

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting May 5, 2021

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

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors Brian Sailer Chairman

Holly Ruhlig
Bryan Norrie
Beth Edwards
Scott Diver

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Regional District Manager Matthew Huber Rizzetta & Company, Inc.

District Attorney John Vericker Straley Robin & Vericker

District Engineer Greg Woodcock Cardno Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE – 5844 OLD PASCO ROAD - SUITE 100 – WESLEY CHAPEL, FLORIDA 33544

WWW.WILDERNESSLAKECDD.ORG

April 27, 2021

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**, **May 5**, **2021 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

1.	CALL	_ TO ORDER/PLEDGE OF ALLEGIANCE		
2.	AUDI	AUDIENCE COMMENTS / BOARD & STAFF RESPONSES		
3.		OARD SUPERVISOR REQUESTS AND WALK ON ITEMS		
4.	GENI	ERAL INTEREST ITEMS		
	A.	Landscaping Reports	. Tab 1	
	B.	District Counsel Report		
	C.	GHS Environmental Report (under separate cover)		
	D.	5 1		
	E.	Lodge Manager's Report	. Tab 2	
5.		NESS ITEMS		
	A.	Discussion Regarding Annual Pass for Non-Residents		
	B.	Discussion of Proposal for Entry Monument Backlit		
		Design		
	C .	Consideration of Proposal for Playground Mulch	. Tab 4	
	D.	Discussion of Proposals for Playground Shade		
	_	Structures		
	E.	Presentation of Fiscal Year 2021/2022 Proposed Budget	. Tab 6	
		1. Consideration of Resolution 2021-02, Approving		
		Fiscal Year 2021/2022 Proposed Budget and	.	
•	D. 101	Setting the Public Hearing on the Final Budget	. Tab /	
6.		NESS ADMINISTRATION		
	A.	Consideration of Minutes of the Board of Supervisors'	T . 0	
	Б.	Meeting held on April 7, 2021	. Iab 8	
	B.	Consideration of Operation and Maintenance	T-1-0	
-	DE\/	Expenditures for March 2021	. rab 9	
7.		EW OF MONTHLY FINANCIALS & RESERVE STUDY	T-L 10	
	Α.			
0	B.	Reserve Study Report	. rab IT	
8.	_			
	Α.	District Manager's Update		

9. SUPERVISOR REQUESTS 10. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 933-5571.

Sincerely,

Matthew Huber

Regional District Manager

cc: John Vericker, Straley & Robin Greg Woodcock, Cardno Tish Dobson, Lodge Manager

Tab 1



Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

925 Florida Avenue, Suite D Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date: March 11, 2021

Client: Preserve at Wilderness Lake Community Development District

Attended by: CDD Management-Tish Dobson

RedTree Landscape Systems- RJ Johnson

PSA Horticultural-Tom Picciano

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

These items must be completed by March 30, 2021 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 31, 2021. 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

Oakhurst park- remove leaf drop. Completed

Kendall Heath/Waverly Shores- remove leaf drop. Completed

21819 Waverly Shores common area- remove leaf drop. Completed

Eleanor Wood pond- remove leaf drop. Completed

Garden Walk- remove leaf drop. Completed

Lodge rear lawn- remove leaf drop. Completed

Tennis court- remove leaf drop. Completed

The turf was mowed high for healthy growth. The blades were sharp leaving a clean, precise cut. The line trimming was performed at the same height as the mowing. The hard edging was vertical and the edged material was thoroughly cleaned out. The blowing down of hard services was good. The remaining heavy leaf drop in the streets and turf panels needs to be removed, to prevent the smothering of turf.

PL

The back side of bed lines were neatly edged and were weed free. Photo below.

March March



March



3 WOODLINE MAINTENANCE

Night Heron across from Whispering Wood- cut back woodline. Completed

Green Wing fenceline- area has been cleared. Shave back vines closer to fence. Prune back pepper trees and wax myrtle. *Photo below.* **Completed**



The woodlines were maintained in accordance with the specifications.

2 TURF COLOR

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

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

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

Stoneleigh park- turf color of common Bermudagrass was a pale green color. It is coming out of its dormant period. The St. Augustine turf color was a lightly mottled medium green.

Lodge- turf color of the main lawn was a consistent medium green.

Oakhurst park- turf color of common Bermudagrass was a pale green color. It is coming out of its dormant period. The St. Augustine turf color was a lightly mottled medium green.

Kendall Heath/Waverly Shores- turf color of common Bermudagrass was a pale green color. It is coming out of its dormant period. The St. Augustine turf color was a lightly mottled medium green.

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

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

March March

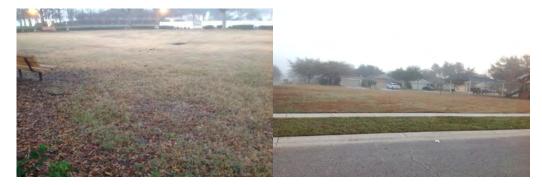


March



February

February



February



January

January



January

December



December

December



3 TURF DENSITY

Kendall Heath/Waverly Shores- the common Bermudagrass density was poor to fair. Seed is continuing to fill in. The St. Augustine density was strong.

Boulevard from Lodge to main entry- density was good.

Citrus Blossom park- density was good.

Citrus Blossom common area- density was good.

Stoneleigh park- the common Bermudagrass density was poor to fair. It is coming out of its dormant period. The St. Augustine density was strong.

Oakhurst park the common Bermudagrass density was poor to fair. It is coming out of its dormant period. The St. Augustine density was strong.

Night Heron/Caliente intersection- density was good.

Lodge- density of main entry lawn, front lawn, nature center lawn and rear lawn was strong. Lawn to the left of the Lodge was showing signs of soil compaction.

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

The Bahia turf density was fair to good throughout the community. It is coming out of its dormant period.

Ambleside/Night Heron well- spread soil and install sod around new well. will be completed

3 TURF WEED CONTROL

There was not a significant amount of broadleaf and grassy weeds. Treated on 3/10/21

Lodge exit drive- spot treat broadleaf weeds along curb. Treated on 3/10/21

Lodge front lawn- spot treat broadleaf weeds and continue to treat goose grass with Roundup.

Treated on 3/10/21 all sprayed with Avenue South Herbicide

Also treated some fire ant mounds with Advion Fire Ant Bait on 3/10/21

PL

Boulevard outbound from bridge to main exit- spot treat broadleaf weeds. Treated on 3/10/21 treated with Avenue South Herbicide

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

General work order- turf fungicide should be applied as a preventative measure for all lawn areas susceptible to take all root rot. 3/10/21 treated with Headway G Fungicide

Lodge- schedule core aeration after community events in April.

Pine Knot- patch disease is subsiding.

Boulevard across from Americus- treat patch disease, large area. 3/10/21 treated with Headway G Fungicide

Oakhurst park- turf damaged by Roundup overspray. Turf will need to be replaced if it does not recover fully. *Photo below*.



The turf was mowed high to allow more sunlight to reach the grass plants for strong growth. The color was improving and is mostly a mottled medium green. The density ranged from fair to good in the viable turf panels. Some of the turf is coming out of its dormant period and will soon begin to darken in color and thicken in density. Broadleaf and grassy weeds were isolated and can be easily spot treated for control. The contractor should regularly monitor for sedge infestation. It may be advisable to lower the watering times, to lessen sedge growth. There were still a few indications of turf still affected by patch disease, but much of it has subsided. Monitor for grub activity and plan for the application of insecticide such as Arena to control chinch bugs as well as preventative fungicide applications for take all root rot. Keep the heavy leaf drop off the lawn.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

21436 Morning Mist- install waterbag on new tree and supply water to viburnum. will be completed

Main entry median- replace hollies damaged by vehicle. *Photo below.* Completed



PL

Main entry median 2- clear pine needles and pine bark away from base of hollies. Completed

Butterfly garden- replace any dead milkweed. Photo below. WARRANTY WORK. Photo below. Not a warranty item, but will get, install and invoice accordingly



Nature Center rear- replace dead coontie palm. WARRANTY WORK.

Will replace in upcoming landscape enhancement project

Oakhurst lift station- treat Fakahatchee grass for spider mites.

3/10/21 sprayed with Triple Crown Insecticide

Night Heron across from 21517- remove dead juniper under magnolia. Completed

Butterfly garden- all plants have been cut back to promote strong new growth.

