LAKES, FL 34639
 Phone (813) 996-6500
 Fax (813) 996-6506

CUSTOMER'S ORDER NO.		PHONE	DATE	
NAME <i>Wilderness Lake Preserve</i>				
ADDRESS <i>Wilderness Lake Preserve</i>				
CITY		STATE	ZIP	
DELIVERY DATE			SERIAL #	
QTY.	DESCRIPTION	PRICE	AMOUNT	
<i>1</i>	<i>178/16 Shed Delivered</i>		<i>450</i>	<i>00</i>
	EPA BATTERIES	\$ 1.50		
	EPA TIRES	\$1.00		
		SUB TOTAL		
		TAX		
		TOTAL		
		DEPOSIT		
RECEIVED BY		BALANCE DUE		

*PKR
OK*

82417

All claims and returned goods
 MUST be accompanied by this bill.

Thank You

Tab 6

Proposal

MD SEAMLESS GUTTERS

11406 US hwy 41
Spring Hill, FL 34610

Gutter Division: (813) 996-7151
Pest Division: (352) 848-1005
Email md_seamless@yahoo.com



M.D. SEAMLESS GUTTERS

M.D. Termite & Pest Control Services

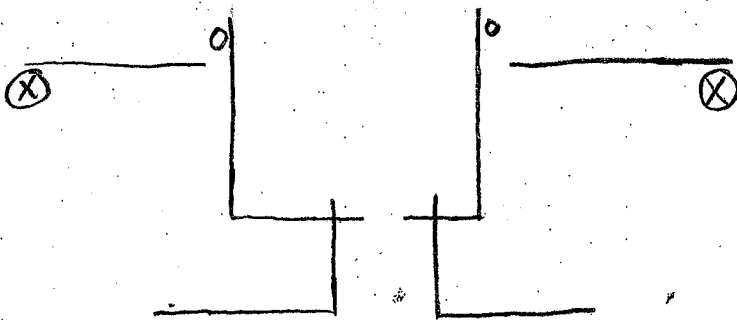
Licensed & Insured

Website: tampamdseamlessgutters.com

PROPOSAL SUBMITTED TO <i>Sean / Wilderness Lakes</i>	PHONE <i>813-995-2437</i>	DATE <i>8/3/22</i>
STREET <i>21320 wilderness Lake Blvd</i>	1-STORY <input checked="" type="checkbox"/> 2-STORY _____ 3-STORY _____	FLAT FASCIA _____ 1 BY _____ INVERTED <input checked="" type="checkbox"/>
CITY, STATE AND ZIP CODE <i>Land O Lakes 34637</i>	TEAR DOWN Y _____ N <input checked="" type="checkbox"/>	APPROX. LIN FT. _____ HAUL AWAY Y _____ N <input checked="" type="checkbox"/>
ARCHITECT <i>MD</i>	COLORS <i>Musket</i> GUTTERS <i>Brown</i> DS <i>Brown</i>	LEAF GUARD Y <input checked="" type="checkbox"/> N _____
SOFFIT & FASCIA _____		

We hereby submit specifications and estimates for:

** Front of Clubhouse **



*7" Seamless Gutters with
4x5 Downspouts
Custom made wood wedges
primed and painted
Total Estimate
Including 7" Leaf Guard
\$3250*

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

dollars (\$ 3250)

Full Payment Due Upon Completion.

3% Finance Charge with the use of Credit Cards

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra coast will be executed only upon written orders, and will become an extra charge over and beyond the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Arbitration: In the event of a dispute between The Company and / or its employees and Customer arising out of or relating to this Agreement, or to the identified property in any way, whether by virtue of contract, tort, or otherwise, including but not limited to the interpretation of the terms and conditions of this Agreement, the making of the Agreement, or breach of any provision of this Agreement, the parties hereby expressly agree to submit their dispute to arbitration. The customer agrees to pay for arbitration and if bill is not paid within 30 days of completion the Company can retain its materials attached or not attached to the building or buildings.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal

MD SEAMLESS GUTTERS
11406 US hwy 41
Spring Hill, FL 34610

Gutter Division: (813) 996-7151
Pest Division: (352) 848-1005
Email md_seamless@yahoo.com



M.D. SEAMLESS GUTTERS

M.D. Termite & Pest Control Services

Licensed & Insured

Website: tampamdseamlessgutters.com

PROPOSAL SUBMITTED TO <u>Sean / Wilderness Lakes</u>	PHONE <u>813-995-2437</u>	DATE <u>8/3/22</u>
STREET <u>21320 Wilderness Lakes Blvd</u>	1-STORY <input checked="" type="checkbox"/> 2-STORY _____ 3-STORY _____	FLAT FASCIA _____ 1 BY _____ INVERTED <input checked="" type="checkbox"/>
CITY, STATE AND ZIP CODE <u>Land O Lakes 34637</u>	TEAR DOWN APPROX. LIN FT. _____ Y _____ N <input checked="" type="checkbox"/>	HAUL AWAY APPROX. _____ Y _____ N <input checked="" type="checkbox"/>
ARCHITECT <u>MD</u>	COLORS <u>Musket</u> GUTTERS <u>Brown</u> DS <u>Brown</u> SOFFIT & FASCIA _____	LEAF GUARD Y <input checked="" type="checkbox"/> N _____

We hereby submit specifications and estimates for:

7" Seamless Gutters with
3x4 Downspout



Custom made wood wedges
primed and painted

Total Estimate Including
7" Leaf Guard

\$300

* Gym Room *

~~We~~ propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

dollars (\$ 300)

Full Payment Due Upon Completion.

3% Finance Charge with the use of Credit Cards

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and beyond the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Arbitration: In the event of a dispute between The Company and / or its employees and Customer arising out of or relating to this Agreement, or to the identified property in any way, whether by virtue of contract, tort, or otherwise, including but not limited to the interpretation of the terms and conditions of this Agreement, the making of the Agreement, or breach of any provision of this Agreement, the parties hereby expressly agree to submit their dispute to arbitration. The customer agrees to pay for arbitration and if bill is not paid within 30 days of completion the Company can retain its materials attached or not attached to the building or buildings.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

Tab 7

Cool Coast Heating & Cooling, Inc.
 7050 15th St. E, #30
 Sarasota, FL 34243
 emily@coolcoast.net

Estimate



ADDRESS
 The Preserve at Wilderness Lake
 CDD
 21320 Wilderness Lake Blvd
 Land O' Lakes, FL 34637

SHIP TO
 The Preserve at Wilderness Lake CDD
 21320 Wilderness Lake Blvd
 Land O' Lakes, FL 34637

ESTIMATE #	DATE
1112	08/23/2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/23/2022	Level 6 Replace plenum (close to nail salon) *2 techs due to access	1	739.00	739.00
08/23/2022	Duct Work Replace (2) 7" drops to include 7"run, boots, and grills. *2 techs approx	2	800.00	1,600.00
08/23/2022	Level 1 Limited Access	1	99.00	99.00
08/23/2022	Fuel Surcharge	1	10.00	10.00

TOTAL **\$2,448.00**

Accepted By

Accepted Date

Tab 8

EXHIBIT "A"

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544

NATURAL AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments including Pasco County and the State of Florida as it regards natural upland and wetland conservation and preservation areas. Natural Areas throughout the District can be categorized into three different subsets:

Category I: District-Owned Conservation Areas

Displayed within Exhibit "A", these natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other "acts of God" is to remain in its existing configuration within these areas to fulfill its role in nature's process. The District may conduct specific, permitted maintenance activities to remove or eradicate nuisance vegetation. The District may remove vegetation which it determines may pose a danger to persons and/or private property.

Category II: District-Owned Conservation Buffer Areas

Displayed within Exhibit A, these areas buffer private and District-Owned property and are or may be maintained on a routine schedule as set by the Board of Supervisors and regulated by Federal and State law in order to prevent the invasion of nuisance vegetation and encroachment of the same onto Private and District-Owned property.

Category III: Privately-Owned Wetland Buffer Areas

In many instances, a portion of a resident's property may contain a wetland buffer and wetland setback line that, while within the resident's ownership boundary, is governed and regulated by the Southwest Florida Water Management District (SWFWMD) or the Army Corps of Engineers (ACOE). An example of these types of wetland buffers is included within Exhibit B. The District does not maintain these areas for the private property owner(s) nor can it be held liable for their maintenance or lack thereof, but may if mutually agreed upon provide supervision, guidance or fees for services for the removal of invasive species or allowed maintenance.

Category I and II Conservation Area Tree Removal Policy

Trees and/or tree limbs within Category I Conservation Areas and Category II Conservation Buffer Areas that appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the District. Any abutting property owner who observes a tree in

this condition should contact the District Manager at (813) 994-1001 or the Lodge at (813) 995-2437. Once it is determined that the work is permitted by the appropriate governing entity and necessary to prevent property damage or loss, the District Manager may direct the work to be completed. In the event that a tree and/or tree limb that is rooted on District-Owned property does fall on private property, the District may remove the downed plant material creating the encroachment upon receipt of the appropriate releases to the District from the property owner. This statement does not supersede or void the "District Wetlands Agreement" for docks that in many cases transect Category I and Category II District-Owned Property and holds the District harmless from any property damage. The goal is to prohibit or minimize disturbance to these areas. Tree and/or tree limb removal may only be conducted to prevent a tree that is rooted on District-Owned property from damaging private property.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or "limb" the tree, as necessary to their individual property line. (The District may remove the tree which it determines may pose a danger to private property or person). The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Pasco County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind. The above policy statement may be amended as the District Board of Supervisors deems necessary.

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
- S# Sump Area

Wood Line Trimming Areas

- Maintenance Area No. 1 (±1,030 ft)
- Maintenance Area No. 2 (±1,472 ft)
- Maintenance Area No. 3 (±1,422 ft)
- Maintenance Area No. 4 (±756 ft)
- Maintenance Area No. 5 (±822 ft)
- Maintenance Area No. 6 (±1,097 ft)
- Maintenance Area No. 7 (±1,240 ft)
- Maintenance Area No. 8 (±712 ft)
- Maintenance Area No. 9 (±1,518 ft)
- Maintenance Area No. 10 (±1,719 ft)
- Maintenance Area No. 11 (±1,421 ft)
- Maintenance Area No. 12 (±595 ft)

Total Linear Feet = ±13,804 ft

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.

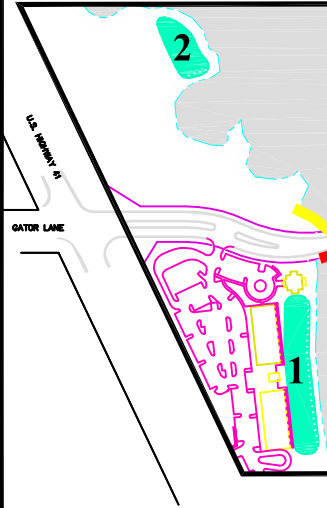
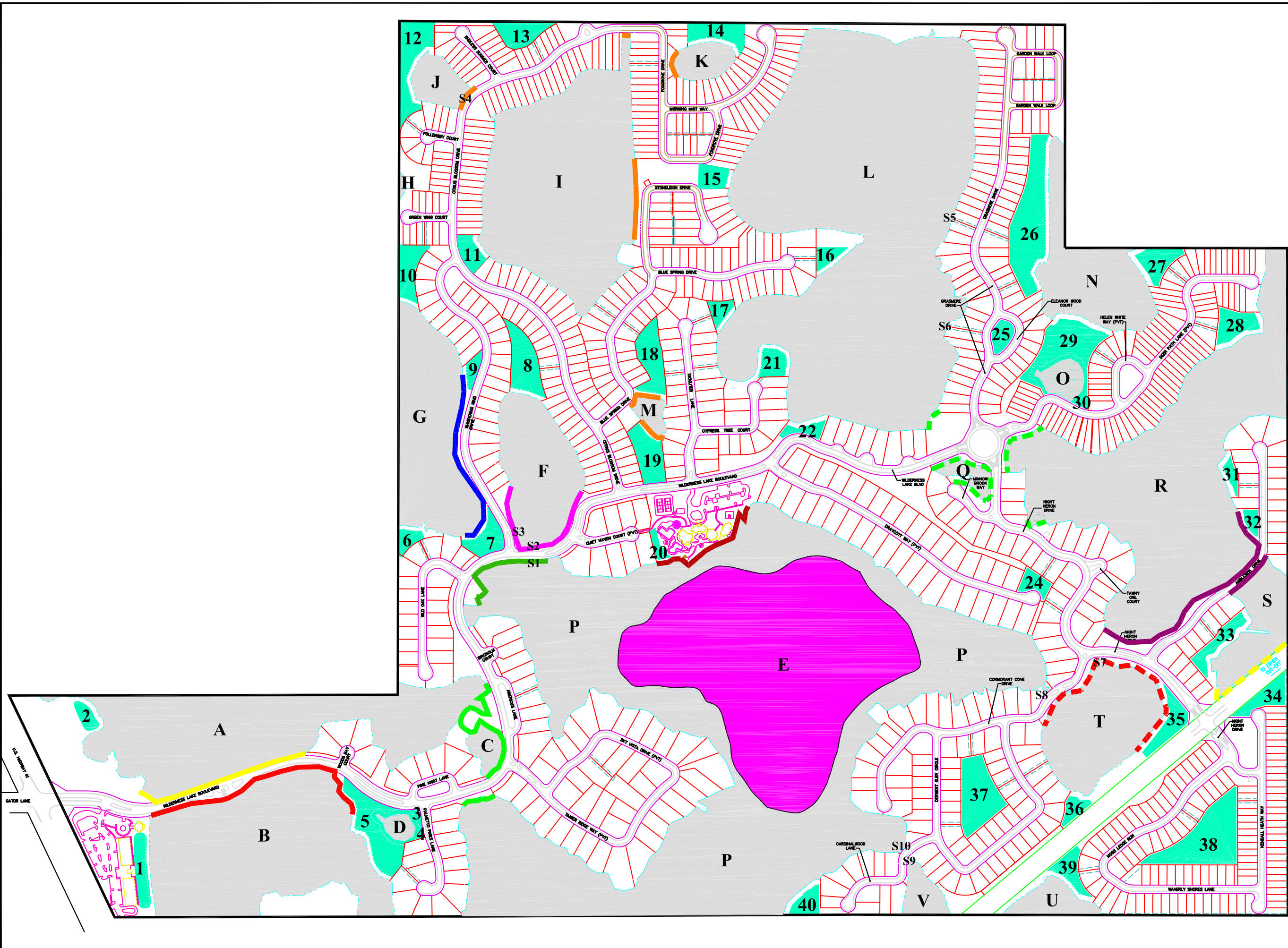
Date: February 25, 2014



Not to Scale



Gaydos Hydro Services
 PO Box 55802
 St. Petersburg, FL 33732-5582
 Phone: 727-667-6786
 dana@gaydoshydroservices.com
 www.gaydoshydroservices.com



**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT
DISTRICT CONSERVATION AREA MAINTENANCE POLICY**

The Preserve at Wilderness Lake Community Development District (the “**District**”) owns or maintains various conservation areas and buffer areas (collectively the “**Conservation Areas**”) within the District as identified on the plats of the District as recorded in the Public Records of Pasco County, Florida (the “**Plats**”). These Conservation Areas provide aesthetic benefits, preserve wildlife habitat, and protect wetland recharge areas for the District. Property owners (or their tenants, guests or invitees) may not use, occupy or otherwise disturb or alter the Conservation Areas without the express written consent of the District.