3 BED / CRACK WEED CONTROL

Whispering Winds- remove crack weeds **Completed**

Pine Knot- remove weeds from hedge. **Completed**

Lodge exit monument- remove bed weeds behind monument. **Completed**

Lodge tennis court sidewalk to Natures Ridge gate- remove vines and other bed weeds. Completed

Nature Center front- remove bed weeds. **Completed**

Kendall Heath/Waverly Shores- remove crack weeds. **Completed**

Osprey Pointe monument- remove bed weeds. **Completed**

Night Heron across from Lakewood Retreat- line trim and spray weed growth along picket fence. Completed

PL

2 IRRIGATION MANAGEMENT

Lodge patio- dripline is kinked at edge of patio in jatropha bed. Photo below. Completed



Lodge patio- potted bougenvillea is wilting. Photo below. Completed



Night Heron at east Pine Knot- turf appears dry. It may also be some remaining patch disease. *Photo below.* **Completed - mainline leaks have bee repaired**



Butterfly garden-repair dripline. *Photo below*. Completed



Grasmere/Deerfields berm- hedge and soil is dry. Completed

Eagle's Crest at Americus- turf is dry. Mainline breaks (1) bad valve - completed

Main entry median endcap- section of flower bed is dry. Completed

Tennis court rear- azaleas are wilting. They are getting hit by (3) different rotors

Most of the turf, shrubs and flowers appear 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)

Caliente berm both sides- prune high sections of viburnum hedge and prune bottlebrush as necessary. **Completed**

Nature Center rear- prune jatropha. Completed

Tennis court sidewalk- prune and clean out old vegetation from palmettos. Completed

Pool deck- shuck shell ginger. Completed

Lodge exit drive- cut back jathopha and firebush. Completed

Lodge pool deck- cut back ti plants. Completed

Lodge dock- cut back vegetation growing onto the dock. **Completed**

Natures Ridge entry- prune palmetto behind split rail fence. Photo below. Completed



7220 Night Heron median at Caliente- cut back firebush behind the magnolia. Completed

Deerfields median- cut back firebush and jatropha. Completed

Deerfield pump station- even out viburnum hedge and lower the entire hedge for easier maintenance. **Completed**

Grasmere monument and median- cut back allamanda and firebush. Completed

Pool deck- cut back ti plants in pots. They should be cut at various heights. Completed

2 TREE PRUNING

Cormorant Cove dock- prune oaks encroaching roof lines. Completed

Water's Edge exit- prune low hanging oak limb away from ligustrum tree. Completed

Heron's Wood monument- elevate oak trees. *Photo below.* Completed



Community wide-palms were over- pruned. See specifications. Palm pruning will be done two (2) times per year to remove only dead and yellowing fronds, seed heads and loose boots on palms over fifteen (15) feet-tall palms. On palms smaller than fifteen feet, remove only dead and yellowing fronds, seed heads and loose boots during regular maintenance visits. "Hurricane" pruning is not acceptable. All palm trees shall be pruned with the remaining palm fronds left in the 9 and 3 o'clock position. No pruning will be done during or immediately following growth flushes. No herbicides will be used for this purpose. The Contractor shall remove all pruning litter.

PL

Lodge-elevate oak tree over disabled parking space and sidewalk. Completed

Lodge patio-remove moss from crape myrtle. Completed

3 CLEANUP/RUBBISH REMOVAL

Nature Center rear- clear drainage grate. **Completed**

Roundabout- remove log that is laying in landscape bed. Completed

Tennis court walkway- clean up palmetto pruning debris. Completed

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

3 APPEARANCE OF SEASONAL COLOR

The new seasonal color display "spring mix" was providing an excellent curb appeal at all locations. The bloom was very strong. The plants were very full and healthy.

March March



March



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

None

PROPOSALS

Provide proposal to remove dead pine at Night Heron lift station. **completed - pine tree removed this can be removed from this report**

Provide proposal to close in empty bed space on the Deerfields berm. previously submitted this can be removed from this report

Boulevard median at lodge- Provide proposal to remove azaleas and close up beds with sod. **previously submitted** this can be removed from this report

Provide proposal to remove all dead and declining hollies in center median. Provide flush cut and full removal price. previously submitted this can be removed from this report

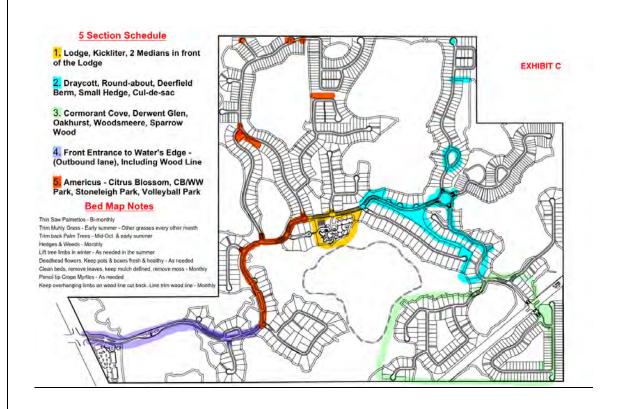
SUMMARY

RedTree performed to contractual standards for this inspection. The turf was mowed, trimmed, and cleaned up in accordance with the specifications. Heavy leaf drop must be removed to prevent the smothering of turf. The turf color and density were inconsistent throughout most of the grounds, but it is improving as the weather warms. There was no evidence of insect activity. Some patch disease was still present. The broadleaf and grassy weeds were not in great numbers. The weeds can be easily spot treated with herbicide. Monitor for sedge growth, as well as grub activity and plan for chinch bug control as well a preventative applications for take all rot.. The shrubs and trees were healthy. Disease and insect pressures on the shrubs will increase as temperatures rise. Pruning of shrubs and some cutbacks are necessary. Pruning of hardwoods was also needed. The bed and crack weeds control was good. There was a some irrigation issues that need to be addressed. Irrigation run times and watering days may need to be reduced to lessen any sedge or dollar weed growth. Most of turf, shrubs and flowers were receiving sufficient water. The seasonal color display was providing excellent curb appeal in all locations. RedTree is maintaining the grounds using proper horticultural techniques.

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 Peter Lucadano	
Print Name Peter Lucandano	
Company_RedTree Landscape Systems, LLC	
Date 3/31/21	

PL



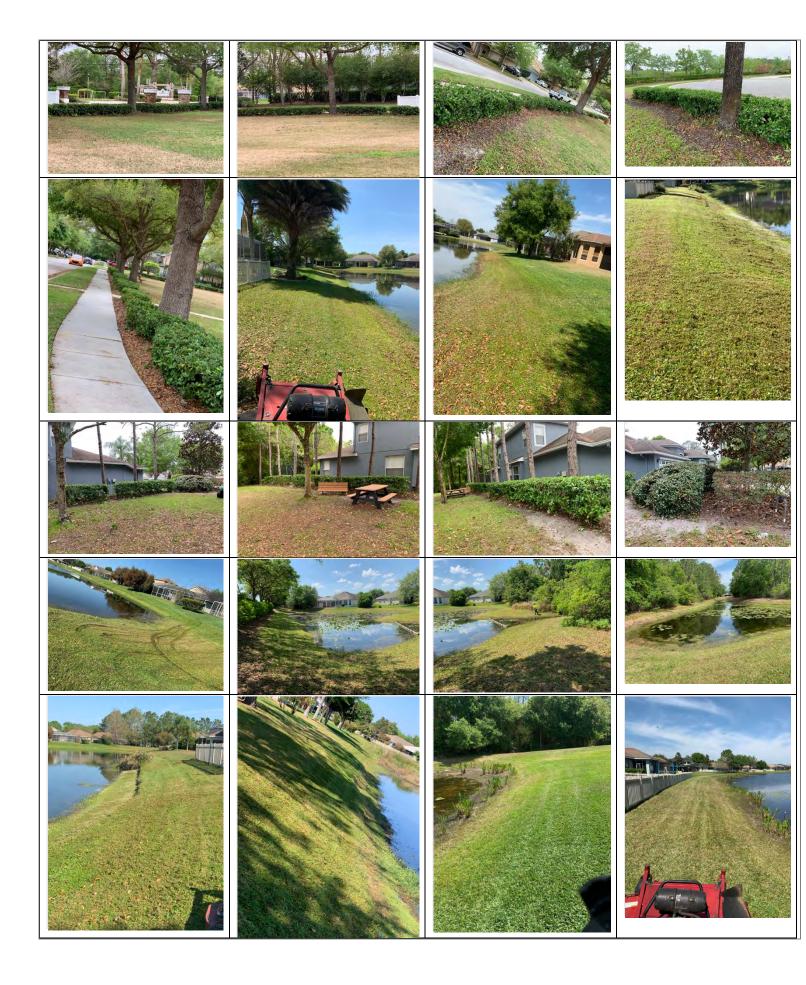
PSA_____HORTICULTURAL

Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

925 Florida Avenue, Suite D Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	3/21-27/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Warming up
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	3/25/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	THROUGHOUT THE COMMUNITY – picked up debris
	 SECTION 3 – Oakhurst Park – trimming and detail
IN ARTS NAME PRODUCTIONS CONTINUED AND PART AND AND AND ARTS AND A	MAIN BOULEVARD – cut back woodlines







Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a

NOTES:

MAIN BLVD

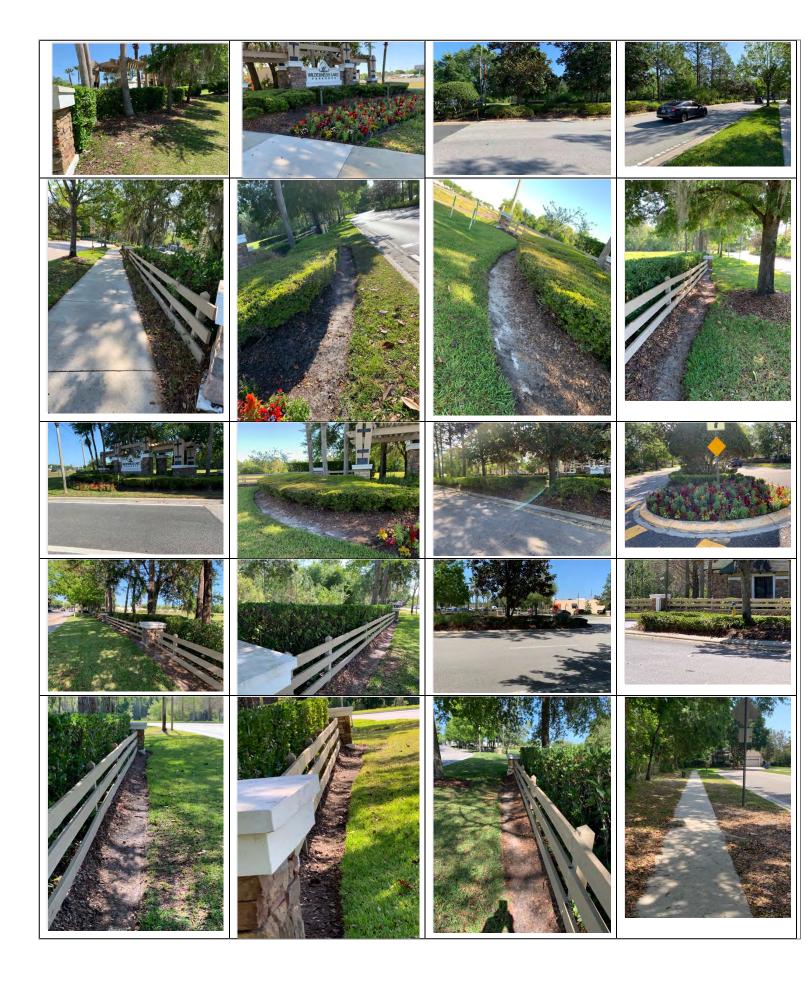
•		
BED MAINTENANCE		
Amount of Visible Weeds	Slight but addressed.	
Problem Areas		
Weeding Performed	Throughout the property and at monuments.	
Annual/Perennial Maintenance Performed		
Notes	Ant mounds throughout the planter beds were treated.	
IRRIGATION		
Inspection Completed	• n/a	
Problem and Locations	•	
EXTRA WORK PERFORMED		
Task and Location	•	
PINE KNOT – returned to repressurize the system and check for leaks		
EXTRA WORK RECOMMENDED		
Task and Location	•	

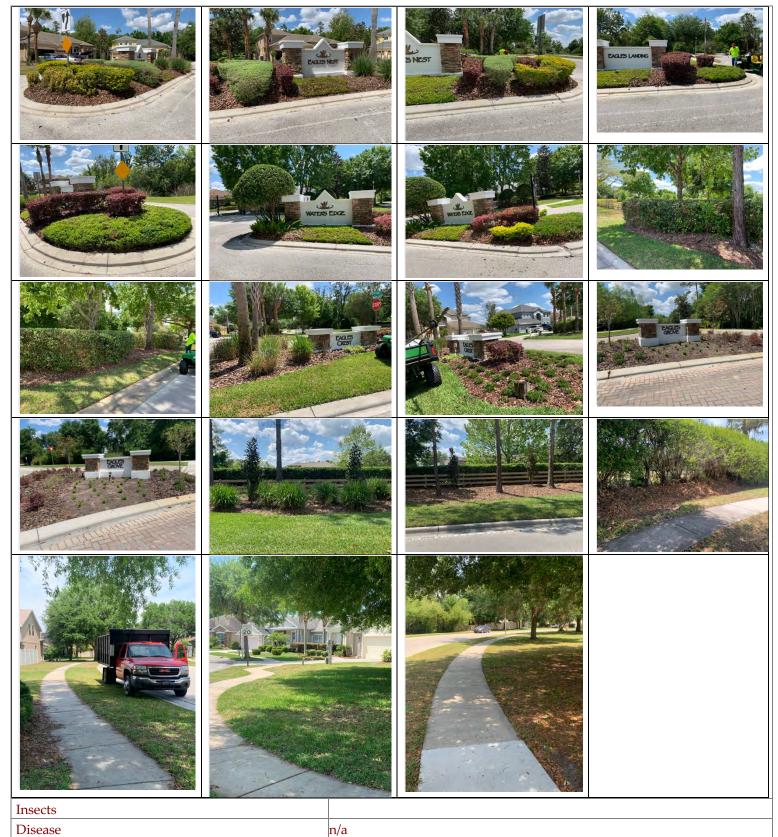
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Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

925 Florida Avenue, Suite D Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	4/4-10/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Warming up
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	4/7/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	MAIN ENTRANCE – Trimmed and cleaned up
	 MONUMENTS ALONG BOULEVARD- Trimmed and detailed
	GRASMERE CUL-DE-SAC – Cleared out dead from hedge
	ALONG SIDEWALKS – Tree lifting





2 is ease	
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
BED MAINTENANCE	
DED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	

Weeding Performed	Throughout the property and at monuments.	
Annual/Perennial Maintenance Performed		
Notes	Ant mounds throughout the planter beds were treated.	
IRRIGATION		
Inspection Completed	• n/a	
Problem and Locations	•	
EXTRA WORK PERFORMED		
Task and Location	•	
Repaired lateral line at Clubhouse near weight room		
Proposals submitted		

- - WLB Median Ornamental Tree De-Mossing
 - Nature's Ridge Area DCrape Myrtle Tree Pruning

EXTRA WORK RECOMMENDED		
Task and Location	•	

PSA____HORTICULTURAL

Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

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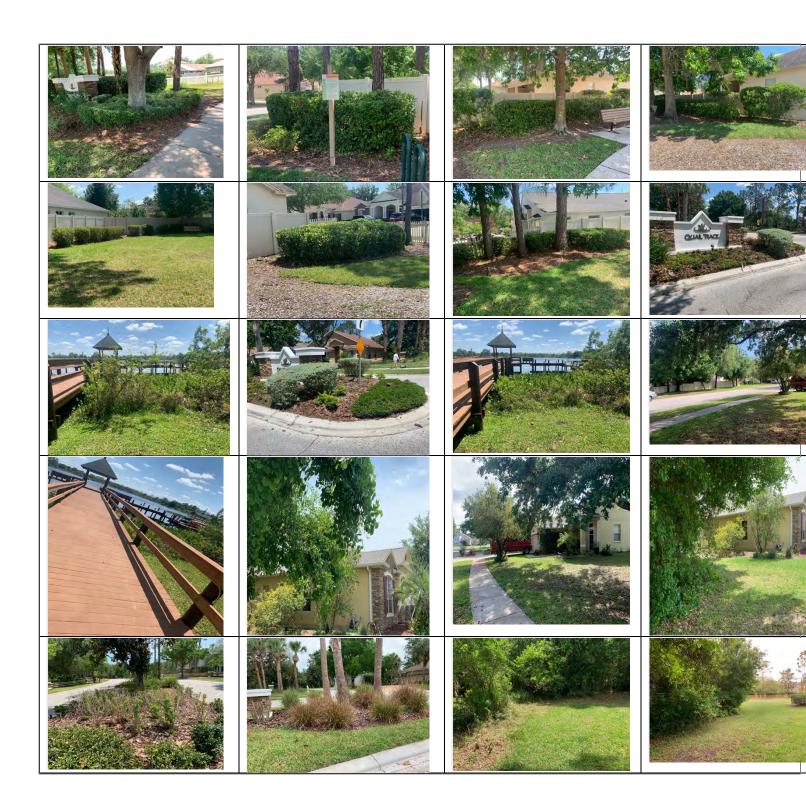
Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	4/11-17/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	hotter
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	4/14/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	BACK DOCK – trees lifted and cleaned up dock area
	 SECTION 5 – Trimmed, pulled weeds and vines
	 MAIN ENTRANCE TO PUMP STATION – INCLUDING
	CLUBHOUSE – everything mowed and whipped
	CALIENTE - mowed
	CLUBHOUSE – Hard and soft edging
	STONELEIGH – mowed and whipped
	Some lakes and ponds done
	From Inspection Report – woodlines, Philodendron cutbacks,
	Fakahatchee grass at Bircholm monument. Tree lifting in little
	neighborhood park
	MAIN BLVD – Cleaned up monuments and center islands





















Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	• n/a
Problem and Locations	
EXTRA WORK PERFORMED	
Task and Location	

- Deerfiled controller inspection completed
- Eagle's Nest checked coverage went to well- someone pulled disconnect out & was laying on the ground by Dunkin Installed it to find the MA coming out of well was cracked will be back Wednesday 21st to repair Main exit lift station also runs off Dunkin
- Nature's Ridge checked and adjusted coverage
- Proposals submitted
 - o Lakewood Retreat Dead Pine Removal Proposal submitted 4/14
 - o 7445 Minnow Brook Way Dead Pine Tree Removal Proposal submitted 4/14
 - o Night Heron & Cormorant Cove Hedge Reduction Proposal submitted 4/14
 - o 21410 Draycott Way Hedge Reduction Proposal susmitted 4/14
 - o Bridge Enhancement Proposal submitted 4/15

EXTRA WORK RECOMMENDED	
Task and Location	



Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

925 Florida Avenue, Suite D Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date: April 8, 2021

Client: Preserve at Wilderness Lake Community Development District

Attended by: CDD Management-Tish Dobson

RedTree Landscape Systems- RJ Johnson

PSA Horticultural-Tom Picciano

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

These items must be completed by April 27, 2021 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on April 28, 2021. 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 grass was mowed high to allow for improved sunlight absorption for better plant growth. The cut was very even and precise, indicating sharp blades were used. The hard edging was straight and deep with all edged material cleaned out. The beds were neatly defined. The blowing down of hard surfaces was thorough.