Pursuant to Article IV, Section 4 of the Declaration of Covenants, Conditions, and Restrictions of Wilderness Lake Preserve (the “**Declaration**”), the Conservations Areas must be monitored, managed, and maintained by the District in accordance with all applicable local, state and federal laws. In addition, Article IV, Section 4 of the Declaration specifically requires that no property owner or any tenant, guest or invitee may use or occupy any part of the Conservation Areas (including buffer areas adjacent to the Conservation Areas) except as expressly permitted or authorized by the District. If these Conservation Areas are not properly monitored, managed and maintained, the District could be subject to severe fines or penalties from regulatory agencies. In order to protect the Conservation Areas and property owners, the District has adopted the following policies for property owners who wish to trim the vegetation or otherwise increase the level of maintenance for the Conservation Areas near their homes:

1. The District conducts routine inspections and maintenance of all Conservation Areas within the District. Property owners may not perform maintenance or disturb any Conservation Areas even if the Conservation Area is located on or adjacent to the property owner’s lot without written permission from the District. If a property owner is not sure if a Conservation Area is located on or adjacent to their lot, the property owner should contact the District Manager at (813) 994-1001.
2. The District Manager may arrange an inspection of that Conservation Area with the District’s environmental consultant and contractor (the “**Contractor**”). At the inspection, the District Manager and the Contractor may review the Plats and determine if any additional maintenance work may be performed on the Conservation Area located on or adjacent to the lot in accordance with applicable law. If the property owner desires to hire their own contractor to perform the work, the property owner should also submit the name of the contractor to the District Manager at the inspection.
3. After the inspection, the District Manager may send the property owner a notice of: (1) the \$25.00 cost for the District’s review (the “**Review Fee**”), (2) a cost estimate for the requested Conservation Area maintenance, including any

consulting or permitting fees (the “**Additional Maintenance Fee**”), (3) a description of the general scope of the proposed Conservation Area maintenance (the “**Work**”), and (4) the District Conservation Area Maintenance Authorization Agreement.

4. Following the District’s receipt of the Additional Maintenance Fee and the Review Fee and the executed Conservation Area Maintenance Agreement, the District shall schedule the Work at a time that is mutually acceptable to the District and the Contractor.
5. If the property owner elects to hire their own contractor to perform the Work, the property owner must return the executed Conservation Area Maintenance Authorization Agreement and a non-refundable check, cashier’s check or money order made payable to District for the amount of the Review Fee. The property owner may not make any changes to the form of the District’s approved Conservation Area Maintenance Authorization Agreement. The property owner must not sign an agreement with a contractor until they have received a copy of the signed and approved Conservation Area Maintenance Authorization Agreement from the District Manager. The property owner shall notify the District when the Work has been completed. If the property owner decides not to have the Work performed, the Review Fee shall be waived.
6. The District, in its sole and absolute discretion, shall determine whether the Work has been satisfactorily completed. The Resident shall not be entitled to a refund of the Additional Maintenance Fee or Review Fee for any reason.

If, a Conservation Area is disturbed, modified or maintained by a property owner, their tenant, guest or invitee (or an unauthorized contractor hired by a property owner or their tenant, guest or invitee) without the express written consent of the District, the Board shall notify the property owner that they are in violation of this policy. The District may notify the property owner in writing when the District Board of Supervisors may review and determine the charges to that property owner for the damage to the Conservation Area. The property owner may then have an opportunity to dispute whether he or she (or their tenant, guest or invitee) caused the damage to the Conservation Area at the noticed Board meeting. If the Board finds that the property owner is in violation of this policy, the Board shall charge the property owner for: (1) any fines levied against the District by a regulatory agency for the damage or disturbance to the Conservation Area, (2) the actual cost to restore the Conservation Area to the same condition that existed prior to the unauthorized activity of the property owner (or their tenant, guest, or invitee), and (3) any legal fees and costs incurred by the District as a result of the disturbance or damage to the Conservation Area (collectively, the “**Charges**”). If the property owner does not reimburse the District the full amount of the Charges within sixty (60) days from the date that the Board levies the charges against the property owner, the District shall bring a civil action against the property owner to collect the full amount of the Charges plus accrued interest on the unpaid Charges pursuant to section 190.036, Florida Statutes. As authorized by section 190.036, Florida Statutes, if the District is required to collect the Charges through a civil action, the District shall

be entitled to recover from the property owner all collection costs incurred by the District, including reasonable attorney's fees and costs and interest on the accrued Charges.

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT
DISTRICT CONSERVATION AREA MAINTENANCE
AUTHORIZATION AGREEMENT

This Preserve at Wilderness Lake Community Development District Conservation Area Maintenance Authorization Agreement (the “**Agreement**”) is entered into as of the ____ day of _____, 20____, between _____ (the “**Resident**”), whose mailing address is _____ and The Preserve at Wilderness Lake Community Development District (the “**District**”) whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Background Information

The District owns or maintains various conservation areas and buffer areas (collectively, the “**Conservation Areas**”) that are located within the District. The Conservation Areas provide valuable aesthetic and environmental benefits, including preservation of wildlife habitat and protection of wetland recharge areas. These Conservation Areas are located on various tracts owned by the District, as well as portions of certain building lots owned by residents.

According to Article IV, Section 4 of the Declaration of Covenants, Conditions, and Restrictions of Wilderness Lake Preserve, the Conservations Areas shall be monitored, managed, and maintained by the District in accordance with all applicable local, state and federal laws. Residents or their tenants, guests, or invitees are not authorized to use or occupy the Conservation Areas without the express, written consent of the District. If these Conservation Areas are not properly monitored, managed, and maintained, the District could be subject to severe fines or penalties. In accordance with the District’s Conservation Area Maintenance Policy, the Resident has requested the District’s permission to hire a contractor to perform additional maintenance in the conservation area located at _____ (the “**Maintenance Area**”).

Operative Provisions

For and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The foregoing statement of Background Information is true and correct and is made a part of this Agreement for all purposes.

2. **Payment of Review Fees.** The Resident shall pay the sum of \$25.00 (the “**Review Fee**”) to the District for its review of the proposed Work (as defined below).

3. **Maintenance of Conservation Areas.** The Resident may hire _____ (the "Contractor") to perform the work generally described on **Exhibit "A"** attached hereto (the "Work") in the Maintenance Area as agreed upon at the inspection meeting between the District Manager and the Resident. The Work must be completed within ninety (90) days of the date of this Agreement.

4. **Inspection of the Work.** The District may inspect the Work after it is completed. If the Maintenance Area incurs any damage as a result of the Work, the Resident shall pay the District for the full amount of money necessary to restore the Maintenance Area to the condition it was prior to the damage to the Maintenance Area.

5. **Release of District.** To the fullest extent permitted by law, the Resident hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered in connection with the Work.

6. **Applicable Laws.** The Resident shall require the Contractor to agree to abide by all applicable laws, rules, and regulations.

7. **Insurance.** The Resident shall require the Contractor to provide insurance coverage pursuant to the following requirements:

The insurance required in this Agreement shall be on an "occurrence" basis, if available, and if not, on a "claims made" basis and shall be written for the following limits of liability as a minimum:

bodily injury
- \$1 million each occurrence
- \$1 million each aggregate

property damage
- \$500,000 each occurrence
- \$500,000 each aggregate

8. **Additional Insurance Terms.** All insurance policies shall name the District as an additional insured and provide that they cannot be canceled or materially altered except after thirty (30) days advance written notice to the District.

9. **Controlling Law of Agreement.** This Agreement shall be governed by and construed under the laws of Florida.

10. **Payment of Costs and Fees.** If the District is required to enforce this Agreement by court proceeding or otherwise, then the District shall be entitled to recover from the Resident all costs incurred by the District, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

District Resident

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

Printed Name: _____

Printed Name: _____

By: _____

Name: _____

District Manager

Prepared by and return to:

DISTRICT WETLANDS AGREEMENT

This District Wetlands Agreement (the “**Agreement**”) is entered into as of the ____ day of _____, 20____, between _____, its successors and assigns (the “**Landowner**”), whose mailing address is _____ and The Preserve at Wilderness Lake Community Development District (the “**District**”) whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Background Information

Landowner is the fee simple landowner of the real property located in Pasco County, Florida, depicted on **Exhibit “A”** (the “**Property**”). The District has an easement across the Property (the “**District Easement**”) and the District owns the wetland area adjacent to the Property (the “**District Wetlands**”). Landowner desires to construct the improvements attached as **Exhibit “B”** (the “**Improvements**”) within the District Easement and the District Wetlands.

Operative Provisions

For and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The foregoing statement of background information is true and correct and is made a part of this Agreement for all purposes.

2. **Construction and Maintenance of Improvements.** Landowner shall construct and maintain the Improvements in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, and the Improvements will not impede, impair, obstruct, damage or interfere with District drainage facilities or homeowners’ association facilities within the District Easement or District Wetlands or the use of the District Easement or District Wetlands for public purposes and the Improvements shall be constructed and maintained in compliance with all applicable homeowners’ association deed restrictions.

3. **Removal of Improvements.** The District expressly reserves the right to require Landowner, at Landowner's sole cost and expense, to remove the Improvements, upon thirty (30) days written notice to Landowner in the event the District determines with just cause that the Improvements: (1) have not been constructed or maintained strictly in accordance with this Agreement; (2) are impeding, impairing, obstructing, damaging or interfering with District or Pasco County facilities or structures; (3) are interfering with the use of the District Easement or District Wetlands for public purposes; or (4) the Improvements are not being maintained in compliance with all applicable homeowners' association deed restrictions. In the event Landowner fails to comply with District's notice and direction in a timely manner, the District may remove the Improvements at Landowner's sole cost and expense.
4. **Term of Agreement.** This Agreement shall remain in effect for the duration of the Improvements unless the District terminates this Agreement.
5. **Termination of Agreement.** Landowner shall complete the construction of the Improvements within one (1) year of the date of this Agreement. If Landowner does not complete the construction of the Improvements within one (1) year of the date of this Agreement, this Agreement shall be terminated. In addition, the District may terminate this Agreement for any reason upon thirty (30) days written notice to the Landowner. Upon termination of this Agreement by the District, the District may record a Notice of Termination of the Agreement in the public records of Pasco County, Florida.
6. **Insurance.** At all times, the Landowner, and their respective successors and assigns, shall provide insurance coverage for the District: The insurance required in this Agreement shall be on an "occurrence" basis, if available, and if not, on a "claims made" basis and shall be written for the following limits of liability as a minimum: bodily injury \$1 million each occurrence and \$1 million aggregate property damage.
7. **Recording of Agreement.** District may record this Agreement in the public records of Pasco County, Florida.
8. **Payment of Permit Fees.** Prior to the construction of the Improvements, Landowner shall apply for and obtain, at its sole cost and expense, all applicable federal, homeowners' associations, state and/or local permits necessary to construct and maintain the Improvements.
9. **Indemnification for Improvements.** Landowner agrees to indemnify, defend and hold harmless the District, its Board of Supervisors and its members, employees, agents and assigns for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the District Easement or District Wetlands or to any District or Pasco County facilities or structures located within the District Easement or District Wetlands; and (4) any claims for injury to any person using the Improvements or resulting from the Improvements located in the District Easement or District Wetlands.

10. Beneficiaries of Agreement. The provisions of this Agreement are covenants running with the land and shall be binding on and inure to the benefit of both parties and their respective successors and assigns.

11. Controlling Law of Agreement. This Agreement shall be construed under the laws of Florida.

12. Payment of Costs & Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

WITNESSES:

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

WITNESSES:

Print Name: _____

LANDOWNER

By: _____

Print Name: _____

LANDOWNER

By: _____

Print Name: _____

**THE PRESERVE AT WILDERNESS
LAKE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Print Name: _____

District Manger

ACKNOWLEDGMENTS

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____,
20__, by _____. He/she is personally known to me, or has
produced as identification.

Signature of Notary Public,
State of Florida
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____,
20__, by _____. He/she is personally known to me, or has
produced as identification.

Signature of Notary Public,
State of Florida
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____,
20__, by _____, as District Manager of The Preserve At Wilderness
Lake Community Development District. He/she is personally known to me, or has
produced as identification.

Signature of Notary Public,
State of Florida
My Commission Expires:

Tab 9

Sun Pavers of Florida, Inc.
 4516 W. Linebaugh Ave.
 Tampa, FL 33624

Landscape Concrete Products



"Quality & Value, Paved in Stone"

Retail Estimate

Rep	Date	Estimate #
LAF	8/15/2022	R11150

Terms	Due on receipt
-------	----------------

Phone: 813-968-2319
 Fax: 813-968-5020

Name / Address
Wilderness Lake Preserve 21316 Wilderness Lakes Preserve Land O' Lakes, Fl. 34637

Ship To
WILDERNESS LAKES PRESERVE 21320 Wilderness Lake Blvd. Land O Lakes, FL. 34637

Description	Qty	Cost	Total
CARIBBEAN COMBO 30MM - CLAM SHELL (256/C, 12.8/Lay)	768	3.76816	2,893.95T
FREIGHT ZONE 8- Lakeland, Land O' Lakes, Hudson	1	500.00	500.00
6-8 weeks lead time			
Sales Tax		0.00%	0.00

Color, texture, and shade variations are inherent in concrete products and actually enhance the pavers appearance. All display areas and sample boards are representations. Color, texture, and shade may vary from actual products shipped. Sun Pavers, Inc. holds no liability for color variations in products delivered or sold.

All material is guaranteed to be as specified, baring color, texture and shade variations. Any alteration or deviation from the above specifications and estimated items above involving extra cost will be executed only upon written change orders and will become an extra charge over and above the estimate. All orders are contingent upon strikes, accidents, or delays beyond our control.

35% RESTOCKING FEE AND FREIGHT ON STANDARD, IN-STOCK PRODUCTS. NO REFUNDS, EXCHANGES, OR RETURNS ARE ALLOWED ON SPECIALLY ORDERED ITEMS

Total
\$3,393.95

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to deliver the material as specified. Payment will be made in accordance with the terms listed above.

Date: 8-16-2022 Signature: Jayna Cooper

Tab 10

Addendum

Addendum A to Campus Suite Contract:

Contract effective date: 1/1/2022

Statement of Work

2. Maintenance and Management of the Website.

2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;*

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

B. Maintenance.

ii. remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

Section 3. Compensation.

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor (\$1537.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii).

PROVIDER: Innersync Studio, Ltd.

By: _____ Date: _____

Authorized Representative

Innersync Studio, LLC

USER: _____ Community Development District

By: _____ Date: _____

Print name: _____

Tab 11

HPI Security
340 Shore Dr. E
Oldsmar, Florida 34677
United States
800-229-6693



Matthew Huber, Regional District Manager
The Preserve at Wilderness Lake CDD
7924 Melogold Circle
Land O' Lakes, Florida 34637 US

Proposal Number 0001888
Proposal Date 08/30/2022

Scope of Work

Community Security Systems consulting services for

The Preserve at Wilderness Lake, located at
21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.
A Community Development District (CDD).



Services include but are not limited to:

- On-site existing Security Systems inspections and recommendations;
- New or upgrade System Design and Ballpark cost estimates in Proposal format;
- Budget based designs,
- Written Bid Specifications in a Request for Proposal (RFP) format;
- RFP invitations and distribution to qualified contractors;
- Bids submitted review and summary report;
- Contractor qualifying, screening and reference checking;
- Purchase Contract Technical Compliance Review;
- Onsite Installation Progress Inspections for code & contract compliance;
- Final Installation Inspections for functionality;
- Final Installation Document Review

Pricing

Description	Rate	Qty	Line Total
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CVI-Community Security Consulting Security System Consulting Services include expertise in Commercial and Residential Security Alarm Systems, Video Security Camera Surveillance Systems, Commercial Fire Alarm Systems and Access Control Systems design, sales, installation, repair and monitoring services. ► The following rates apply to Chuck Bellissimo's consulting services See more info at https://www.castleventuresinc.com/CV.pdf (HPI Technician rates can be found at the bottom of https://www.hpisecurity.com/service-request/) ► \$125/hour for initial on-site(out-of-office) fact gathering and security survey including travel time. ► \$125/hour in-office consulting, design, research, review, analysis, telephone consultations, conferences or phone presentations, reports or RFP specification writing, implementation, compliance reviews and inspections billed in 10 minute increments ► \$250/hour in-the field or on site, out-of-office meetings related to these same services.	\$125.00	5	\$625.00
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(5) Hours is an estimate for an initial onsite fact gathering meeting.

Tax Exemption CDD Consulting services are labor only and Florida Sales Taxes do not apply. The CCD must supply their current Florida DOR Tax Exemption Certificate to not be charged Sales Tax on other purchases.	\$0.00	1	\$0.00
--	--------	---	--------

Subtotal	625.00
Tax	0.00
Proposal Total (USD)	\$625.00

Thank you for your consideration.

- Chuck Bellissimo | President/Broker/Owner/License Holder
 Castle Ventures, Inc. | HPI Security
 340 Shore Drive East
 Oldsmar Florida, FL 34677-3916
 (Ofc) 813-307-9213 |(Fax) 813-307-9313 |(Cell) 813-363-9421
www.CastleVenturesInc.com | www.HPIsecurity.com
 Chuck@CastleVenturesInc.com; Chuck@HPIsecurity.com

Castle Ventures, Inc. is a Security & Fire Systems Industry consulting and holding company (d/b/a HPI, FL. License# EF0000020) and Business Brokerage firm (Fl. License# CQ1006750) experienced since 1982 in Mergers & Acquisitions, Management Consulting, Expert Witness & System Specifications Consulting

~ ~ ~ ~ ~

- Expertise in Commercial and Residential Security Alarm, Video Camera Surveillance, Commercial Fire Alarm and Access Control Systems for design, sales, installation, repair and monitoring services.
- Services related to these systems include consulting, design, research, review, analysis, telephone consultations, conferences or phone presentations, reports or RFP specification writing, implementation, compliance reviews and inspections.

Terms

General Terms & Conditions for HPI Purchases & Services can also be found at <http://www.hpisecurity.com/gtc/>

Quotes are valid for 30 days. Model numbers may change without notice. Subscribed to services are for 36 months minimum and auto-renew thereafter (See Terms). Additional Shipping, Handling, trip and additional installation trip and labor charges will apply if the device is added after parts have been shipped or installation completed.

Unless indicated above, Quote does NOT include taxes, permit fees or work that is outside the scope of HPI's licensing such as, but not limited to, electrical power work, HVAC, Sprinkler or Elevator. Also DOES NOT include plenum wiring or labor rates in compliance with Davis Bacon or Prevailing Wage law (Both available on request).

Customer agrees to provide at the time of installation and maintain 3rd party utilities (i.e. Power, Internet Broadband Service etc.) as needed.

Fire Alarm Quotes are subject to AHJ (Engineer & Fire Marshal) design approval and may result in additional charges.

Matthew Huber, Regional District Manager, The Preserve at Wilderness Lake CDD

Tab 12

MINUTES OF MEETING

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday August 3, 2022, at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

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

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley, Robin & Vericker
Stephen Brletic	District Engineer, JMT Engineering <i>(via conference call)</i>
Sean Craft	Community Manager, Rizzetta & Company, Inc.
Michael Rodriguez	Amenity Services 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. Audience comments were entertained regarding the budget, bond, pool vendor, procedure for public hearings, children's behavior at the amenities and speeding in the community.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Diver spoke to Mr. Craft regarding the children at the lodge and discipline. He stated that more enforcement by management/staff is needed.

Ms. Edwards asked for an update on the grill usage, She would like to have a staffing table included in the Community Manager's reports/

Ms. Edwards asked for an update on the soccer goals. She would also like to have updates on purchases in the Community Manager's reports. Ms. Ruhlig will be the point person for updates on this. Mr. Brletic will meet Ms. Ruhlig on site to review on August 11th.

Ms. Edwards asked for project management from District Engineer, District Manager, and Community Manager.

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Ms. Edwards asked for confirmation from Mr. Lucadano that the final plant selection has been made for the annuals and if the District is on target for the first week in September. Ms. Edwards also asked that the PSA Done Report be emailed to the Board once it is received.

There were no proposals to present at this time.

B. District Engineer

Mr. Brletic gave the Board an update on the Ranger Station repairs and the timeline for the beam. He stated that it would be a 10-to-12-week lead time on the beam. Mr. Brletic stated that he had three proposals currently. He reviewed these with the Board. A discussion ensued. Mr. Brletic recommends CMS for the Ranger Station repairs.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved CMS proposal not-to-exceed \$20,000 for Ranger Station Repairs for the Preserve at Wilderness Lake Community Development District.

C. District Counsel

A discussion was held regarding the drainage structure on the soccer field, charitable bingo event, and the District Management and Amenity Contracts. The Board requested that the formatting of the contract be cleaned up. They also requested that the revised contracts be sent to District Counsel and Ms. Edwards within a week.

Ms. Edwards requested that Agenda Item 5D be moved here. A discussion ensued regarding a policy for protected/densely wooded areas. Mr. Straley advised that the District has a right to set policies for any District owned property.

D. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. She presented two proposals from GHS Environmental. Attached as Exhibit "A". A discussion ensued.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved GHS Environmental's proposal for the remainder of Fiscal Year 2021/2022 in the amount of \$20,063.00 for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved GHS Environmental's proposal for Fiscal Year 2022/2023 in the amount of \$96,280.00 for the Preserve at Wilderness Lake Community Development District.

E. Community Manager's Report

Mr. Craft presented his Community Manager's Report.

Ms. Edwards requested that Community Manager's Reports similar to what Ms. Dobson provided. Mr. Craft will email his report format to the Board. He will also send an eblast to the community regarding ACPLM paver repair on August 15th.

The Board discussed the purchase of a rowing machine. The Board requested that Mr. Craft evaluate the space and make recommendations about the equipment. The Board decided that they were not interested in purchasing a rowing machine at this time.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2022/2023
Final Budget**

Ms. Cooper asked for a motion to open the public hearing.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2022/2023 Final Budget for the Preserve at Wilderness Lake Community Development District.

Ms. Cooper presented and reviewed the final budget for fiscal year 2022/2023. There were no questions or comments put forth.

Ms. Cooper asked for a motion to close the public hearing.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2022/2023 Final Budget for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Approving Fiscal Year 2022/2023 Final
Budget**

Ms. Cooper presented and reviewed Resolution 2022-05, Approving Fiscal Year 2022/2023 Final Budget.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Resolution 2022-05, Approving Fiscal Year 2022/2023 Final Budget (\$1,776,419) for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2022/2023
Special Assessments**

Ms. Cooper asked for a motion to open the public hearing.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2022/2023 Special Assessments for the Preserve at Wilderness Lake Community Development District.

There were no questions or comments put forth.

Ms. Cooper asked for a motion to close the public hearing.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2022/2023 Special Assessments for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Levying Special Assessments for Fiscal Year
2022/2023**

Ms. Cooper presented and reviewed Resolution 2022-06, Levying Special Assessments for Fiscal Year 2022/2023.

On a Motion by Ms. Ruhlig, seconded Mr. Diver, with all in favor, the Board of Supervisors approved Resolution 2022-06, Levying Special Assessments for Fiscal Year 2022/2023 for the Preserve at Wilderness Lake Community Development District.

The Board took a recess at 8:21 p.m. and returned at 8:31 p.m.

NINTH ORDER OF BUSINESS

**Consideration of Revised Proposals for
Additional Security Cameras**

A discussion ensued regarding the proposals for Additional Security Cameras. Mr. Huber will reach out to consultant for a more comprehensive review of the current security camera

system.

TENTH ORDER OF BUSINESS

Discussion Regarding a Policy for Protected/Densely Wooded Areas

This item was discussed earlier in the meeting under District Counsel's report.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Updates to Pool Signage

A discussion was held regarding updates to the pool signage. The Board would like to include allowing commercially bottled water in plastic bottles on the pool deck included on updated signage. Ms. Cooper will contact Cooper Pools regarding the updated signage.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Setting Meeting Schedule for Fiscal Year 2022/2023

Ms. Cooper presented and reviewed Resolution 2022-07, Setting Meeting Schedule for Fiscal Year 2022/2023. The Board discussed the meeting schedule and made a few revisions.

On a Motion by Ms. Ruhlig, seconded Ms. Evereth, with all in favor, the Board of Supervisors approved Resolution 2022-07, Setting Meeting Schedule for Fiscal Year 2022/2023 as amended for the Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Dock Application

Ms. Cooper presented and reviewed the Dock Application for the Board. The Board directed District management to send the application to the HOA once approved and to let the resident know that it needs HOA approval next.

On a Motion by Ms. Ruhlig, seconded Mr. Diver, with all in favor, the Board of Supervisors approved the Dock Application for 21215 Sky Vista Dr. - Nissen for the Preserve at Wilderness Lake Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 6, 2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on July 6, 2022. She stated that Mr. Diver had noticed a couple of typos and those were corrected.

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 July 6, 2022 as presented for

the Preserve at Wilderness Lake Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for June 2022

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

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures for June 2022 (\$101,606.64) for the Preserve at Wilderness Lake Community Development District.

SIXTEENTH ORDER OF BUSINESS

Review of Monthly Financials and Reserve Study

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

Ms. Cooper mentioned the next regular meeting of the Board of Supervisors date of September 7, 2022 at 9:30 a.m.

A discussion ensued regarding a town hall style meeting with Ainsley. Ms. Cooper and Mr. Huber will coordinate a date and time with Mr. Craft and Mr. Craft will send out an eblast.

SEVENTEENTH ORDER OF BUSINESS

Audience Comments

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

EIGHTEENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Cooper asked if there were any Supervisor requests. Ms. Evereth brought up businesses renting lodge room for free. A discussion ensued. Ms. Evereth will write up a summary of what was discussed.

NINETEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 9:23 p.m. for the Preserve at Wilderness Lake Community Development District.

Exhibit A



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

July 31, 2022

The Preserve at Wilderness Lake CDD
c/o Ms. Jayna Cooper
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re.: The Preserve at Wilderness Lake Community Development District (CDD)
Management of Stormwater Ponds, Wetlands and Wetland Buffer Areas
2021 – 2022 Fiscal Year (August and September 2022 Only)
GHS Proposal #: 22-214**

Dear Ms. Cooper,

GHS Environmental (GHS) is pleased to provide this scope of services for the management of the stormwater ponds, wetlands and wetland buffer areas for the Preserve at Wilderness Lakes CDD for August 2022 and September 2022.

This proposal has been prepared based on the information that has been provided by the Client at this time. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Monthly Aquatic Weed Control Program

GHS staff will perform aquatic weed control in the thirty-eight stormwater ponds identified on Figure 1. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur two (2) times per month, with treatment as necessary.
- Remove all visible and accessible trash and debris.
- Algae, aquatic weed and brush control.
- Control shoreline grasses from encroaching from the water's edge.
- Control bottom rooted species that are unsightly or impede flow.
- Spot spray nuisance/exotic species located on littoral shelves.
- Maintain control structures clear of vegetation.
- Staff available to address emergency situations.

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. Additionally, Stormwater Pond No. 2 has not been constructed to date.



Task 2: Communication and Field Reviews with WLP Staff / CDD

GHS will provide communication, email correspondence and field reviews with WLP staff on initial wetland violation concerns, wetland tree concerns and other miscellaneous wetland issues, as needed. Please note, services required to resolve compliance/permitting issues are not included and can be handled under a separate proposal.

Task 3: Private Resident Consultation

GHS will provide private resident consultation concerning wetland and setback maintenance located behind their property. Consultation will include; meeting the resident on their property to review the areas, discussing potential options to best achieve their objectives while protecting the environment and protecting the CDD's assets while staying within the Southwest Florida Water Management District's guidelines and permit conditions.

Task 4: Wetland Nuisance/Exotic Species Reduction

The natural wetland systems (Labeled A-V) identified on Figure 1 contain various nuisance/exotic species such as Brazilian pepper trees, paper trees, Cuban marsh grass, primrose willow, old world climbing fern, cogon grass, caesarweed, para grass, torpedo grass and cattail. Nuisance/exotic species are notorious for quick growth and covering large areas of wetlands; ultimately, reducing the overall desirable vegetative diversity. This task is recommended to control and/or reduce the species. This task covers "in-place" treatment and manual removal is not covered. This task includes equipment, labor and herbicides. A schedule of the species to be treated and locations will be provided to WLP management.

Task 5: Special Projects

This task is designated for the enhancement of common areas or wetland buffers that are not currently included on the maintenance map or services not included in this proposal. Special projects will be coordinated with WLP management and the CDD representative and handled under separate proposals.

Task 6: Initial Wetland Buffer Maintenance Areas 6, 9 and 10

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above for Tasks 1-6 is not to exceed **\$20,063.00**. The



proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining authorization.

Table 1. Proposed Budget

Task Description		Subtotal
TASK 1	Monthly Aquatic Weed Control Program	\$5,750
TASK 2	Communication and Field Reviews with WLP Staff / CDD	\$333
TASK 3	Private Resident Consultation	\$130
TASK 4	Wetland Nuisance/Exotic Species Reduction	\$1,750
TASK 5	Special Projects	TBD
TASK 6	Initial Wetland Buffer Maintenance Areas 6, 9 and 10	\$12,100
GRAND TOTAL		\$20,063

Closing Comments

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page where indicated, and returning the signed copy to us or email it to Chuck@GHSEnvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

GHS Environmental

Dana J. Gaydos
 Principal

Chuck Burnite
 Sr. Environmental Scientist

Accepted by:

 Signature










 Title

 Date

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.

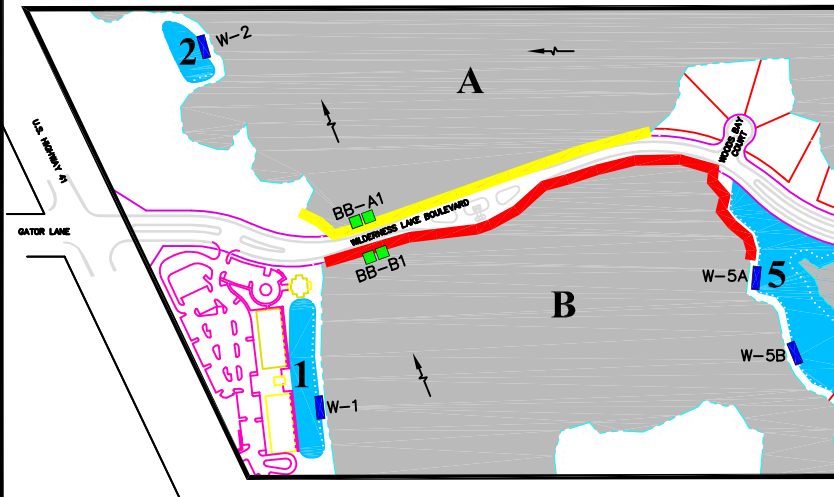
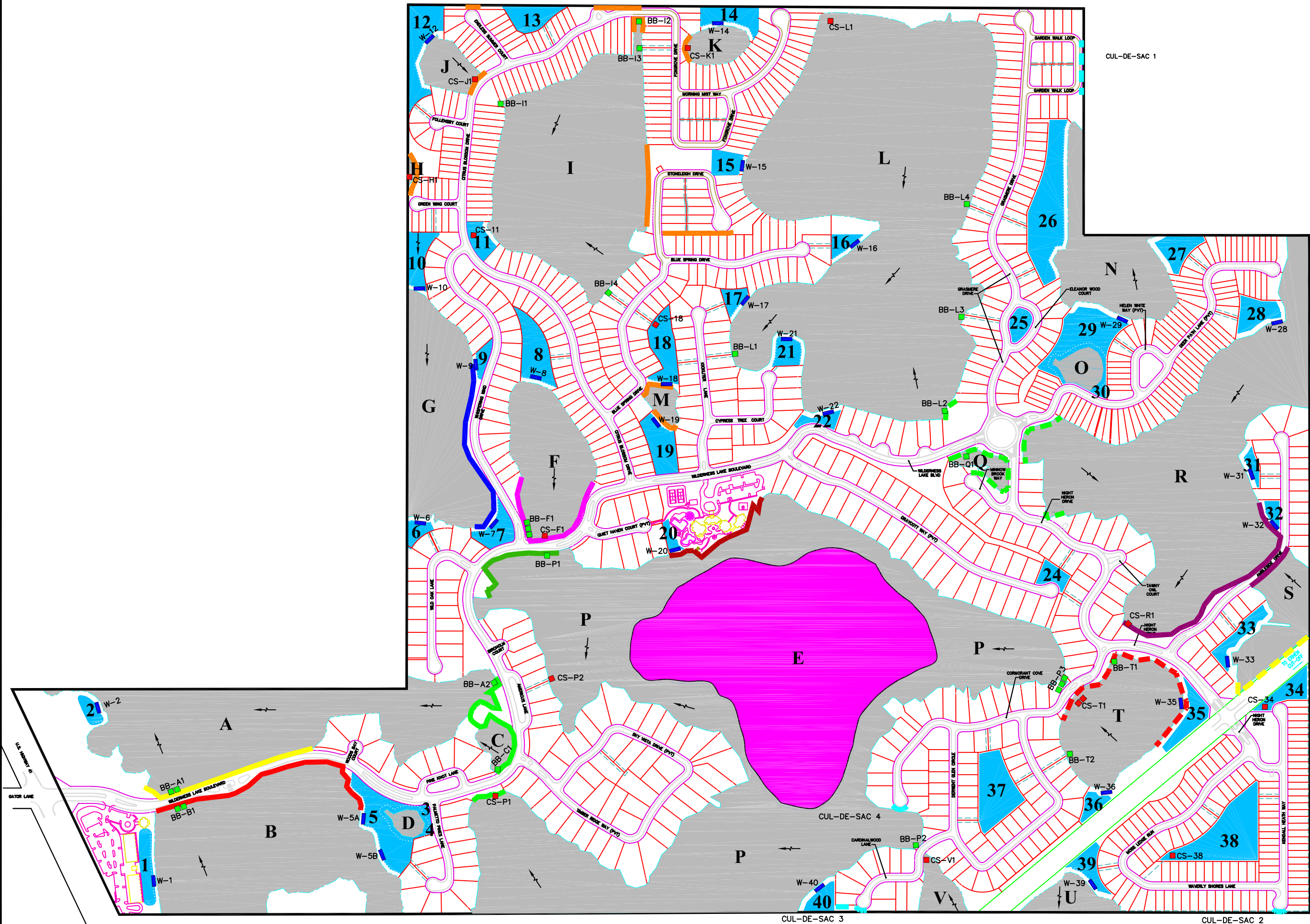
Date: September 18, 2020



Not to Scale



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





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

July 31, 2022

The Preserve at Wilderness Lake CDD
c/o Ms. Jayna Cooper
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re.: The Preserve at Wilderness Lake Community Development District (CDD)
Management of Stormwater Ponds, Wetlands and Wetland Buffer Areas
2022 – 2023 Fiscal Year
GHS Proposal #: 22-215**

Dear Ms. Cooper,

GHS Environmental (GHS) is pleased to provide this scope of services for the management of the stormwater ponds, wetlands and wetland buffer areas for the Preserve at Wilderness Lakes CDD for the 2022-2023 Fiscal Year.