Oakhurst park- define backside of long viburnum hedge. *Photo below*.



Oakhurst park-remove leaf drop on inside and outside of viburnum hedge.

Common area at 21819 Waverly Shores- remove leaf drop from turf.

Garden Walk- remove leaf drop along fence line.

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

April April



April



2 WOODLINE MAINTENANCE

Night Heron across from Ambleside- cut back entire length of woodline.

Common area at 7328 Ambleside- cut back low hanging vines on corner of woodline.

Common area at 21655 Cormorant Cove- Cut back woodline that is encroaching over the turf.

Deerfields- cut back woodline from pump station to entry gate.

2 TURF COLOR

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

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

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

Stoneleigh park- turf color of common Bermudagrass was a mottled pale green color to a mottled medium green color. It is coming out of its dormant period. The St. Augustine turf color remained a lightly mottled medium green.

Lodge- turf color of the main lawn was a consistent medium green.

Oakhurst park- turf color of common Bermudagrass was a mottled pale green color to a mottled medium green color. It is coming out of its dormant period. The St. Augustine turf color remained a lightly mottled medium green.

Kendall Heath/Waverly Shores turf color of common Bermudagrass was a mottled pale green color to a mottled medium green color. It is coming out of its dormant period. The St. Augustine turf color remained a lightly mottled medium green.

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

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

April April



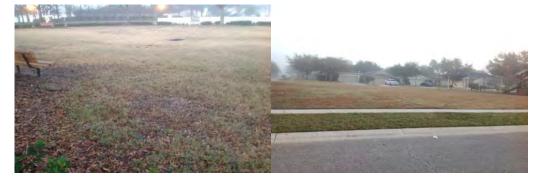
March March



March February



February February



3 TURF DENSITY

Kendall Heath/Waverly Shores- the common Bermudagrass density remained poor to fair, but it is improving. The St. Augustine density was good.

Boulevard from Lodge to main entry- density was strong, except for a small areas that needs to be replaced under warranty.

Citrus Blossom park-density was strong.

Citrus Blossom common area- density was strong.

Stoneleigh park- the common Bermudagrass density remained poor to fair, but it is improving. The St. Augustine density was good.

Oakhurst park-the common Bermudagrass density remained poor to fair, but it is improving. The St. Augustine density was good.

Night Heron/Caliente intersection- density was strong.

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

Tennis court- density around the tennis court remained along the backside of the court and fair but improving along the boulevard.

The Bahia turf density improving throughout the community. It is coming out of its dormant period.

3 TURF WEED CONTROL

Natures Ridge- spot treat broadleaf weeds

Water's Edge- spot treat broadleaf weeds.

Main entry monument- spot treat broadleaf weeds.

Lodge activity center front lawn- spot treat broadleaf weeds.

Oakhurst park- spot treat broadleaf weeds and sedge in common Bermudagrass.

Stoneleigh park- spot treat broadleaf weeds and sedge in common Bermudagrass.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was mowed high, with sharp blades to allow for improved sunlight absorption. There was a slight overall improvement in color and density this month as the weather warms. There was no indication of insect activity but patch disease has reappeared in a number of locations. Continue to monitor and treat for both patch and grub activity. Insect control applications must be applied if they have not been applied already. Preventative fungicide applications should be made to any areas susceptible to summertime root rot diseases. The broadleaf weed count was relatively stable, and control can be done via spot treatments. Remove any remaining leaf drop off of the turf. The activity center lawn at the Lodge was showing signs of soil compaction and needs to be aerated. There is some warranty sod replacement needed.

Pine Knot- treat small patch disease outbreaks. *Photo below*.



Boulevard across from Lodge- treat patch disease.

Cormorant Cove dock- treat ant mounds.

Lodge activity center- core aerate lawn.

Americus- treat small patch disease outbreaks.

Outbound ranger station- treat small patch disease outbreaks.

Outbound ranger station- replace dead turf. WARRANTY WORK. Photo below.



Main exit monument- replace dead turf along curb. WARRANTY WORK.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Water's Edge- remove excess soil along entry and exit sidewalk and remove juniper at gate median. Replace with lorapetalum.

Nature's Ridge entry and exit-ligustrum trees are in decline and should be replaced.

Oakhurst park- replace dead viburnum. WARRANTY WORK.

Americus- fertilize bottlebrush. They are chlorotic. Remove mulch from base of plants. *Photo below*.



Oakhurst park- remove mulch from base of viburnum hedge.

Lakewood Retreat monument- replace dead allamandas. WARRANTY WORK.

Cormorant Cove monument- remove dead plants behind monument. Do not replace.

Eagle's Crest monument- treat ornamental grasses for spider mites.

Cormorant Cove medians- treat ornamental grasses for spider mites.

Cormorant Cove dock-monitor oak trees for dieback. Photo below.



Boulevard median at endcap- replace dead foxtail ferns. WARRANTY WORK.

Butterfly garden- replace any dead milkweed. Photo below. WARRANTY WORK.

Butterfly garden- all plants are flushing out new growth from recent renewal pruning.

3 BED / CRACK WEED CONTROL

Kendall Heath/Waverly Shores- remove bed weeds from lorapetalum.

Common area at 21917 Waverly Shores- remove bed weeds from lorapetalum.

Pool patio- remove vines from quava.

Water's Edge exit-remove vines from Walters viburnum hedge.

Hawk Wind Trails monument- remove bed weeds.

Osprey Point monument- remove bed weeds.

Quail Trace monument- remove bed weeds.

Across from 21521 Boulevard- remove vines growing up on pine trees.

Deerfields medians- remove bed weeds.

Sparrow Wood median- remove bed weeds.

Cormorant Cove medians- remove bed weeds.

2 IRRIGATION MANAGEMENT

Pool splash pad- staple dripline under Washingtonia palm.

Rear tennis court- Azalea bed is dry, check irrigation.

Eagle's Nest stop sign- turf is dry, check irrigation.

Exit monument- turf and annuals are dry, check irrigation.

Main exit lift station- turf is dry, check irrigation.

Natures Ridge- turf and beds are dry, check irrigation.

Night Heron- new well hookup for irrigation system needs to be completed. Per lodge manager.

Deerfields exit berm- viburnum hedge at top of berm is dry, check 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)

Main entry medians- cut back allamanda.

Deerfields- mark rear viburnum hedge identifying area that should NOT be pruned. This area will be checked during each inspection.

Left side clubhouse- cut back allamanda.

Lodge dock- prune vegetation away from dock. MISSED FROM LAST MONTH. Photo below.



Grasmere cul de sacs- prune Walters viburnum and prune out dead sections from the bottom.

Egret Glade monument- cut back allamanda.

PSA-LAKE WILDERNESS 4/21

Deerfields median- prune dead from foxtail ferns.

Sparrow Wood median- prune juniper away from landscape lights. Photo below.



2 TREE PRUNING

Common area at 7220 Night Heron- elevate oak tree.

Main entry inbound sidewalk- remove moss hanging over the sidewalk.

Common area at 7838 Citrus Blossom- elevate oak tree over sidewalk.

Cormorant Cove dock- prune all oak trees.

Pool patio- remove dead limb from ligustrum tree.

Pool patio- remove moss from hollies.

Lodge patio- remove pups from windmill palm.

Pine Knot- elevate oak behind monument.

Citrus Blossom park common area- elevate oak trees over sidewalk.

Osprey Point at Blvd- elevate low hanging oak tree over sidewalk.

Common area at 21655 Cormorant Cove- elevate oak tree over sidewalk.

East of Heron's Glen monument- elevate oak tree over sidewalk.

Citrus Blossom playground- elevate oak trees.

Behind tennis court- remove water sprouts from oak tree in azalea bed.

PSA-LAKE WILDERNESS 4/21

3 CLEANUP/RUBBISH REMOVAL

Deerfields pond- clean mouth of pipe and clear a channel to pond. Photo below.



Natures Ridge- remove excess soil along entry and exit sidewalk.

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal color display "spring mix" was still providing an excellent curb appeal at all locations. The bloom was very strong. The plants were very full and healthy.

April April



April March



PSA-LAKE WILDERNESS 4/21 10

March March



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

None

PROPOSALS

All proposals to be submitted were noted by RJ.