This proposal has been prepared based on the information that has been provided by the Client at this time. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Monthly Aquatic Weed Control Program

GHS staff will perform aquatic weed control in the thirty-eight stormwater ponds identified on Figure 1. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur two (2) times per month, with treatment as necessary.
- Remove all visible and accessible trash and debris.
- Algae, aquatic weed and brush control.
- Control shoreline grasses from encroaching from the water's edge.
- Control bottom rooted species that are unsightly or impede flow.
- Spot spray nuisance/exotic species located on littoral shelves.
- Maintain control structures clear of vegetation.
- Staff available to address emergency situations.

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. Additionally, Stormwater Pond No. 2 has not been constructed to date.

Task 2: Communication and Field Reviews with WLP Staff / CDD

GHS will provide communication, email correspondence and field reviews with WLP staff on initial wetland violation concerns, wetland tree concerns and other miscellaneous wetland issues, as needed. Please note, services required to resolve compliance/permitting issues are not included and can be handled under a separate proposal.



Task 3: Private Resident Consultation

GHS will provide private resident consultation concerning wetland and setback maintenance located behind their property. Consultation will include; meeting the resident on their property to review the areas, discussing potential options to best achieve their objectives while protecting the environment and protecting the CDD's assets while staying within the Southwest Florida Water Management District's guidelines and permit conditions.

Task 4: Wetland Nuisance/Exotic Species Reduction

The natural wetland systems (Labeled A-V) identified on Figure 1 contain various nuisance/exotic species such as Brazilian pepper trees, paper trees, Cuban marsh grass, primrose willow, old world climbing fern, cogon grass, caesarweed, para grass, torpedo grass and cattail. Nuisance/exotic species are notorious for quick growth and covering large areas of wetlands; ultimately, reducing the overall desirable vegetative diversity. This task is recommended to control and/or reduce the species. This task covers "in-place" treatment and manual removal is not covered. This task includes equipment, labor and herbicides. A schedule of the species to be treated and locations will be provided to WLP management.

Task 5: Special Projects

This task is designated for the enhancement of common areas or wetland buffers that are not currently included on the maintenance map or services not included in this proposal. Special projects will be coordinated with WLP management and the CDD representative and handled under separate proposals.

Task 6: Initial Wetland Buffer Maintenance Areas 1, 2, 3, 4, 5, 7, 8, 11, 12

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand.

Task 7: Routine Wetland Buffer Maintenance (6 Areas TBD)

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand. The areas to be scheduled for routine maintenance during the 2022-2023 fiscal year will be coordinated with WLP management and the CDD representative.



Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above for Tasks 1-7 is not to exceed **\$96,280.00**. The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining authorization.

Table 1. Proposed Budget

Task Description		Subtotal
TASK 1	Monthly Aquatic Weed Control Program	\$34,500
TASK 2	Communication and Field Reviews with WLP Staff / CDD	\$2,000
TASK 3	Private Resident Consultation	\$780
TASK 4	Wetland Nuisance/Exotic Species Reduction	\$10,500
TASK 5	Special Projects	\$5,000
TASK 6	Initial Wetland Buffer Maintenance Areas 1, 2, 3, 4, 5, 7, 8, 11, 12	\$30,300
TASK 7	Routine Wetland Buffer Maintenance (6 Areas TBD)	\$13,200
GRAND TOTAL		\$96,280

Closing Comments

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page where indicated, and returning the signed copy to us or email it to Chuck@GHSEnvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

GHS Environmental

Dana J. Gaydos
Principal

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature










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
THE PRESERVE AT WILDERNESS LAKES CDD

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

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-  Stormwater Ponds
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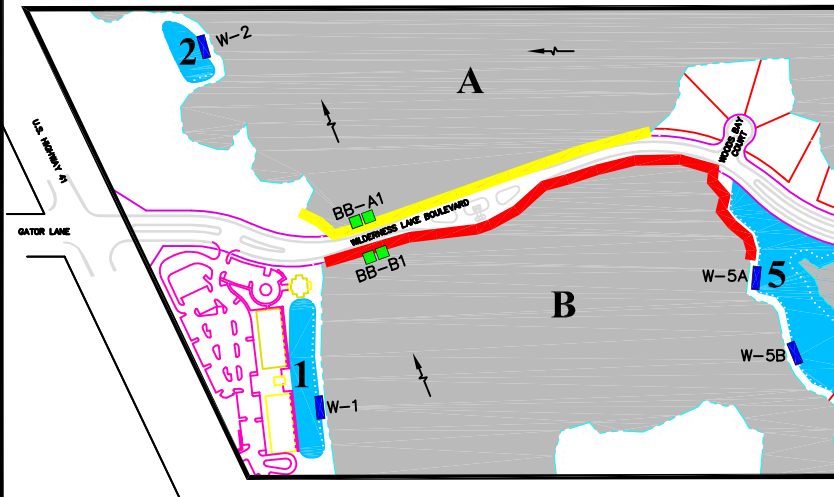
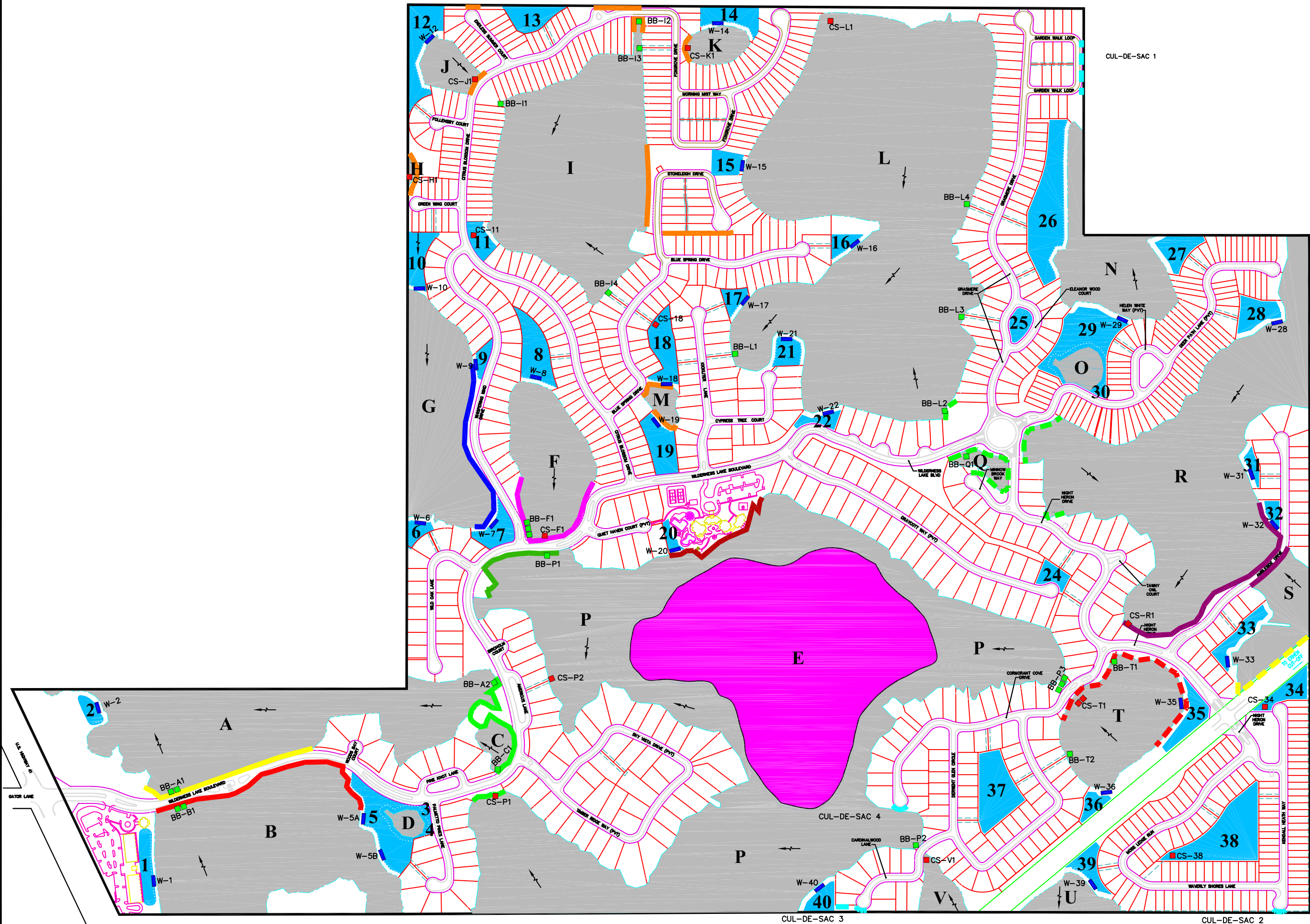
Date: September 18, 2020



Not to Scale



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



Tab 13

The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures July 2022 For Board Approval

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

The total items being presented: **\$215,925.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
A Total Solution, Inc. (ATS)	13503	163469	Service Call - Security System 06/22	Security System Maintenance	\$ 143.97	1
A Total Solution, Inc. (ATS)	13475	170331	Monthly Service Maintenance Agreement 06/22	Security System Monitoring	\$ 600.00	3
A Total Solution, Inc. (ATS)	13475	170346	Monthly Service Maintenance Agreement 07/22	Security System Monitoring	\$ 600.00	4
A Total Solution, Inc. (ATS)	13475	170872	Quarterly Service Charge for Security System 07/22	Security System Monitoring	\$ 720.00	5
Agnieszka Fisher	13506	071122-Fisher	Reimbursement for Story Time Event 07/11	Special Events	\$ 45.71	6
AlSCO, Inc.	13486	LTAM949640	Linen & Mat Service 06/22	Facility Supplies - Spa	\$ 138.98	9
AlSCO, Inc.	13486	LTAM951341	Linen & Mat Service 06/22	Facility Supplies - Spa	\$ 138.98	10
AlSCO, Inc.	13530	LTAM953024	Linen & Mat Service 07/22	Facility Supplies - Spa	\$ 138.98	11
AlSCO, Inc.	13530	LTAM954675	Linen & Mat Service 07/22	Facility Supplies - Spa	\$ 138.98	12
Amy Cook Gazaway	13507	071122-Gazaway	Reimbursement for Towels for Lodge 07/11	Facility Supplies - Spa	\$ 106.86	13
Animal & Exotic Medical Center	13487	647966	Animal Exam 06/22	Nature Center Operations	\$ 450.00	15
Animal & Exotic Medical Center	13531	648834	Animal Exam 07/22	Nature Center Operations	\$ 30.00	16
Beth Edwards	13489	BE070622	Board of Supervisors Meeting 07/06/22	Supervisor Fees	\$ 200.00	17

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Bryan D Norrie	13495	BN070622	Board of Supervisors Meeting 07/06/22	Supervisor Fees	\$ 200.00	17
Cheryl's Trinity, Inc.	13502	14317	VIP Wine Tasting 06/22	Special Events	\$ 325.00	18
Cheryl's Trinity, Inc.	13527	14376	VIP Wine Tasting 07/22	Special Events	\$ 325.00	19
Cool Coast Heating & Cooling Inc	13517	8066	Quarterly AC Maintenance 06/22	Maintenance & Repairs - Lodge	\$ 629.00	20
Duke Energy	13504	9100 8746 4930 06/22	Hérons Glen 06/22	Electric Utility Service	\$ 30.44	21
Duke Energy	13504	9100 8746 5155 06/22	Hérons Wood Sign 06/22	Electric Utility Service	\$ 30.43	24
Duke Energy	13504	9300 0001 3381 06/22	Summary Bill 06/22	Electric Utility Service	\$ 13,198.61	27
Duke Energy	13518	9300 0001 3787 06/22	Summary Bill 06/22	Electric Utility Service	\$ 1,534.50	31
Fitness Logic, Inc.	13491	106531	Repairs - Athletic Equipment 04/22	Fitness Equipment Repairs	\$ 299.98	39
Fitness Logic, Inc.	13491	108014	Repairs - Athletic Equipment 07/22	Fitness Equipment Repairs	\$ 174.99	40
Fitness Logic, Inc.	13491	108015	Repairs - Athletic Equipment 07/22	Fitness Equipment Repairs	\$ 145.00	42
Fitness Logic, Inc.	13519	108159	Monthly General Maintenance and Cleaning 07/22	Fitness Equipment Preventative Maintenance	\$ 110.00	44
Florida Coast Equipment, LLC	13476	W0094005	Repair RTV500 02/22	Equipment Repair / Replacement	\$ 504.00	45

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Florida Department of Revenue	13492	61-8014999201-4 06/22	Sales & Use Tax 06/22	Sales Tax Payable	\$ 232.30	49
Frontier Communications	20220718-1	239-159-2085- 030513-5 07/22	Fios Internet 07/22	Telephone, Fax & Internet	\$ 95.98	51
Frontier Communications	20220711-1	813-929-9402- 041519-5 06/22	813-929-9402 Phone Service 06/22	Telephone, Fax & Internet	\$ 105.98	54
Frontier Communications	20220713-1	813-995-2437- 061803-5 07/22	813-995-2437 Phone Service 07/22	Telephone, Fax & Internet	\$ 783.90	57
GHS Environmental	13477	2022-373	Monthly Aquatic Weed Control Program 06/22	Lake & Wetlands Maintenance	\$ 4,165.00	62
Grau & Associates	13493	22922	Audit Services FY 20/21	Auditing Services	\$ 2,500.00	63
Heather Lyn Evereth	13490	HE070622	Board of Supervisors Meeting 07/06/22	Supervisor Fees	\$ 200.00	17
Himes Electrical Service, Inc.	13509	22922	Electrical Repairs - Pool Equipment Not Working 07/22	Maintenance & Repairs - Lodge	\$ 130.00	64
Holly C Ruhlig	13498	HR070622	Board of Supervisors Meeting 07/06/22	Supervisor Fees	\$ 200.00	17
Hughes Exterminators	13510	47922947	Pest Control 07/22	Maintenance & Repairs - Lodge	\$ 150.00	65
Hughes Exterminators	13532	48113941	Pest Control 07/22	Maintenance & Repairs - Lodge	\$ 350.00	66
Jason Hepner	13508	071122-Hepner	Reimbursement for Firewall for TV's 07/22	It Support & Repairs	\$ 49.25	67
Jerry Richardson	13520	1653	Monthly Hog Removal Service 07/22	Wildlife Management	\$ 1,200.00	69

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Johnson, Mirmiran & Thompson, Inc.	13494	8-194670	Engineering Services 06/22	District Engineer	\$ 2,340.00	70
Mac Daddy Sales & Service	13533	CV14057	Repair Backpack Blower and Line Trimmer 07/22	Equipment Repair / Replacement	\$ 285.00	72
MPLC	13478	504403527	MPLC License 07/26/22-07/26/23	Special Events	\$ 2,830.12	736
Pasco County Utilities	13512	Summary Water 06/22	Summary Water Billing 06/22	Water Utility Service	\$ 10,134.28	75
Pasco Sheriff's Office	13479	I-4/7/2022-07205	Off Duty Detail 05/22	Deputy	\$ 1,260.00	83
Pasco Sheriff's Office	13479	I-5/31/2022-07403	Off Duty Detail 06/22	Deputy	\$ 2,190.00	85
Preserve at Wilderness Lake CDD	CD279	CD279	Debit Card Replenishment 07/22			
			McNatts Cleaner	Janitorial Supplies	\$ 119.00	88
			Amazon	Office Supplies	\$ 15.99	89
			Amazon	Office Supplies	\$ 11.99	90
			Sam's Club	General Store	\$ 269.46	91
			Amazon	Facility Supplies - Spa	\$ 33.63	92
			Amazon	Facility Supplies - Spa	\$ 74.97	93
		Lowes	Janitorial Supplies	\$ 24.64	94	

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Best Buy	It Support & Repairs	\$ 117.69	95
			Publix	General Store	\$ 31.42	96
			Office Max	Office Supplies	\$ 105.79	97
			Amazon	It Support & Repairs	\$ 215.22	98
			Lowes	Maintenance & Repairs - Lodge	\$ 364.40	100
			Amazon	Resident Services	\$ 26.74	101
			Amazon	Resident Services	\$ 11.79	102
			Amazon	Office Supplies	\$ 65.35	103
			Amazon	Fitness Equipment Preventative	\$ 89.99	104
			Amazon	Janitorial Supplies	\$ 28.14	105
			Amazon	Office Supplies	\$ 63.24	106
			Marathon	Maintenance & Repairs - Lodge	\$ 41.85	107
			Lowes	Maintenance & Repairs - Lodge	\$ 61.39	108
			Lowes	Maintenance & Repairs - Lodge	\$ 112.30	109

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	It Support & Repairs	\$ 218.97	110
			Publix	Resident Services	\$ 3.29	111
			Extra Space	Special Events	\$ 243.00	112
			Family Dollar	Special Events	\$ 40.00	114
			Amazon	Resident Services	\$ 14.99	115
			Publix	Special Events	\$ 173.76	116
			Café Masaryktown	Special Events	\$ 21.89	117
			Amazon	Nature Center Operations	\$ 63.98	118
			Adobe	Office Supplies	\$ 50.97	119
			Amazon	Janitorial Supplies	\$ 35.00	120
			Lowes	Maintenance & Repairs - Lodge	\$ 209.17	121
			Circle K	Maintenance & Repairs - Lodge	\$ 76.04	122
			Publix	Special Events	\$ 77.36	123
			Amazon	It Support & Repairs	\$ 79.99	124

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Janitorial Supplies	\$ 13.00	125
			Amazon	Maintenance & Repairs - Lodge	\$ 678.99	126
			Amazon	Special Events	\$ 399.32	127
			Lowes	Maintenance & Repairs - Lodge	\$ 267.02	129
			Sam's Club	General Store	\$ 243.62	130
			Amazon	Special Events	\$ 116.48	132
			Amazon	Special Events	\$ 19.97	133
			Amazon	Special Events	\$ 26.46	135
			Amazon	Maintenance & Repairs - Lodge & Special Events	\$ 209.86	136
			Amazon	Maintenance & Repairs - Lodge	\$ 283.80	137
			Amazon	Maintenance & Repairs - Lodge	\$ 260.27	138
			Amazon	Office Supplies	\$ 14.99	139
			Amazon	Office Supplies	\$ 16.99	140

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Publix	Special Events	\$ 88.96	141
Proteus Pool Service LLC	13480	WIL014	Pool Services & Supplies 06/22	Pool Service Contract	\$ 2,547.57	142
Proteus Pool Service LLC	13534	WIL016	Pool Services & Supplies 07/22	Pool Service Contract	\$ 4,732.57	143
PSA Horticultural	13522	1320	July 14th Landscape Inspection 07/22	Field Operations	\$ 1,100.00	144
ReadyRefresh by Nestle	13514	12G0006240923	Bottled Water Service 06/22	Resident Services	\$ 35.00	145
RedTree Landscape Systems, LLC	13523	10671	Landscape Maintenance/Irrigation Repair/Arbor Care 07/22	Various Landscape	\$ 15,000.00	146
RedTree Landscape Systems, LLC	13497	10770	Irrigation Installation - Caliente Project 06/22	Capital Reserves	\$ 30,100.10	147
RedTree Landscape Systems, LLC	13497	10829	Irrigation Repair 06/22	Irrigation Repair	\$ 32.75	150
RedTree Landscape Systems, LLC	13523	10884	Tree Pruning & Maintenance Arbor Care	Tree Trimming	\$ 7,925.00	151
RedTree Landscape Systems, LLC	13523	10890	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 740.00	153
RedTree Landscape Systems, LLC	13523	10891	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 252.00	154
RedTree Landscape Systems, LLC	13523	10892	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 150.00	155
RedTree Landscape Systems, LLC	13523	10893	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 54.00	156

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
RedTree Landscape Systems, LLC	13523	10894	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 1,350.00	157
RedTree Landscape Systems, LLC	13523	10895	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 550.00	158
RedTree Landscape Systems, LLC	13523	10896	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 750.00	159
RedTree Landscape Systems, LLC	13523	10897	Landscape Enhancements 06/22	Replacement Plants, Shrubs & Trees	\$ 3,325.00	160
RedTree Landscape Systems, LLC	13523	10902	Tree Pruning & Maintenance Arbor Care	Tree Trimming	\$ 3,800.00	162
RedTree Landscape Systems, LLC	13523	10949	Irrigation Repair 07/22	Irrigation Repair	\$ 815.00	163
RedTree Landscape Systems, LLC	13537	10985	Monthly Pest Control 04/22	Landscape Pest Control	\$ 1,165.00	164
RedTree Landscape Systems, LLC	13537	10986	Bahia Sod Fertilization 04/22	Landscape Fertilization	\$ 2,400.00	165
RedTree Landscape Systems, LLC	13537	10987	St. Augustine Sod Fertilization 04/22	Landscape Fertilization	\$ 1,500.00	166
RedTree Landscape Systems, LLC	13537	10988	Monthly Specialty Plants Fertilization 04/22	Landscape Fertilization	\$ 375.00	167
RedTree Landscape Systems, LLC	13537	10989	Monthly Pest Control 05/22	Landscape Pest Control	\$ 1,165.00	168
RedTree Landscape Systems, LLC	13537	10990	St. Augustine Sod Fertilization 05/22	Landscape Fertilization	\$ 1,500.00	169
RedTree Landscape Systems, LLC	13537	10991	Monthly Pest Control 06/22	Landscape Pest Control	\$ 1,165.00	170
RedTree Landscape Systems, LLC	13537	10992	Bahia Sod Fertilization 06/22	Landscape Fertilization	\$ 2,400.00	171

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
RedTree Landscape Systems, LLC	13537	10993	Ornamental Fertilization 06/22	Landscape Fertilization	\$ 1,500.00	172
RedTree Landscape Systems, LLC	13537	10994	Palms Fertilization 06/22	Landscape Fertilization	\$ 750.00	173
RedTree Landscape Systems, LLC	13537	10995	Monthly Specialty Plants Fertilization 06/22	Landscape Fertilization	\$ 375.00	174
RedTree Landscape Systems, LLC	13537	10996	Annual Seasonal Color Rotation 06/22	Annual Flower Rotation	\$ 4,050.00	175
RedTree Landscape Systems, LLC	13537	10997	Monthly Pest Control 07/22	Landscape Pest Control	\$ 1,165.00	176
RedTree Landscape Systems, LLC	13537	10998	St. Augustine Sod Fertilization 07/22	Landscape Fertilization	\$ 1,500.00	177
RedTree Landscape Systems, LLC	13537	11007	Removal of Dead/Dying Pine Trees 07/22	Replacement Plants, Shrubs & Trees	\$ 1,350.00	178
RedTree Landscape Systems, LLC	13537	11008	Removal of Dead/Dying Pine Trees 07/22	Replacement Plants, Shrubs & Trees	\$ 675.00	179
RedTree Landscape Systems, LLC	13537	11009	Removal of Dead/Dying Pine Trees 07/22	Replacement Plants, Shrubs & Trees	\$ 675.00	180
RedTree Landscape Systems, LLC	13537	11010	Cut Down Small Pine Tree 07/22	Tree Trimming	\$ 675.00	181
Rizzetta & Company, Inc.	13481	INV0000069385	District Management Fees 07/22	District Management	\$ 5,650.00	182
Rizzetta & Company, Inc.	13482	INV0000069559	Personnel Reimbursement 06/22	Management Contract - Payroll	\$ 13,743.11	183
Rizzetta & Company, Inc.	13496	INV0000069602	Out of Pocket Expenses 06/22	Payroll Reimbursement - Mileage	\$ 50.00	184
Rizzetta & Company, Inc.	13513	INV0000069648	Mass Mail 07/22	Miscellaneous Mailing	\$ 1,715.57	185

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Rizzetta & Company, Inc.	13535	INV0000070218	Personnel Reimbursement 07/22	Management Contract - Payroll	\$ 16,354.32	186
Robert Scott Diver	13488	SD070622	Board of Supervisors Meeting 07/06/22	Supervisor Fees	\$ 200.00	17
S&P Global Market Intelligence Inc.	13499	2400504237	GMEI/LEI Annual Maintenance Fee 22/23	Dues, Licenses & Fees	\$ 91.00	187
Skyway Supply, Inc	13538	55215	Equipment Wipes 07/22	Facility Supplies - Spa	\$ 799.60	189
Skyway Supply, Inc	13538	55290	Janitorial Supplies 07/22	Janitorial Supplies	\$ 239.75	190
Straley Robin Vericker	13483	21641	Legal Services 06/22	District Counsel	\$ 2,736.90	191
Straley Robin Vericker	13539	21770	Legal Services 07/22	District Counsel	\$ 3,370.00	193
Suncoast Energy Systems, Inc.	13515	U1116355	Propane Delivery 04/22	Gas Utility Service	\$ 1,724.75	195
Sysco West Coast Florida, Inc.	13484	437574278 2	Food/Beverage/Resident Services Supplies 05/22	Various	\$ 1,113.31	196
Sysco West Coast Florida, Inc.	13525	437605712 3	Food/Beverage/Resident Services Supplies 06/22	Various	\$ 134.15	198
Sysco West Coast Florida, Inc.	13525	437633753 3	Food/Beverage/Resident Services Supplies 06/22	Various	\$ 443.44	199
Sysco West Coast Florida, Inc.	13501	437680915 0	Food/Beverage/Resident Services Supplies 07/22	Various	\$ 612.96	200
Sysco West Coast Florida, Inc.	13540	437727224 2	Food/Beverage/Resident Services Supplies 07/22	Various	\$ 548.65	201
Terri Oakley	13511	071122-Oakley	Reimbursement for Clubhouse Expenses 07/11	General Store	\$ 16.13	202

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Terri Oakley	13521	072222-Oakley	Reimbursement for Laundromat Expenses 07/22	Facility Supplies - Spa	\$ 42.00	204
The Pool Works of Florida, Inc	13526	1776	Completion of Chair Lift 07/22	Capital Reserves	\$ 4,100.00	206
Tibbetts Lumber Co., LLC	13516	4380182	Lumber & Supplies 07/22	Maintenance & Repairs - Lodge	\$ 595.28	207
Times Publishing Company	13500	0000226223 07/06/22	Acct #117565 Legal Advertising 07/22	Legal Advertising	\$ 783.00	208
Times Publishing Company	13524	0000226225 07/13/22	Acct #117565 Legal Advertising 07/22	Legal Advertising	\$ 126.40	211
US Bank	13528	6499493	Trustee Fee Series 2012 04/01/22 - 03/31/23	Trustee Fees	\$ 4,094.50	213
Vanguard Cleaning Systems of Tampa Bay	13529	102032	Monthly Service Charge 07/22	Facility Janitorial Service	\$ 1,875.00	215
Vanguard Cleaning Systems of Tampa Bay	13529	102145	Emergency Biohazard Cleanup 07/22	Facility Janitorial Service	\$ 175.00	216
Vantage Point Corp	13485	IC127427	Computer Supplies 05/22	It Support & Repairs	\$ 45.00	217
Vantage Point Corp	13485	IC128007	Printer Toner 04/22	Office Supplies	\$ 848.29	218
Verizon Wireless	20220710-1	9909337934	Cell Phone Service 06/22	Telephone, Fax & Internet	\$ <u>58.60</u>	219
Report Total					\$ <u>215,925.05</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through July 31, 2022

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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through July 31, 2022

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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through July 31, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00
Harris Romaner Graphics	013258	011422 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 July 31, 2022

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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through July 31, 2022

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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	013356	1675	Completion of Stenner Pump	Capital Reserves	\$ 792.00
Welch Tennis Courts, Inc.	013384	4907	COURT PATCHING & REPAIR 04/22	Capital Reserves	\$ 950.00
Welch Tennis Courts, Inc.	013368	66355	Replacement Canopy 04/22	Capital Reserves	\$ 520.00
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves	\$ 3,592.37
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	Capital Reserves	\$ 3,340.00
RedTree Landscape Systems, LLC	13497	10770	Irrigation Installation - Caliente Project 06/22	Capital Reserves	\$ 30,100.10
The Pool Works of Florida, Inc	13526	1776	Completion of Chair Lift 07/22	Capital Reserves	\$ <u>4,100.00</u>
Reserve Expenditure Total					\$ <u><u>386,985.68</u></u>

Tab 14



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 5, 2022, at 9:30 a.m.
- **Next Election (Seats 1 & 2):** November 8, 2022

September 7

**District
Manager's
Report**

2022

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<u>FINANCIAL SUMMARY</u>	<u>07/31/2022</u>
General Fund Cash & Investment Balance:	\$817,602
Reserve Fund Cash & Investment Balance:	\$790,996
Debt Service Fund Investment Balance (Series 2013):	\$234,006
Debt Service Fund Investment Balance (Series 2012):	<u>\$182,842</u>
Total Cash and Investment Balances:	\$2,025,446
General Fund Expense Variance: \$105,008	Under Budget



Rizzetta & Company

Paver Repairs: Pavers ordered for areas 7 & 9 from Sun Pavers of Florida. Lead time 6-8 weeks.

Annual Installation: Confirmed that final annual selection has been made and will be installed the second week of September.

Paver Assessment Meetings: Coordinated with Lodge staff & Ainsley Colwell to schedule two town hall style meetings regarding the proposed pavement assessment.

FY 22-23 Final Budget: Posted final budget and assessment charts to website and mailed to Pasco County.

FY 22-23 Meeting Schedule: Meeting schedule revised, posted to website, mailed to Pasco County, and advertised.

Updated Pool Signage: Requested that Cooper Pools evaluate the current pool signage for advisement on any additional necessary updates aside from allowing commercially bottled water in plastic bottles.

Website Event Calendar: Weekly updates made to the website event calendar.

Conference Call with Chair: Coordinated with Board Chair to approve the purchase of two soccer goals and additional pavers for areas 7 & 9.

Coordination with District Staff: Coordinated with District Engineer and Community Manager to provide regular updates to the Board regarding status of ongoing projects.