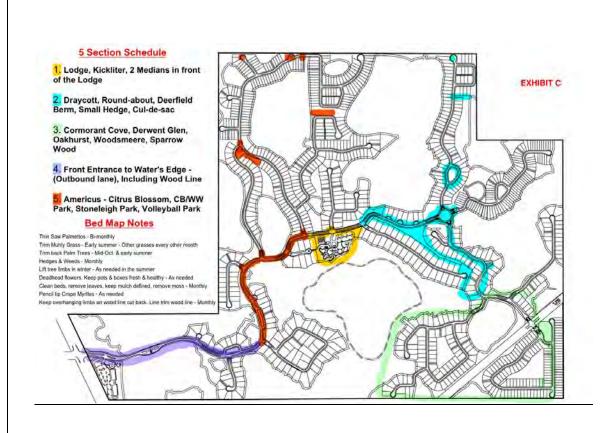
SUMMARY

RedTree performed to contractual standards for this inspection. The turf was properly mowed with sharp blades, leaving a precise clean cut. Remove any remaining leaf drop from turf to prevent turf smothering. The turf color and density has continued to improve as the weather warms. The broadleaf weeds were easily controllable by spot treatments. Patch disease has reappeared and turf insect control must be applied if it has not already been completed. Fungicide should be applied on a preventative basis to control summertime root rot disease. A section of turf needs to be replaced under the warranty. The shrubs and trees remained healthy. Some warranty replacements are needed. Pruning was necessary on some the shrubs. Trees need to be elevated over a number of sidewalks. The bed and crack weeds were well managed. Most landscape appears to be receiving sufficient irrigation, but there are irrigation concerns needing immediate attention. The seasonal color display of a spring mix was providing excellent curb appeal. RedTree is maintaining the grounds using proper horticultural techniques.

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

PSA-LAKE WILDERNESS 4/21



PSA-LAKE WILDERNESS 4/21

Tab 2



Wilderness Lake Preserve
21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637
Phone: 813-995-2437 • Fax: 813-995-2436

April 2021 Clubhouse Operations/Maintenance Updates

- Removed trash from Bay Lake and the community ponds.
- Assisted with the setup of the following events and meetings: CDD and HOA meetings, Spring Picnic/Egg Hunts, Community Garage Sale, Art Class, Grill & Chill, and several resident events.
- Reported several potholes to Pasco County for repair. Ref.#: W872387
- Reported several light pole outages to Duke Energy for repair. Locations: Wilderness Lake Blvd. and Night Heron Drive.
- Repaired four landscape lights.
- Replaced 2 Tennis Court lights.
- Repaired the Cormorant Cove handrail lights.
- Deep cleaned the Ranger Station.
- Pressure washed several Lodge campus sidewalks.
- Replacing the felt insulation on the entryway doors. In progress.
- Remodeling the DVD/General Store storage area into the Assistant Manager's office.
- Relocated and organized the DVD & General Store items to other areas on the Lodge campus.
- Made repairs to the Lodge grill.
- Replaced the basketball hoop net.
- Stained several Lodge campus pilings and banisters.
- Added new cabinet locks in the Activities Center kitchen.
- Replaced the Poolside shower heads and pull chains.
- Deep cleaned the Lodge and Men's Locker Room floors.
- Cleaned the Nature's Ridge fence line.
- Replaced several toilet bowl bolt covers.
- Replaced several toilet seats.
- Replaced several broken Maintenance yard fence line panels.
- Repainted the Assistant Manager's office door.
- Removed cobwebs from the docks and buildings.
- Treated for ants throughout the community.
- Removed rust stains from several stone columns, white caps, and sections of fence line at the Lodge and throughout the community.
- Bleached all poolside tables. (Weekly)

1st Quarter 2020/2021 Projected Projects

- Wetland T Buffer Maintenance Project. Budget line item: Wetlands Special Projects
 - Project completed.



- Add an additional pump and well for irrigation to service the area from the corner of Night Heron Dr./Caliente Blvd. to the Deerfield's pump and well. **Budget line item: Irrigation**
 - > Project in progress.

2nd Quarter 2020/2021 Projected Projects

- Resurface the Tennis Courts. Budget line item: Reserves
 - Project completed.
- WL Blvd. roadway paver repairs on the inbound and outbound lanes from US Hwy. 41 to the Ranger Station. **Budget line item: Reserves**
 - Project completed.
- Repaint 14 main entry doors. Budget line item: Reserves
 - Project completed.
- Reseal the Splash Pad. Budget line item: Maintenance
 - Project completed.
- Replace the Maintenance shed roof. **Budget line item: Reserves**
 - Project completed.

3rd Quarter 2020/2021 Projected Projects

- Remove the 10 sections of roadway pavers from the intersection of WL Blvd./US Hwy. 41 to the Ranger Station gate and replace with asphalt. – Project turned over to Pasco County by the Board of Supervisors.
- Replace the Kayaks. Pricing forthcoming.
- Replace several wood panels in the Men's Sauna.
- Reseal the Lodge floor.
- Add poolside Order-to-Go options every Thursday Saturday. Options to include rotation of Food Trucks, Ready-made Snack Shack items, and Lodge BBQs. – In progress.
- Purchase a concessions cart. In progress.
- Purchase additional swing mats. In progress.

4th Quarter 2020/2021 Projected Projects

- Consider updating the 4 entryway monuments.
 - Amazing Signs Submitted renderings. Will submit a proposal once additional direction regarding the design is received.
 - Romaner Graphics Proposal and renderings submitted for review.
 - Signature Signs Proposal and renderings forthcoming.



Landscape Lighting

Conducted routine on-site inspections throughout the month during the AM & PM hours.
 Made necessary repairs and replacements.

Advanced Recreational Concepts

- Tuesday, March 23, contacted the manufacturer of the Lodge playground to replace the plexiglass observation panel, due to vandalism. **Replacement parts on order.**
- Submitting a playground mulch proposal.
- Submitted preliminary pricing and renderings of playground shade structures.

American Red Cross of Central Florida

• Friday, April 9, met with Central Florida Red Cross representatives to review educational safety programming that may be included in the upcoming Lodge Lifestyle Program.

A Total Solution, Inc.

• Tuesday, April 20, assisted with the reprogramming of the Lodge Manager's surveillance phone app. The upgraded IP address disrupted the app from performing as designed.

Cool Coast Heating & Cooling

- Friday, April 2, replaced the blower motor and circuit board on the Nature Center HVAC unit.
- Friday, April 16, performed the HVAC quarterly maintenance.

Conley's Drinking Fountains, LLC

• Thursday, April 22, serviced the Lodge campus water fountains and replaced the waterline on the Activities Center coffee dispenser.

EZ Mulch

- Submitted a playground mulch proposal. **Total: \$4,294.00**
- The Lodge Manager requested a sample of the mulch for comparison purposes.

Fitness Logic

- Scheduled to replace the walking and drive belts on the StarTrac Treadmill and the back adjustment pivot bushings on one of the Batca benches.
- Friday, April 16, performed the monthly maintenance: tested and cleaned all the equipment. Made the necessary adjustments.



Frontier

• Tuesday, April 13, changed the Lodge IP address. As a result, the network and several cameras were offline for 12 hours.

Ideal Network Solutions

• Wednesday, April 14, reconfigured the network with the new IP address.

McNatt Plumbing

• Wednesday, April 14, repaired a urinal in the Men's Locker Room.

Nautical Pressure Washing

 Tuesday, April 27 & Wednesday, April 28, cleaned all the Amenity Center and Ranger Station roofs.

PSA

• Thursday, April 8, conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Thursday, April 8, present during the monthly Landscape Inspection.
- Responded to several irrigation issues throughout the community. (Wilderness Lake Blvd., Pine Knot Lane, and Americus Lane)
- In the process of mapping the irrigation boxes throughout the community.

Romaner Graphics

- Assessing the Lodge campus pavers for repair.
- Securing brushed cedar sauna panels for the Men's Sauna.

Sir Speedy

Completed the May newsletter.

Site Masters of Florida, LLC.

Assessing the Lodge campus pavers for repair.

Wildlife Trapper

• To date, removed 9 hogs from the community.



The YMCA

Thursday, April 22, met with the Senior Aquatics Director to review programming elements that
may be included in the upcoming Lodge Lifestyle Program. *Swim lessons for all levels,
Babysitting Certification, First Aid/CPR/AED training, etc.

Pasco Sheriff's Special Detail Report on Citations & Warnings

- 3/31 Conducted hourly foot patrols of the amenities and patrolled the community without incident.
- 4/2 Conducted routine patrols of the Lodge and community with no issues to report.
- 4/3 Patrolled the Lodge and community. No illegal parking violations or speeding to report.
- 4/4 Conducted routine patrols of the community and Lodge.
- 4/7 Conducted several patrols of the community maintaining a highly visible position.
- 4/10 Patrolled the Lodge and community paying close attention to traffic violations. Encountered 1 young adult on a lanai after hours. The young adult left without incident.
- 4/14 Conducted several patrols of the community, monitored Ambleside Drive for parking violations, and provided security at the Lodge.
- 4/16 Conducted patrols of the community and Lodge without incident.
- 4/17 Provided hourly foot patrols of the Lodge, pools, Tennis Courts, and dock. Monitored the main Blvd. for speeding and conducted routine patrols of the community. No issues to report.
- 4/21 Monitored the Lodge closely and conducted routine patrols of the community without incident.