Tab 15



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

July 31, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund--Series 2013	Debt Service Fund--Series 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	85,857	0	0	0	85,857	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	731,445	0	234,006	182,842	1,148,293	0	0
Investments - Reserves	0	790,996	0	0	790,996	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	2,166	0	0	0	2,166	0	0
Deposits	28,750	0	0	0	28,750	0	0
Due From Other Funds	12,935	0	0	0	12,935	0	0
Amount Available-Debt Service	0	0	0	0	0	0	416,848
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,808,152
Fixed Assets	0	0	0	0	0	11,259,083	0
Total Assets	861,452	790,996	234,006	182,842	2,069,296	11,259,083	4,225,000
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
Sales Tax Payable	239	0	0	0	239	0	0
Accrued Expenses Payable	46,862	0	0	0	46,862	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	12,935	0	0	12,935	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,225,000
Total Liabilities	47,101	12,935	0	0	60,036	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	171,983	(138,291)	6,170	6,551	46,413	0	0
Total Fund Equity & Other Credits	814,352	778,061	234,006	182,842	2,009,261	11,259,083	0
Total Liabilities & Fund Equity	861,452	790,996	234,006	182,842	2,069,296	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 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	9,500	7,917	9,211	1,294	3.04%
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	1,667	4,914	3,247	(145.69)%
Events and Sponsorships	3,500	2,917	3,557	640	(1.63)%
Rental Revenue	8,000	6,667	13,484	6,817	(68.54)%
General Store	7,500	6,250	6,778	528	9.62%
Total Revenues	<u>1,678,200</u>	<u>1,673,117</u>	<u>1,698,365</u>	<u>25,248</u>	<u>(1.20)%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	11,667	11,000	667	21.42%
Financial & Administrative					
Administrative Services	8,874	7,395	7,395	0	16.66%
District Management	25,078	20,898	20,986	(88)	16.31%
District Engineer	15,000	12,500	16,152	(3,652)	(7.67)%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,800	7,059	7,058	1	9.51%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,724	4,770	4,770	0	16.66%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	21,687	21,687	0	16.66%
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	1,875	2,155	(280)	4.21%
Miscellaneous Mailings	1,200	1,000	1,716	(716)	(42.96)%
Dues, Licenses & Fees	825	735	409	326	50.42%
Website Fees & Maintenance	8,000	6,855	3,288	3,568	58.90%
Legal Counsel					
District Counsel	13,000	10,833	24,964	(14,130)	(92.02)%
Law Enforcement					
Deputy	34,750	28,958	25,734	3,224	25.94%
Electric Utility Services					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	163,000	135,833	139,019	(3,185)	14.71%
Gas Utility Services					
Utility Services	28,120	23,433	30,827	(7,393)	(9.62)%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	3,030	3,030	3,130	(100)	(3.30)%
Garbage - Recreation Facility	3,000	2,500	420	2,080	86.00%
Garbage - Wetlands Dumpster Fees	2,000	1,667	300	1,367	85.00%
Water-Sewer Combination Services					
Utility Services	27,500	22,917	25,268	(2,351)	8.11%
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	833	157	676	84.27%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Landscape					
Landscape Maintenance	158,000	131,667	129,042	2,625	18.32%
Irrigation Inspection	13,600	11,333	11,000	333	19.11%
Landscape Replacement Plants, Shrubs, Trees	45,000	37,500	36,871	629	18.06%
Landscape - Pest Control	13,980	11,650	12,135	(485)	13.19%
Landscape Fertilization	30,000	25,000	24,975	25	16.75%
Tree Trimming Services	32,000	26,667	55,027	(28,360)	(71.95)%
Irrigation Repairs	25,000	20,833	6,245	14,588	75.01%
Landscape - Mulch	68,000	56,667	34,600	22,067	49.11%
Annual Flower Rotation	16,200	13,500	12,150	1,350	25.00%
Well Maintenance	2,500	2,083	0	2,083	100.00%
Field Operations	13,200	11,000	11,000	0	16.66%
Landscape Aeration	4,000	3,333	0	3,333	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	417	0	417	100.00%
Monthly Aquatic Weed Control Program	34,500	28,750	28,500	250	17.39%
Educational Program	500	417	65	352	87.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	1,042	0	1,042	100.00%
Bay Lake Hydrilla Treatment	1,000	833	0	833	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Professional Oversight of WLP Wetland Staff	6,000	5,000	5,000	0	16.66%
Private Resident Consultation	780	650	585	65	25.00%
Wetland Tree Removal	2,000	1,667	0	1,667	100.00%
Grass Carp Replacement and/or Barrier Repair	300	250	0	250	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	8,750	7,500	1,250	28.57%
Special Projects	6,350	5,292	2,590	2,702	59.21%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	417	0	417	100.00%
Street Sign Repair & Replacement	500	417	0	417	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	8,333	16,118	(7,785)	(61.18)%
Sidewalk Repair & Maintenance	3,000	2,500	0	2,500	100.00%
Sidewalk Pressure Washing	7,000	5,833	7,400	(1,567)	(5.71)%
Parks & Recreation					
Management Contract - Payroll	450,000	375,000	291,457	83,543	35.23%
Payroll Reimbursement - Mileage	2,500	2,083	1,415	669	43.40%
Management Contract - Management Fee	18,000	15,000	15,000	0	16.66%
Lodge - Maintenance & Repair	50,000	41,667	35,079	6,588	29.84%
Pool Service Contract	28,800	24,000	25,193	(1,193)	12.52%
Pool Repairs	5,000	4,167	3,618	549	27.64%
Equipment Lease	4,000	3,333	1,934	1,399	51.65%
Landscape Lighting Replacement	2,000	1,667	1,709	(42)	14.54%
Fitness Equipment Preventative Maintenance	1,500	1,250	1,190	60	20.66%
Facility Supplies - Spa	7,700	6,417	6,577	(160)	14.58%
Lodge - Facility Janitorial Services	30,000	25,000	17,512	7,488	41.62%
Nature Center Operations	2,500	2,083	3,898	(1,814)	(55.90)%
Security System Monitoring	10,000	8,333	8,160	173	18.40%
Pool Permits	1,000	833	850	(17)	15.00%
Telephone, Fax & Internet	14,000	11,667	9,298	2,369	33.58%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Resident ID Cards	1,100	917	727	190	33.90%
Special Events	30,000	25,000	25,395	(395)	15.35%
Athletic/Park Court/Field Repairs	5,000	4,167	2,616	1,551	47.68%
Wildlife Management Services	13,500	11,250	12,185	(935)	9.74%
Playground Mulch	8,000	6,667	4,520	2,147	43.50%
Resident Services	7,500	6,250	5,346	904	28.71%
General Store	7,500	6,250	4,539	1,711	39.47%
Security System Maintenance	8,000	6,667	4,037	2,630	49.53%
Fitness Equipment Repairs	7,000	5,833	4,055	1,778	42.06%
Lodge - Facility Janitorial Supplies	8,500	7,083	6,417	666	24.50%
Playground Equipment & Maintenance	1,000	833	96	737	90.40%
Dog Waste Station Supplies	550	458	6,393	(5,935)	(1,062.35)%
IT Support & Repairs	3,000	2,500	6,396	(3,896)	(113.20)%
Office Supplies	8,000	6,667	6,659	8	16.76%
Equipment Repair/Replacement	9,348	7,790	6,310	1,480	32.49%
Contingency					
General Fund Transfer to Reserve Fund	192,900	192,900	192,900	0	0.00%
Total Expenditures	<u>1,903,843</u>	<u>1,631,587</u>	<u>1,526,579</u>	<u>105,008</u>	<u>19.82%</u>
Excess of Revenues Over (Under) Expenditures	<u>(225,643)</u>	<u>41,530</u>	<u>171,786</u>	<u>130,256</u>	<u>176.13%</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>267,173</u>	<u>171,983</u>	<u>(95,190)</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>267,173</u></u>	<u><u>814,352</u></u>	<u><u>547,179</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 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	50,000	50,000	0	0.00%
Other Miscellaneous Revenues				
General Fund Transfer	192,900	192,900	0	0.00%
Total Revenues	<u>242,900</u>	<u>242,900</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	242,900	381,191	(138,291)	(56.93)%
Total Expenditures	<u>242,900</u>	<u>381,191</u>	<u>(138,291)</u>	<u>(56.93)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(138,291)</u>	<u>138,291</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>(138,291)</u>	<u>138,291</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>778,061</u></u>	<u><u>(778,061)</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 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	198	(198)	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>321,385</u>	<u>(5,947)</u>	<u>(1.89)%</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	6,170	(6,170)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	6,170	(6,170)	0.00%
Fund Balance, Beginning of Period	0	227,836	(227,836)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>234,006</u>	<u>(234,006)</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 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	154	(154)	0.00%
Special Assessments				
Tax Roll	169,967	171,039	(1,073)	(0.63)%
Total Revenues	<u>169,967</u>	<u>171,193</u>	<u>(1,227)</u>	<u>(0.72)%</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>6,551</u>	<u>(6,551)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>6,551</u>	<u>(6,551)</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>182,842</u></u>	<u><u>(182,842)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
July 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2022</u>
The Bank of Tampa	Money Market	\$ 205,317
The Bank of Tampa ICS		
First Republic Bank	Money Market	29,272
First-Citizens Bank & Trust Company	Money Market	248,366
Flushing Bank	Money Market	35
NexBank	Money Market	248,455
Total General Fund Investments		<u>\$ 731,445</u>
The Bank of Tampa ICS Reserve		
First Republic Bank	Money Market	\$ 219,184
First-Citizens Bank & Trust Company	Money Market	84
Flushing Bank	Money Market	29
The Huntington National Bank	Money Market	204,958
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>\$ 790,996</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 79,382
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>\$ 234,006</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	53,321
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	4,391
Total Series 2012 Debt Service Fund Investments		<u>\$ 182,842</u>

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 073122

Reconciliation Date: 7/31/2022

Status: Open

Bank Balance	187,286.26
Less Outstanding Checks/Vouchers	102,613.95
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	84,672.31
Balance Per Books	<u>84,672.31</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: 073122

Reconciliation Date: 7/31/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
013487	7/11/2022	System Generated Check/Voucher	450.00	Animal & Exotic Medical Center
013507	7/19/2022	System Generated Check/Voucher	106.86	Amy Cook Gazaway
013508	7/19/2022	System Generated Check/Voucher	49.25	Jason Hepner
013514	7/19/2022	System Generated Check/Voucher	35.00	ReadyRefresh by Nestle
013517	7/26/2022	System Generated Check/Voucher	629.00	Cool Coast Heating & Cooling Inc
013518	7/26/2022	System Generated Check/Voucher	1,534.50	Duke Energy
013519	7/26/2022	System Generated Check/Voucher	110.00	Fitness Logic, Inc.
013520	7/26/2022	System Generated Check/Voucher	1,200.00	Jerry Richardson
013521	7/26/2022	System Generated Check/Voucher	42.00	Terri Oakley
013522	7/26/2022	System Generated Check/Voucher	1,100.00	PSA Horticultural
013523	7/26/2022	System Generated Check/Voucher	34,711.00	RedTree Landscape Systems, LLC
013524	7/26/2022	System Generated Check/Voucher	126.40	Times Publishing Company
013525	7/26/2022	System Generated Check/Voucher	577.59	Sysco West Coast Florida, Inc.
013526	7/26/2022	System Generated Check/Voucher	4,100.00	The Pool Works of Florida, Inc
013527	7/26/2022	System Generated Check/Voucher	325.00	Cheryl's Trinity, Inc.
013528	7/26/2022	System Generated Check/Voucher	4,094.50	US Bank
013529	7/26/2022	System Generated Check/Voucher	2,050.00	Vanguard Cleaning Systems of Tampa Bay
013530	7/28/2022	System Generated Check/Voucher	277.96	AlSCO, Inc.
013531	7/28/2022	System Generated Check/Voucher	30.00	Animal & Exotic Medical Center
013532	7/28/2022	System Generated Check/Voucher	350.00	Hughes Exterminators
013533	7/28/2022	System Generated Check/Voucher	285.00	Mac Daddy Sales & Service
013534	7/28/2022	System Generated Check/Voucher	4,732.57	Proteus Pool Service LLC
013535	7/28/2022	System Generated Check/Voucher	16,354.32	Rizzetta & Company, Inc.
013537	7/28/2022	System Generated Check/Voucher	24,385.00	RedTree Landscape Systems, LLC
013538	7/28/2022	System Generated Check/Voucher	1,039.35	Skyway Supply, Inc
013539	7/28/2022	System Generated Check/Voucher	3,370.00	Straley Robin Vericker



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 07/29/2022

Contact us



Truist.com



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

Changes are being made effective July 18, 2022 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including changes to the Mutual Arbitration Agreement. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 06/30/2022	\$328,510.33
Checks	- 138,852.24
Other withdrawals, debits and service charges	- 4,305.58
Deposits, credits and interest	+ 1,933.75
Your new balance as of 07/29/2022	= \$187,286.26

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
07/08	13412	200.00	07/15	13479	3,450.00	07/18	13497	30,132.85
07/08	* 13448	200.00	07/13	13480	2,547.57	07/28	13498	200.00
07/08	* 13458	4,165.00	07/14	13481	5,650.00	07/18	13499	91.00
07/01	* 13464	371.77	07/14	13482	13,743.11	07/19	13500	783.00
07/05	13465	710.48	07/13	13483	2,736.90	07/18	13501	612.96
07/06	13466	924.23	07/13	13484	1,113.31	07/20	13502	325.00
07/05	13467	2,079.75	07/14	13485	893.29	07/25	13503	143.97
07/12	13468	4,000.00	07/19	13486	277.96	07/26	13504	13,259.48
07/05	13469	110.00	07/18	* 13488	200.00	07/27	13505	200.00
07/12	13470	158.00	07/27	13489	200.00	07/22	13506	45.71
07/07	13471	150.00	07/25	13490	200.00	07/26	* 13509	130.00
07/06	13472	1,512.00	07/18	13491	619.97	07/25	13510	150.00
07/05	13473	15,762.50	07/20	13492	232.30	07/25	13511	16.13
07/05	13474	1,875.00	07/18	13493	2,500.00	07/26	13512	10,134.28
07/11	13475	1,920.00	07/18	13494	2,340.00	07/21	13513	1,715.57
07/14	13476	504.00	07/22	13495	200.00	07/22	* 13515	1,724.75
07/27	13477	4,165.00	07/14	13496	50.00	07/27	13516	595.28
07/13	13478	2,830.12						

* indicates a skip in sequential check numbers above this item

Total checks = \$138,852.24

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/11	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING	3,261.12

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/12	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13542631411	105.98
07/13	ACH CORP DEBIT PAYMENTS VERIZON WIRELESS 0000000032313281900001CUSTOMER ID 032313281900001	58.60
07/14	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13549497211	783.90
07/19	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 13562511211	95.98
Total other withdrawals, debits and service charges		= \$4,305.58

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/01	DEPOSIT	855.45
07/15	DEPOSIT	1,078.30
Total deposits, credits and interest		= \$1,933.75

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

Summary

Cash Account: 11103 Cash - Lodge Debit Card
Reconciliation ID: 073122
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	1,643.99
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>(524.28)</u>
Reconciled Bank Balance	1,119.71
Balance Per Books	<u>1,119.71</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: 073122

Reconciliation Date: 7/31/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	7/31/2022	Debit card Transaction in Transit	(524.28)
Outstanding Suspense Items			(524.28)



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 07/29/2022

Contact us



Truist.com



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

Changes are being made effective July 18, 2022 to the Commercial Bank Services Agreement (“CBSA”) that governs your account, including changes to the Mutual Arbitration Agreement. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 06/30/2022	\$1,738.88
Checks	- 0.00
Other withdrawals, debits and service charges	- 5,070.85
Deposits, credits and interest	+ 4,975.96
Your new balance as of 07/29/2022	= \$1,643.99