Playground Equipment & Dock Safety Checks

- 4/2 Repaired several spindles on the Cormorant Cove dock handrail.
- 4/9 Installed a Dog Station near the Cormorant Cove dock.
- 4/16 Repaired the Jon Boat plug.
- 4/23 Routine check.

Scheduled Room Usage/Rentals

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, setting up tables & chairs, refreshment setup/replenishment, and cleanup.

- 4/2 Lodge Event Lodge Campus and outer parks.
- 4/5 Lodge Event Lodge Playground
- 4/5 Resident Event Theatre
- 4/7 CDD Meeting A/C
- 4/7 Resident Event Theatre
- 4/7 Resident Event A/C
- 4/10 Lodge Event A/C
- 4/10 Community Event Community-wide
- 4/10 Lodge Event Lodge Parking Lot
- 4/12 Lodge Event Lodge Playground
- 4/12 Girl Scouts N/C



4/12 - Resident Event - Theatre

4/12 – ARC Meeting – Main Lodge

4/12 - Resident Event - A/C & N/C

4/14 - Resident Event - Theatre

4/14 - Resident Event - A/C

4/15 - CDD Budget Meeting - A/C

4/16 - Lodge Event - Theatre

4/17 – Lodge Event – Firepit Courtyard & A/C

4/18 - Private Rental - N/C

4/19 - Lodge Event - Lodge Playground

4/19 – Resident Event – Theatre

4/21 - Resident Event - Theatre

4/21 - Resident Event - A/C

4/22 – Resident Event – A/C

4/24 - Private Event - A/C

4/26 - Lodge Event - Lodge Playground

4/26 – Girl Scouts – N/C

4/26 – Resident Event – Theatre

4/26 – ARC Meeting – Main Lodge

4/26 - Resident Event - A/C & N/C

4/27 – Lodge Event – Lodge Parking Lot

4/27 - HOA Meeting - A/C

4/28 - Resident Event - Theatre

4/28 – Resident Event – A/C

4/30 – Lodge Event – Lodge Parking Lot

Upcoming Events

> May

- Saturday, May 1 Wine Sampling Under the Stars
- o Friday, May 7 Family Movie Night
- Saturday, May 8 NXT Generation Food Truck
- Saturday, May 8 Kids' Art Class
- Saturday, May 8 Adult Art Class
- Wednesday, May 12 Charm City Eats Food Truck
- o Saturday, May 15 Grill & Chill
- Saturday, May 22 Bacon Boss Food Truck
- Saturday, May 29 Asian Variety Food Truck
- o Monday, May 31 Resident Appreciation Day/Memorial Day BBQ



June

- Saturday, June 5 Bacon Boss Food Truck
- Monday, June 7 Tie Dye Day
- Friday, June 11 Charm City Eats Food Truck
- o Friday, June 11 Family Movie Night
- Thursday, June 17 Asian Variety Food Truck
- Friday, June 18 Bacon Boss Food Truck
- Saturday, June 19 Pool Party
- Saturday, June 19 NXT Generation Food Truck
- Saturday, June 26 Charm City Eats Food Truck

Conservation Area Violations

21301 Morning Mist Way:

 Removal of herbaceous and shrub vegetation to allow for planting of ornamental vegetation within the setback/conservation area. Cease-and-Desist letter sent to the homeowners by the District Manager. – Remediation underway.

Conservation Area Between Morning Mist Way and Grasmere Drive:

 Received reports of trash and abnormal activity in the wooded area. Trash was removed by Lodge Staff, and the area is currently under surveillance. – No new activity to report.

Resident Requests

7509 Ambleside Drive:

• Due to damage created by the wild boar, the resident is requesting the CDD to consider replacing several large sections of sod located at the rear of their property.

Staffing Update

- Assistant Manager: Marc Clermont Anticipated start date: Thursday, April 29
- Lifestyle Coordinator: Maura Lear Start date: Tuesday, April 20
 - o Pending initiatives: Programming with the Red Cross and YMCA and Tutoring service
 - Events in development:

Ice Cream treat giveaway on the last day of school

Fossil display and giveaways

Monthly "Guess the number of_____" on display in the Lodge (thematic with season/holidays)

Parents Night Out in conjunction with the YMCA staff providing supervision Thrift Exchange

Coffees of the World Tasting

Summer Food Truck & Grill Lineup – Expanding selection of Food Trucks (4 new possibilities to date)



Radar Speed Sign #1 located on Wilderness Lake Blvd. 3/19/2021 – 4/17/2021 Radar Results

	3, 13, 2	2021 – 4/1//2021	Radai Resaits		% of
				Average	Violators
		# of Violators	Peak Speed	Speed of	for the
Date:	# of Vehicles	21mph & up	of the Day	the Day	Day
3/19/2021	1184	714	41	21.30	60.30
3/20/2021	1130	667	41	21.36	59.03
3/21/2021	1067	657	39	21.69	61.57
3/22/2021	1201	643	39	21.03	53.54
3/23/2021	557	271	41	20.69	48.65
3/24/2021	1178	702	40	21.34	59.59
3/25/2021	1132	819	41	25.19	72.35
3/26/2021	1426	796	39	21.16	55.82
3/27/2021	1273	774	41	21.58	60.80
3/28/2021	1131	708	52	21.70	62.60
3/29/2021	560	322	39	21.28	57.50
3/30/2021	1084	549	38	20.85	50.65
3/31/2021	1337	725	38	21.17	54.23
4/1/2021	1324	735	38	21.18	55.51
4/2/2021	839	503	36	21.32	59.95
4/3/2021	752	447	36	21.49	59.44
4/4/2021	971	637	38	21.92	65.60
4/5/2021	1272	731	39	21.28	57.47
4/6/2021	1294	712	47	21.05	55.02
4/7/2021	702	398	47	21.18	56.70
4/8/2021	1174	661	38	21.13	56.30
4/9/2021	1337	811	43	21.43	60.66
4/10/2021	1444	650	46	20.09	45.01
4/11/2021	954	529	43	20.89	55.45
4/12/2021	677	383	39	21.16	56.57
4/13/2021	1170	690	37	21.18	58.97
4/14/2021	1247	754	36	21.46	60.47
4/15/2021	1273	690	45	21.02	54.20
4/16/2021	1299	711	37	20.94	54.73
4/17/2021	1107	680	39	21.56	61.43
Totals:	33096	19069	Avg. 40	21.35	57.62
			High 52		



Radar Speed Sign #2 located on Night Heron Drive 3/20/2021 - 4/22/2021 Radar Results *Corrupt data 3/29 - 4/2*

			•		% of
				Average	Violators
Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Speed of the Day	for the Day
3/20/2021	# 01 Verificies 787	21111pii & up 266	46	19.25	33.80
3/20/2021	744	273	40	19.25	36.69
3/22/2021	927	332	45	19.40	35.81
3/23/2021	964	362	35	19.32	37.55
3/24/2021	846	302	41	19.54	38.65
3/25/2021	1037	414	38	19.54	39.92
3/26/2021	1119	409	46	19.39	36.55
3/27/2021	818	309	34	19.24	37.78
3/28/2021	3	2	27	21.67	66.67
4/3/2021	565	174	37	19.08	30.80
4/4/2021	773	291	42	19.60	37.65
4/5/2021	1058	382	41	19.52	36.11
4/6/2021	1106	351	35	18.95	31.74
4/7/2021	1043	371	56	19.32	35.57
4/8/2021	1062	396	42	19.47	37.29
4/9/2021	1104	419	46	19.48	37.95
4/10/2021	1123	299	36	17.95	26.63
4/11/2021	713	215	63	17.65	30.15
4/12/2021	1006	377	36	19.38	37.48
4/13/2021	954	344	37	19.39	36.06
4/14/2021	1097	384	39	19.38	35.00
4/15/2021	1083	391	39	19.26	36.10
4/16/2021	1087	368	37	19.18	33.85
4/17/2021	923	324	39	19.20	35.10
4/18/2021	786	297	41	19.48	37.79
4/19/2021	817	292	33	19.23	35.74
4/20/2021	1025	338	37	18.56	32.98
4/21/2021	1041	396	37	19.61	38.04
4/22/2021	1025	369	39	19.34	36.00
Totals:	26636	9472	Avg. 40	19.23	35.56
			High 63		