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/01	DEBIT CARD PURCHASE-PIN 06-30-22 TAMPA FL 3336 WAL SAM'S CLUB 002315	269.46
07/05	DEBIT CARD PURCHASE AMZN Mktp US*F81XN 07-01 Amzn.com/bill WA 3336	15.99
07/05	DEBIT CARD PURCHASE McNatts Cleaners 0 07-01 813-2378861 FL 3336	119.00
07/05	DEBIT CARD PURCHASE AMAZON.COM*KR1YL6P 07-01 AMZN.COM/BILL WA 3336	33.63
07/05	DEBIT CARD PURCHASE Amazon.com*KC8K17W 07-02 Amzn.com/bill WA 3336	11.99
07/05	DEBIT CARD PURCHASE Amazon.com*136IK66 07-02 Amzn.com/bill WA 3336	74.97
07/06	DEBIT CARD PURCHASE-PIN 07-05-22 LUTZ FL 3336 LOWE'S #2238	24.64
07/07	DEBIT CARD PURCHASE-PIN 07-06-22 WESLEY CHAPEL FL 3336 NST BEST BUY #1405 001109	117.69
07/08	DEBIT CARD PURCHASE PUBLIX #1142 07-07 LAND O LAKES FL 3336	31.42
07/11	DEBIT CARD PURCHASE OFFICE DEPOT #2603 07-07 WESLEY CHAPEL FL 3336	105.79
07/11	DEBIT CARD PURCHASE AMZN Mktp US*SK8LJ 07-08 Amzn.com/bill WA 3336	215.22
07/11	DEBIT CARD PURCHASE-PIN 07-08-22 LUTZ FL 3336 LOWE'S #2238	364.40
07/12	DEBIT CARD PURCHASE AMZN Mktp US*AE51L 07-12 Amzn.com/bill WA 3336	28.14
07/12	DEBIT CARD PURCHASE AMZN Mktp US*VB50X 07-12 Amzn.com/bill WA 3336	89.99
07/12	DEBIT CARD PURCHASE AMZN Mktp US*GA3KD 07-11 Amzn.com/bill WA 3336	63.24
07/12	DEBIT CARD PURCHASE AMZN Mktp US*7B10G 07-11 Amzn.com/bill WA 3336	65.35
07/12	DEBIT CARD PURCHASE-PIN 07-11-22 LAND O LAKES FL 3336 SHORCUT MARATHON	41.85
07/12	DEBIT CARD PURCHASE-PIN 07-12-22 LUTZ FL 3336 LOWE'S #2238	61.39
07/13	DEBIT CARD PURCHASE-PIN 07-13-22 LUTZ FL 3336 LOWE'S #2238	112.30
07/14	DEBIT CARD PURCHASE Amazon Prime*876T4 07-13 Amzn.com/bill WA 3336	14.99
07/15	DEBIT CARD PURCHASE-PIN 07-14-22 LAND O'LAKES FL 3336 PUBLIX SUPER MAR 7830 LAN	3.29
07/15	DEBIT CARD PURCHASE-PIN 07-14-22 SPRING HILL FL 3336 FAMILY DOLLAR #11307	40.00
07/18	DEBIT CARD PURCHASE AMZN Mktp US*PW2O3 07-15 Amzn.com/bill WA 3336	218.97
07/18	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 07-14 801-3654535 FL 3336	243.00

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/18	DEBIT CARD PURCHASE SQ *CAFE MASARYKTO 07-15 Masaryktown FL 3336	21.89
07/18	DEBIT CARD PURCHASE-PIN 07-15-22 LAND O'LAKES FL 3336 PUBLIX SUPER MAR 7830 LAN	173.76
07/18	DEBIT CARD PURCHASE AMZN Mktp US*NY3EC 07-16 Amzn.com/bill WA 3336	63.98
07/18	DEBIT CARD RECURRING PYMT Adobe Inc 07-17 800-8336687 CA 3336	50.97
07/18	DEBIT CARD PURCHASE AMAZON.COM*674550A 07-18 AMZN.COM/BILL WA 3336	190.14
07/19	DEBIT CARD PURCHASE-PIN 07-19-22 LUTZ FL 3336 LOWE'S #2238	209.17
07/20	DEBIT CARD PURCHASE AMAZON.COM*R76U18I 07-19 AMZN.COM/BILL WA 3336	35.00
07/21	DEBIT CARD PURCHASE-PIN 07-20-22 LAND O LAKES FL 3336 CIRCLE K # 07575	76.04
07/22	DEBIT CARD PURCHASE-PIN 07-21-22 LAND O'LAKES FL 3336 PUBLIX SUPER MAR 7830 LAN	77.36
07/22	DEBIT CARD PURCHASE Amazon.com*V56LQ01 07-21 Amzn.com/bill WA 3336	11.79
07/22	DEBIT CARD PURCHASE AMZN Mktp US*6O1BL 07-21 Amzn.com/bill WA 3336	79.99
07/25	DEBIT CARD PURCHASE AMZN Mktp US*DR06F 07-24 Amzn.com/bill WA 3336	13.00
07/25	DEBIT CARD PURCHASE-PIN 07-22-22 LUTZ FL 3336 LOWE'S #2238	267.02
07/25	DEBIT CARD PURCHASE AMZN Mktp US*LD634 07-24 Amzn.com/bill WA 3336	6.79
07/25	DEBIT CARD PURCHASE AMZN Mktp US*CH8US 07-24 Amzn.com/bill WA 3336	8.99
07/25	DEBIT CARD PURCHASE-PIN 07-24-22 TAMPA FL 3336 SAMS CLUB #6401	243.62
07/26	DEBIT CARD PURCHASE AMZN Mktp US*WH11O 07-26 Amzn.com/bill WA 3336	9.99
07/27	DEBIT CARD PURCHASE Amazon.com*4P7WW8D 07-26 Amzn.com/bill WA 3336	21.46
07/27	DEBIT CARD PURCHASE AMZN Mktp US*5R86B 07-26 Amzn.com/bill WA 3336	116.48
07/27	DEBIT CARD PURCHASE AMZN Mktp US*VE3NO 07-26 Amzn.com/bill WA 3336	9.98
07/27	DEBIT CARD PURCHASE DNH*GODADDY.COM 07-26 480-5058855 AZ 3336	107.88
07/28	DEBIT CARD PURCHASE Amazon.com*3E6RD0R 07-27 Amzn.com/bill WA 3336	678.99
07/28	DEBIT CARD PURCHASE Amazon Tips*QQ3LO6 07-27 Amzn.com/bill WA 3336	5.00
07/29	DEBIT CARD PURCHASE AMZN MKTP US*U92P5 07-28 AMZN.COM/BILL WA 3336	209.86
07/29	DEBIT CARD PURCHASE Amazon.com*CZ5VA2P 07-29 Amzn.com/bill WA 3336	14.99
Total other withdrawals, debits and service charges		= \$5,070.85

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/01	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
07/05	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	6.48
07/05	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	16.20
07/05	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	43.20
07/05	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	194.42
07/11	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	27.00
07/11	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	93.97
07/11	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING	3,261.12
07/12	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
07/13	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	24.84
07/14	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	183.62
07/18	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	6.48
07/18	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	54.00
07/19	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	457.36
07/22	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	243.03
07/25	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	21.60
07/25	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	80.15
07/25	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	235.49
07/26	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
07/29	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	5.40
Total deposits, credits and interest		= \$4,975.96

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida
Reconciliation ID: 073122
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	65.00
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	65.00
Balance Per Books	<u>65.00</u>
Unreconciled Difference	<u><u>0.00</u></u>



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

RECEIVED
AUG - 8 2022

BY:

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

Date 7/29/22
Account Number
Enclosures

Page 1

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

--- CHECKING ACCOUNTS ---

Table with 2 columns: Description and Amount. Includes PUBLIC FUNDS DDA, Previous Balance (70.00), Deposits/Credits (.00), Checks/Debits (.00), Service Charge (5.00), Interest Paid (.00), Ending Balance (65.00). Also includes summary statistics like Number of Enclosures (0), Statement Dates (7/01/22 thru 7/31/22), Days in the statement period (31), Average Ledger (70.00), and Average Collected (70.00).

Service Charges and Itemized Fees

Table with 3 columns: Date, Description, Amount. Row: 7/29 Paper Statement Rendering Fee 5.00

Checks and withdrawals

Table with 3 columns: Date, Description, Amount. Row: 7/29 Service Charge 5.00-SC

Daily Balance Information

Table with 4 columns: Date, Balance, Date, Balance. Row: 7/01 70.00 7/29 65.00

* * * 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: 073122
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	424,254.02
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	424,254.02
Balance Per Books	<u>424,254.02</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

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
07/31/2022

Page
1 of 2

IntraFi® Network DepositsSM Monthly Statement

Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of July 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%	\$801,025.08	\$424,254.02
TOTAL			\$801,025.08	\$424,254.02

Date
07/31/2022

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Savings

Statement Period	7/1-7/31/2022	Average Daily Balance	\$752,378.54
Previous Period Ending Balance	\$801,025.08	Interest Rate at End of Statement Period	0.50%
Total Program Deposits	0.00	Statement Period Yield	0.50%
Total Program Withdrawals	(377,090.61)	YTD Interest Paid	658.02
Interest Capitalized	319.55		
Current Period Ending Balance	\$424,254.02		

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/28/2022	Withdrawal	(\$177,090.61)	\$623,934.47
07/28/2022	Withdrawal	(200,000.00)	423,934.47
07/29/2022	Interest Capitalization	319.55	424,254.02

Summary of Balances as of July 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$219,183.26
First-Citizens Bank & Trust Company	Raleigh, NC	11063	83.64
Flushing Bank	Uniondale, NY	58564	28.93
The Huntington National Bank	Columbus, OH	6560	204,958.19

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA
Reconciliation ID: 073122
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	205,316.17
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	205,316.17
Balance Per Books	<u>205,316.17</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
Statement Period:
Through:
30 - 5

Statement
Jul 01, 2022
Jul 29, 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	\$5,315.14
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$200,001.03
AVG. AVAILABLE BALANCE	\$26,004.79	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$26,004.79	ENDING BALANCE	\$205,316.17
INTEREST PAID YTD	\$9.36	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$1.03	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
Statement Period: Jul 01, 2022
Through: Jul 29, 2022
Page 2

OTHER CREDITS

Description	Date	Amount
ICS WITHDRAWN KC1256	07-27	200,000.00
INTEREST	07-29	1.03
Total		200,001.03

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
07-27-22	\$205,315.14	07-29-22	\$205,316.17		

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS
Reconciliation ID: 073122
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	526,128.49
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	526,128.49
Balance Per Books	<u>526,128.49</u>
Unreconciled Difference	<u><u>0.00</u></u>

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
07/31/2022

Page
1 of 2

IntraFi® Network DepositsSM Monthly Statement

Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of July 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%	\$348,880.01	\$526,128.49
TOTAL			\$348,880.01	\$526,128.49

Date
07/31/2022

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Operating

Account Summary - Savings

Statement Period	7/1-7/31/2022	Average Daily Balance	\$371,735.50
Previous Period Ending Balance	\$348,880.01	Interest Rate at End of Statement Period	0.50%
Total Program Deposits	177,090.61	Statement Period Yield	0.50%
Total Program Withdrawals	(0.00)	YTD Interest Paid	357.95
Interest Capitalized	157.87		
Current Period Ending Balance	\$526,128.49		

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/28/2022	Deposit	\$177,090.61	\$525,970.62
07/29/2022	Interest Capitalization	157.87	526,128.49

Summary of Balances as of July 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$29,272.22
First-Citizens Bank & Trust Company	Raleigh, NC	11063	248,365.54
Flushing Bank	Uniondale, NY	58564	35.25
NexBank	Dallas, TX	29209	248,455.48

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD
Reconciliation ID: 073122
Reconciliation Date: 7/31/2022
Status: Open

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

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

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AUG 03 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
07/31/2022

Page
1 of 2

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

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

Summary of Accounts

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

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	4,824.06
		Interest Earned Since Last Statement	709.35

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	289.16
Int Earned Since Last Statement	42.52

07/01/2022	Opening Balance	\$21,983.42
07/29/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	1,430.27
Int Earned Since Last Statement	210.32

07/01/2022	Opening Balance	\$108,733.80
07/29/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	3,104.63
Int Earned Since Last Statement	456.51

07/01/2022	Opening Balance	\$236,024.49
07/29/2022	Ending Balance	236,024.49

Tab 16

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

Table of Contents

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

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March 9, 2021

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

Board of Supervisors,

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

Project Description

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

Date of Physical Inspection

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

Study Start and Study End

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

Governing Documents

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

Depth of Study

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

Photographs were taken of the site improvements.

Summary of Financial Assumptions

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

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

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

Recommended Payment Schedule

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

Proposed Assessments

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

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

Reserve Study Assumptions

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

Impact of Component Life

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

Inflation Estimate

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

Initial Reserves

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

Financial Condition of District

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

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

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

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

Special Assessments

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

Reserve Funding Goal

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

Study Method

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

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

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

Summary of Findings

We have estimated future projected expenses for Preserve at Wilderness Lake CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Preserve at Wilderness Lake CDD Reserve Study Expense Items".

Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

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

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

Percent Funded

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

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

Keeping Your Reserve Study Current

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

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

Items Beyond the Scope of this Report

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

Stormwater Drainage Notes

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

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

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

Preserve at Wilderness Lake Storm Water Pipes

Concrete:

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

Other Drainage:

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

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

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

Fitness Equipment Notes

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

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

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

Hammer Strength Seated Bicep
Free Weights with Racks

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

Paramount Training
Paramount Inner Thigh

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

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

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

2 Exercise Bikes
Elliptical Trainer
Precor Treadmill

Paving Notes

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

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

Pond Banks Notes

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

is not a reserve item.

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

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

Landscaping Notes

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

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

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

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

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

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

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

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

Statement of Qualifications

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

Conflict of Interest

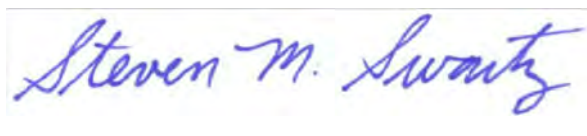
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

14 Pages of Photographs Attached

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



Basketball Court



Tennis Courts



Tennis Court Fencing



Tennis Court Lights



Dock



Dock



Amenity Access System



Amenity Camera System



Typical Well



Entry Monuments



Entry Monuments



Interior Monuments



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



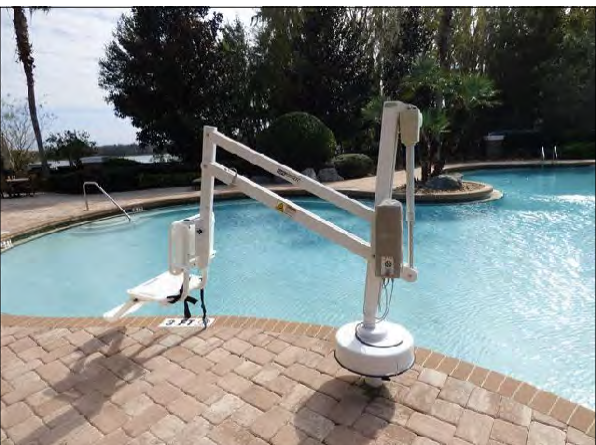
Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



Pool Equipment



Pool Equipment Housing Boxes



Amenity Pavers



Pool Pavers



Pool Fencing



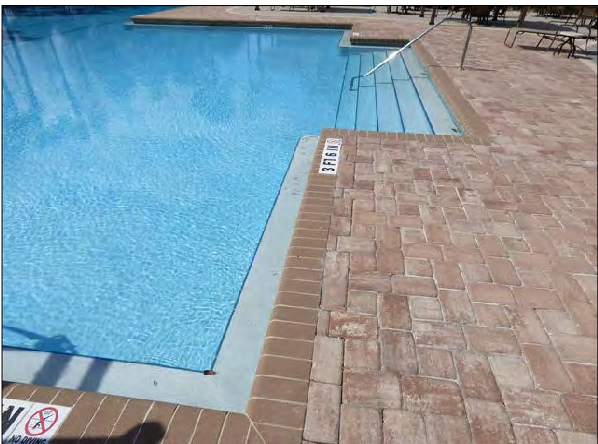
Pool Heaters



Splash Pad



Spa



Pool Coping Stone



Pool Pergolas



Activity Center Front View



Activity Center Rear View



Activity Center Interior



Activity Center Kitchen



Activity Center HVAC



Activity Center Restroom



Fitness Center



Fitness Center



Fitness Center Aerobics Area



Fitness Center Equipment Area



Fitness Center HVAC



Fitness Center Locker Room



Fitness Center Sauna



Lodge



Lodge



Lodge Interior



Lodge Interior



Lodge Interior



Lodge HVAC



Lodge Restroom



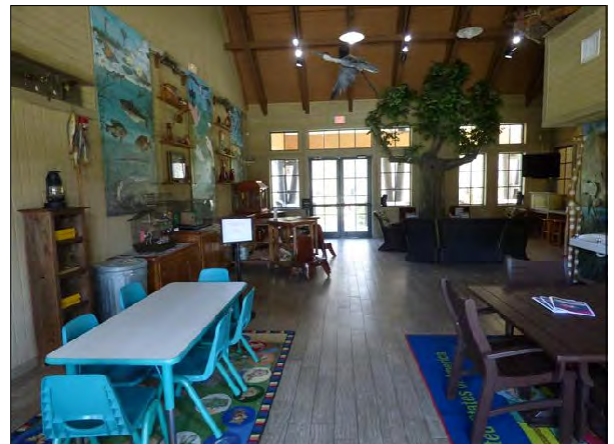
Nature Center



Nature Center



Nature Center Interior



Nature Center Interior



Nature Center HVAC



Nature Center Restroom



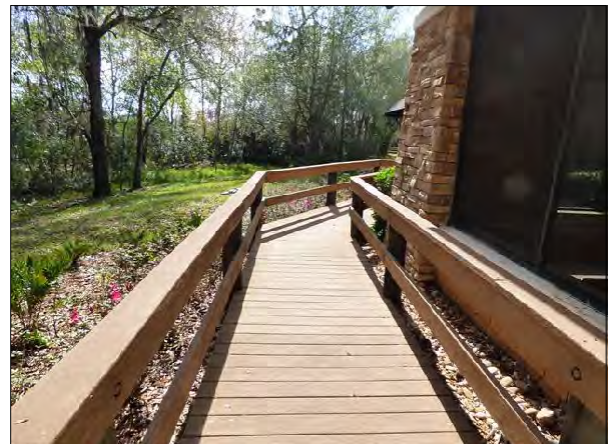
Nature Center Theater



Nature Center Theater



Nature Center Lanai



Nature Center Walkway



Ranger Station



Ranger Station HVAC



Amenity Center Playground



Amenity Center Swingset



Whispering Wind Park



Whispering Wind Play Structure



Whispering Wind Vinyl Picket Fence



Stoneleigh Park



Stoneleigh Play Structure



Night Heron Play Structure



Night Heron Vinyl Picket Fencing



Night Heron Horizontal Ladder



Night Heron Pavilion



Park Benches



Amenity Center Parking Lot



Amenity Center Parking Lot Pavers

Preserve at Wilderness Lake CDD Reserve Study Expense Item Summary

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

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

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

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

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

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

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

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

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

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,048,941

Preserve at Wilderness Lake CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Amenity Center Grounds							
Basketball Court Color Coat	\$ 1.05 / sf	2050 sf	\$ 2,153	5 Years	8 Years	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	6 Years 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	\$ 14,532
						2053	\$ 27,131
Locker Room Refurbishment	\$ 43,000 ea	2	\$ 86,000	4 Years 20 Years	20 Years	2025	\$ 97,438
						2045	\$ 160,565
						2065	\$ 264,589
Sauna Electronics and Controls	\$ 16,200 ea	2	\$ 32,400	3 Years 20 Years	20 Years	2024	\$ 35,804
						2044	\$ 59,000
						2064	\$ 97,224
Weight Machines	\$ 2,500 ea	15	\$ 37,500	2 Years 20 Years	20 Years	2023	\$ 40,418
						2043	\$ 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

<i>Item Description</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>
<i>Weight Benches and Barbells</i>										\$ 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												
<i>VCT Flooring</i>												
<i>Roofing Asphalt Shingle</i>												
<i>Exterior Paint</i>						\$ 14,455						
<i>HVAC 3.5 Tons Lennox</i>											\$ 27,500	
<i>HVAC UV Light System</i>	\$ 641	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
<i>Life Safety Systems Modernization</i>												
<i>Lodge Furniture Replacement Phase 1</i>					\$ 16,753							
<i>Lodge Furniture Replacement Phase 2</i>												
<i>Restrooms Refurbishment</i>									\$ 52,319			
<i>Kitchen Cabinets</i>												
<i>Chandeliers</i>												
<i>Computers and Equipment</i>					\$ 12,018							\$ 14,314
<i>Network Switch Board</i>										\$ 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												
<i>Furniture</i>		\$ 10,982										
<i>Tile Flooring</i>							\$ 39,204					
<i>Roofing Asphalt Shingle</i>												
<i>Exterior Paint</i>						\$ 7,080						
<i>HVAC 5.0 Tons</i>									\$ 14,891			
<i>HVAC 3.0 Tons</i>					\$ 11,472							
<i>HVAC UV Light System</i>	\$ 641	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
<i>Life Safety Systems Modernization</i>												
<i>Theater Seats</i>							\$ 30,532					
<i>Theater Carpeting</i>												\$ 14,119
<i>Theater Projector and Screen</i>				\$ 17,050								
<i>Restrooms Refurbishment</i>									\$ 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

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

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	

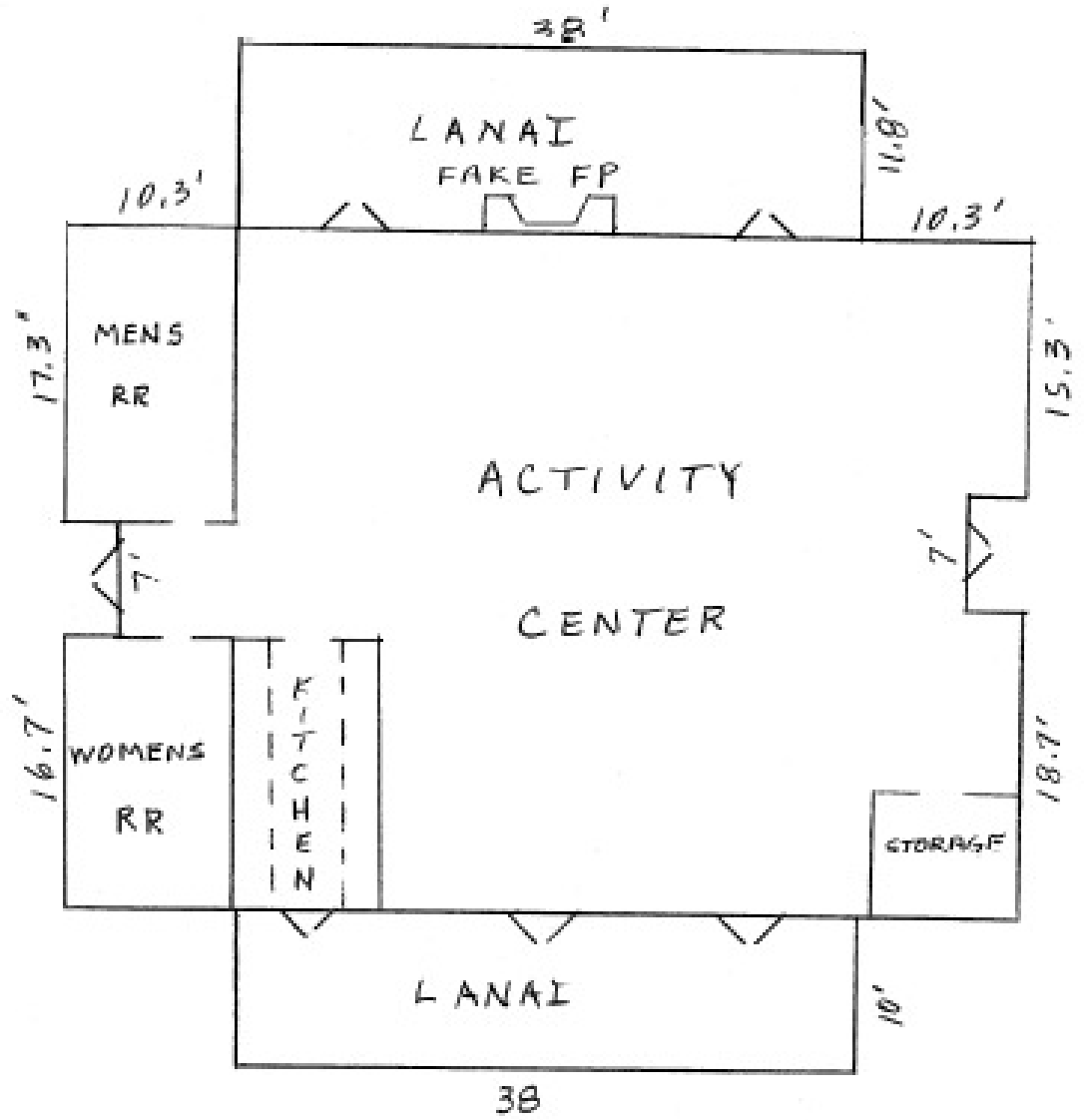
Year	Category	Item Name	Expense	
FY 2046	Amenity Center Grounds	Boats and Kayaks	\$ 8,231	
	Community Grounds	Well Pumps and Irrigation System Upgrades	\$ 248,086	
		Stormwater Drainage Repair Allowance	\$ 171,134	
		Landscaping Allowance	\$ 57,427	
	Community Grounds Subtotal = \$ 476,647.00			
	Activities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

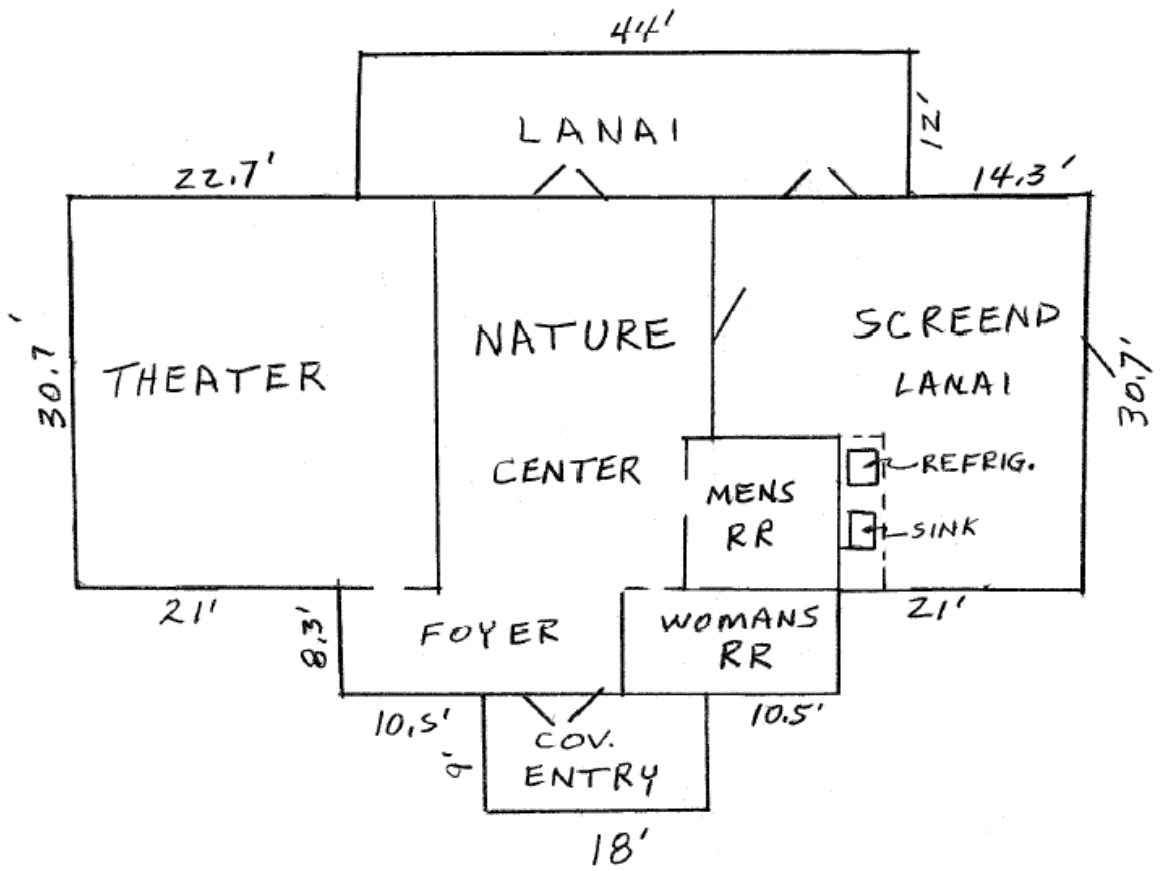
Year	Category	Item Name	Expense
FY 2048	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 46,081
	Amenity Center Grounds Subtotal = \$ 50,709.00		
	Community Grounds	Landscaping Allowance	\$ 60,369
	Pool Area	Pool Heater 4	\$ 11,068
	Activities Center	HVAC UV Light System	\$ 783
		Restrooms Refurbishment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

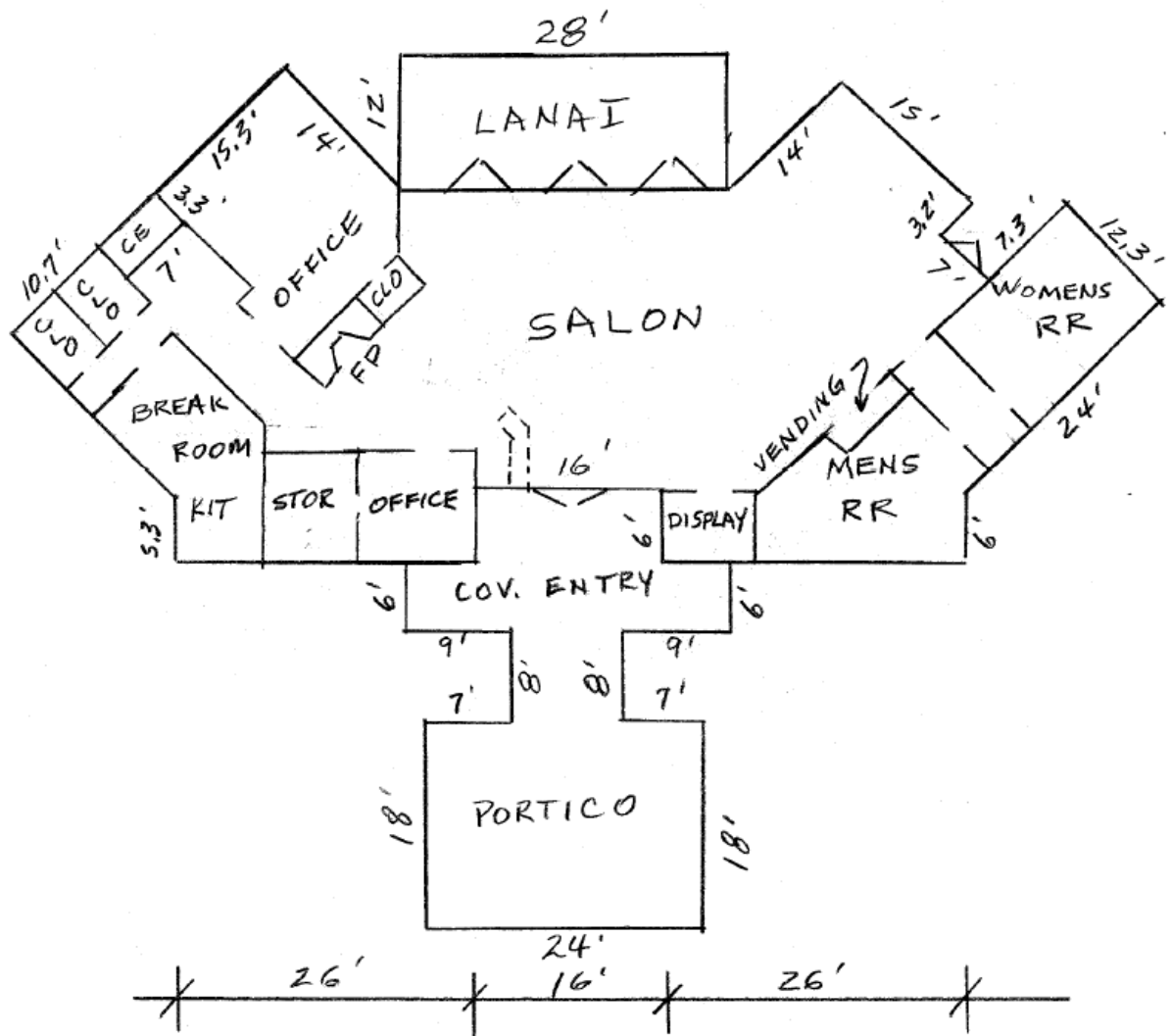
Year	Category	Item Name	Expense
FY 2049	Lodge	Network Switch Board	\$ 4,126
	Lodge Subtotal = \$ 4,929.00		
	Nature Center	HVAC UV Light System	\$ 803
	Playgrounds	Picnic Tables	\$ 9,903
FY 2049 Annual Expense Total = \$ 304,932			
FY 2050	Amenity Center Grounds	Basketball Court Color Coat	\$ 4,553
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