Event's Summary Report 10/2020 - 4/2021

2020/2021 Yearly

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	Budget \$30,000
Community Fall Garage Sale	Event Baaget	Attendance	Оронзогаттр	Expenses	Revenue	110110/2033	zaagot toojooo
10/3/2020 - Canceled due to							
COVID	\$200	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Kid's Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Adult Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Bacon Boss 10/11/2020	\$0	25	0	\$0.00	\$0.00	\$0.00	\$0.00
Fall Festival 10/17/2020	\$1,700	155	0	\$1,630.03	\$125.00	(\$1,505.03)	\$28,369.97
Haunted House 10/23/2020 &	. ,			. ,	·	(, ,	. ,
10/24/2020	\$600	158	0	\$398.03	\$323.55	\$74.48	\$27,971.94
Best Decorated House							·
10/29/2020	\$75	10	0	\$30.00	\$0.00	(\$30.00)	\$27,941.94
Puppies and Pumpkins						Ì	
10/30/2020	\$200	21	0	\$115.91	\$0.00	(\$115.19)	\$27,826.03
Kid's Costume Parade							
10/31/2020	\$150	175	0	\$40.34	\$0.00	(\$40.34)	\$27,785.69
Kid's Art Class 11/7/2020	\$0	1	0	\$0.00	\$2.00	\$2.00	\$27,785.89
Adult Art Class 11/7/2020	\$0	2	0	\$0.00	\$4.00	\$4.00	\$27,785.69
Trivia Night 11/20/2020	\$50	0	0	\$0.00	\$0.00	\$0.00	\$27,785.69
**Santa's Arrival 12/5/2020	\$1,600	273	\$17.50	\$699.63	\$0.00	(\$682.13)	\$27,086.06
Lighting of the Menorah							
12/10/2020	\$250	5	0	\$51.06	\$0.00	(\$51.06)	\$27,035.00
Pasco County Animal Shelter							
Holiday Fundraiser 12/11/2020	\$0	15	0	\$0.00	\$0.00	\$0.00	\$27,035.00
Gingerbread House Workshop							
12/12/2020	\$300	20	0	\$176.02	\$151.10	(\$24.92)	\$26,858.98
Kid's Art Class 12/12/2020	\$0	0	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Adult Art Class 12/12/2020	\$0	3	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Best Decorated House Contest							
12/17/2020	\$50	10	0	\$15.00	\$0.00	(\$15.00)	\$26,843.98
**Breakfast with Santa							
12/19/2020	\$1,600	180	\$537.50	\$484.36	\$835.82	\$351.46	\$26,359.62
Badminton Bash 12/29/2020	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62
Frisbee Golf Frenzy 12/30/2020	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62

Ice Cream Social 1/2/2021	\$25	8	\$0.00	\$0.00	\$16.00	\$16.00	\$26,359.62
Basketball Bonanza 1/8/2021	\$0	10	\$0.00	\$0.00	· ·		\$26,359.62
Kid's Art Class 1/9/2021	\$0	0	\$0.00	\$0.00			\$26,359.62
Adult Art Class 1/9/2021	\$0	5	\$0.00	\$0.00		\$8.00	\$26,359.62
Drive-In Movie Night 1/15/2021	* -					,	+ -,
Canceled due to inclement							
weather. Credit on file for Spring							
Break Drive-In Movie.	\$0	0	\$0.00	\$770.00	\$0.00	(\$770.00)	\$25,589.62
Bacon Boss 1/15/2021	\$0	22	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Ping Pong Madness 1/17/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Cornhole Challenge 1/23/2021	\$0	5	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Charm City Eats Food Truck							
1/30/2021	\$0	34	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Badminton Bash 1/31/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Volunteer Appreciation Dinner							
2/6/2021	\$200	6	\$0.00	\$80.28	\$0.00	(\$80.28)	\$25,509.34
Asian Variety Food Truck							
2/10/2021	\$0	27	\$0.00	\$0.00	\$0.00	\$0.00	\$25,509.34
Valentine's Extravaganza Grill &							
Chill 2/12/2021	\$75	15	\$0.00	\$50.90	\$0.00	(\$50.90)	\$25,458.44
Charm City Eats Food Truck							
2/13/2021	\$0	29	\$0.00	\$0.00			\$25,458.44
Badminton Bash 2/14/2021	\$0	0	\$0.00	\$0.00			\$25,458.44
Kid's Art Class 2/20/2021	\$0	0	\$0.00	\$0.00			\$25,458.44
Art Class 2/20/2021	\$0	4	\$0.00	\$0.00			\$25,458.44
Basketball Bonanza 2/26/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,458.44
Wine Sampling Under the Stars							
3/2/2021	\$550	18	\$0.00	\$513.48		(\$353.48)	\$24,944.96
Kid's Art Class 3/13/2021	\$0	0	\$0.00	\$0.00			\$24,944.96
Adult Art Class 3/13/2021	\$0	4	\$0.00	\$0.00			\$24,944.96
Charm City Eats 3/13/2021	\$0	27	\$0.00	\$0.00	·		\$24,944.96
Tie Dye Day 3/15/2021	\$100	26	\$0.00	\$76.22	\$0.00	(\$76.22)	\$24,868.74
Taco Tuesday, 3/16/2021	\$275	50	\$0.00	\$270.31	\$78.20	(\$192.11)	\$24,598.43
Leprechaun Safari 3/17/2021	\$75	41	\$0.00	\$68.18	·	\ · /	\$24,530.25
Bubble Mania 3/18/2021	\$100	25	\$0.00	\$83.72	\$0.00	(\$83.72)	\$24,446.53
Drive-In Movie Night 3/19/2021							
Credit on file from January.	\$770	27	\$0.00	\$0.00			\$24,446.53
Bacon Boss 3/19/2021	\$0	30	\$0.00	\$0.00	\$0.00	\$0.00	\$24,446.53
NXT Generation Food Truck							
3/26/2021	\$0	26	\$0.00	\$0.00	\$0.00	\$0.00	\$24,446.53

Spring Picnic / Egg Hunts							
4/3/2021	\$2,300	350 +/-	\$0.00	\$2,249.00	\$0.00	(\$2,249.00)	\$22,197.53
NXT Generation Food Truck							
4/10/2021 - Inclement Weather	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$22,197.53
Spring Garage Sale 4/10/2021	\$200	38	\$0.00	\$181.32	\$186.30	\$4.98	\$22,016.21
Adult Art Class 4/10/2021	\$0	2	\$0.00	\$0.00	\$0.00	\$0.00	\$22,016.21
Family Movie Night 4/16/2021	\$0	11	\$0.00	\$0.00	\$0.00	\$0.00	\$22,016.21
Grill & Chill 4/17/2021	\$100	21	\$0.00	\$88.53	\$0.00	(\$88.53)	\$21,927.68
Totals:	\$11,545		\$555.00	\$8,072.32	\$1,897.97	(\$6,007.17)	\$21,927.68

Events highlighted in yellow were canceled due to COVID-19

General Events Supplies

Linens - Laundry Service	\$82.00	\$21,845.68
CDD meetings	\$0.00	\$21,845.68
Storage unit, storage supplies, electronic communication		
program, movie license, and		
props	\$1,795.65	\$20,050.03
Misc. items	\$13.10	\$20,036.93
Totals:	\$1,890.75	\$20,036.93

^{*} Deposits & Credits on the books from COVID-19 cancellations - Bounce House \$50.00 & **Strictly Entertainment - \$1,275.00 Total: \$1,325.00

^{**}Strictly Entertainment credit applied to the December events.

Tab 3

From: Dathan Bieberle < Dathan@amazingsigns.net>

Sent: Friday, April 9, 2021 2:19 PM

To: tdobson wlplodge.com <tdobson@wlplodge.com>

Cc: Dathan Bieberle <Dathan@amazingsigns.net>; Sheryl Bieberle <Sheryl@amazingsigns.net>

Subject: Fw: Back lightning

Tish,

Below are two signs at the same community with one picture during the day and one picture at night of the same sign to show you how back lighting letters will look. These letters are a molded non lit front, so they show up black at bight with light around them. In your case you could do the same that this community did for the name and then for the logo do a front light with a color and add the back light for the white outline. let me know if you have any questions.

Here are some options to consider:

- 1. Back lit only with front painted a color. This is what the signs below are. These signs stand off the wall with the lights facing the wall. You paint the front any color for daytime and when the light from the back of the letter comes on the front in contrast appears black even though they are painted a color.
- 2. Side lit letters gives the same look as a back lit however they are mounted flush to the wall as the light comes out the side. They will look the same as back lit with the same options available.
- 3. Front lit only, no other lighting. This will light up the letters at night. The letters can be one color during the day and can be another color at night. You can pick the color for day and another color for night.
- 4. You can redo the letters in an anodized aluminum, so they last longer.

When considering these options please keep open to mix and match. Let me walk you through an example:

Deed Restricted use anodize aluminum non lite as there is no need to light them at night. Then take the words The Preserv at Wilderness Lake and use a front lit with color for day and night. Then for the logo use a sign lit for a halo effect and a front lit combo for a contrasting color showing off the logo.

Until I have a proof based on what they would like it to look like, I do not feel comfortable with prices. The board will need to give me some guidance and then we will make a proof and once the proof is done, I will be able to get pricing. Other option maybe to get two of the monuments done first if budget is an issue and then at a later time complete the last two.

I look forward to working with you once we know what you would like the signs to look like.

Thanks
Dathan Bieberle
Amazing Signs LLC
813-779-7446
Dathan@amazingsigns.net







Lake Jovita



Blank Tab



20108 Pond Spring Way Tampa, FL 33647 (813) 991-6069 FAX (813) 907-8205

JOB ESTIMATE

O:OMPANY NAME: _ Wilderness Lake Preserve	
ATE: 3/28/21	
Wilderness Lake Preserve new entry monument sign faces:	
48" x 108" single sided cabinets with routed aluminum face.	
Color of cabinets to be determined.	
3/4" clear push through copy and logo with .063 aluminum	
overlay on the copy.	
Installed on existing monument faces.	
Each sign will have a disconnect switch.	
(4) @ \$6,625.00 ea.	\$26,500.00
Engineering -	350.00
Permit submission (permit included) -	350.00
Electrical - Provide 120 volt power for (4) new LED lighted	
signs - (2) at US 41 entrance and (2) at rear entrance.	
Circuit to sign to be on constant hot to Jbox on rear of	
concrete monument.	3,557.00
	TOTAL: \$30,757.00
TL	k You: Romaner Graphics







Tab 4



PO Box 10707 Tampa, FL 33679 Phone: 813.242.0300 Fax: 813.242.0303 www.ezmulch.com

March 27, 2021

Wilderness Lakes Preserve Attn: Tish

RE: Playground Quotes

Dear Tish:

EZMulch can offer Wilderness Lakes the following prices for our service:

- Wilderness Lakes/ Clubhouse (4 inches of material around playset/ light color around swings) – 32 yards of EWF Playground Chips @ \$38.00 per yard = \$1,216.00
- Wilderness Lakes/ Night Heron Drive 32 yards of EWF Playground Chips @ \$38.00 per yard = \$1,216.00
- Wilderness Lakes/ Citrus Blossom 31 yards of EWF Playground Chips @ \$38.00 per yard = \$1,178.00
- Wilderness Lakes/ Stoneleigh 18 yards of EWF Playground Chips @ \$38.00 per yard = \$684.00

These prices include material and installation. Thank you for the opportunity to do business with Wilderness Lakes.

Sincerely, EZMulch, Inc.

Dick Compton









IPEMA ASTM F1292-18 (SECTION 4.2) CERTIFICATE OF COMPLIANCE

ISSUE DATE: January 17, 2020 Requested By: William Compton

Project: clearwater

In the interest of public playground safety, IPEMA provides a third party certification service whereby TÜV SÜD America validates a manufacturer's certification of conformance to ASTM F1292-18 Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment Standard, Section 4.2, Performance Criterion.

The manufacturers listed below have received written validation from TÜV SÜD America that the products listed conform with the requirements of ASTM F1292-18, Section 4.2.

The validation is made by testing at the specified fall height rating requested by the manufacturer, based upon its experience and knowledge of its products, instead of the "critical fall height" used in ASTM F1292-18. TÜV SÜD America validates that the impact attenuating performance criterion specified by ASTM F1292-18 (Section 4.2) has been met or exceeded.

MODEL#	COMMERCIAL NAME OF PRODUCT	PRODUCT LINE	THK/HT	MANUFACTURER
1	Boyett Timber	Engineered Wood Fiber	12" / 12'	Boyett Timber, Inc.







IPEMA ASTM F2075-15 CERTIFICATE OF COMPLIANCE

ISSUE DATE: January 17, 2020 Requested By: William Compton

Project: clearwater

h the interest of public playground safety, IPEMA provides a third-party certification service whereby TOV SOD America validates a manufacturer's.,certification of conformance to the ASTM F2075-15 Standard Specification For Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment.

The manufacturer listed below has received written validation from TOV SOD America that the product(s) listed conform with the requirements of ASTM F2075-15.

MODEL# COMMERC LNAMEOFPRODUCT

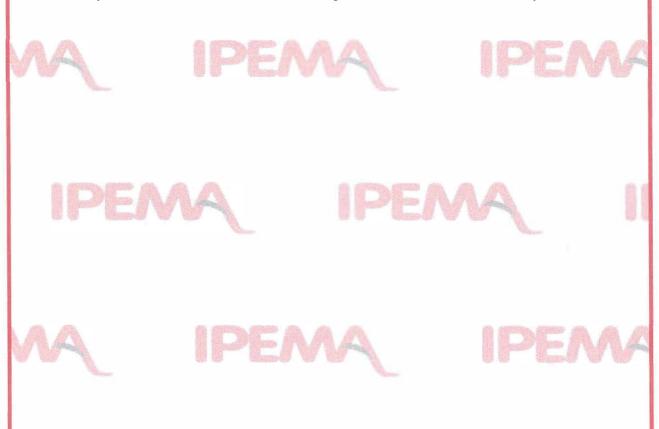
PRODUCT LINE

THK/HT MANUFACTURER

Boyett Timber

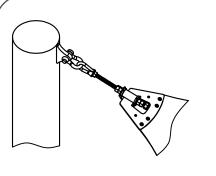
Engineered Wood Fiber

12" / 12' Boyett Timber, Inc.

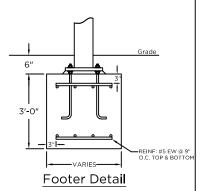




Tab 5



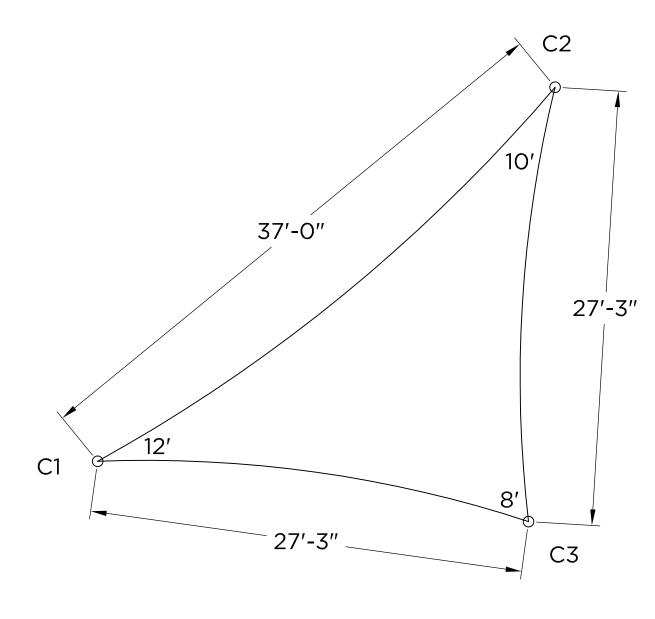
Fabric Connection



FOUNDATION NOTE: ALL FOUNDATION SIZES ARE ESTIMATIONS ONLY ACTUAL SIZING SHOULD BE DETERMINED BY A LOCALLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

Column & Footing Schedule

Column ID	Column Size	Est. Footing Size
C1	06" Sch. 40	3.3' X 3.3' X 3.0'
C2	06" Sch. 40	3.1' X 3.1' X 3.0'
C3	06" Sch. 40	3.0' X 3.0' X 3.0'
C4	N/A	N/A
C5	N/A	N/A
C6	N/A	N/A
C7	N/A	N/A
C8	N/A	N/A
C9	N/A	N/A
C10	NI/A	NI/A





PROJECT NAME

SOLERA AMENITY POOL SHADE

QUOTE **QUO0211273** TITLE

Proposal

DATE 11/5/2020 DRAWN BY

SCALE
Not to Scale

JSJ

SHEET

1 of 1

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Superior Recreation Products is not responsible for deviation of final shade dimensions. All final dimensions must be verified in the field by the customer. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request.





Advanced Recreational Concepts, LLC

Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Proposal

Organization DR Horton

12602 N. Telecom Dr.

Tampa, FL 33637

Prepared For Casey Porter

Ship To Solera Pool Shade Opt 4

Bradenton, FL 34205

Date 11/12/2020

Quotation # 22830

Prepared By Matt Gagnon

Payment Terms 50% w/ order/50% @ Completion

Prices Valid Until 12/30/2020

Project Name Solera Pool Shade Opt 4

Customer Phone 8137409720

County Manatee

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS # 20486 Pricing good through Dec 30th 2020				0.00
	Custom Shade Design - COLUMNS FOR CUSTOM SAIL SHADE: (3) COLUMNS: 06" SCH 40 (For the custom Sail Shade 27' x 27' x 37') - 1 @ 8' HT + 6" RECESS TO BASE PLATE 1 @ 10' HT + 6" RECESS TO BASE PLATE 1 @ 12' HT + 6" RECESS TO BASE PLATE.	1		3,700.00	3,700.00Т
	Custom Shade Design - CANOPY FOR CUSTOM SAIL SHADE: (1) TRIANGULAR CANOPY TO FIT AN OPENING APPROXIMATELY 27' X 27' X 37' WITH QUICK TENSION AND RELEASE MECHANISMS, CABLES, & CLAMPS. FABRIC COLOR: TBD	1		2,865.00	2,865.00T
	Freight	1		1,500.00	1,500.00
	Engineering	1		1,000.00	1,000.00
	Custom Shade Design STAINLESS UPGRADE	1 1		970.00 0.00	970.00T 0.00

	100% Financing Available – Flexible Terms Ask Your ARC Sales Representative For More Information		Subtotal Sales Tax (7.0%) Total	\$10,035.00 \$527.45 \$10,562.45
ignature	Print Name/Title	Date	P.O. #	



3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

Date:	9/11/2020	PROPOS	AL		Proposal #	20	1486
			Payment T	erms:	50% w/ order/50	0% @ Comj	pletion
Customer Phone Customer Fax:	: 8137409720		Proposal Val	id Until:	10/10/2020		
Organization:	DR Horton 12602 N. Telecom Dr. Tampa, FL 33637		Project: Ship To		Shade Opt 4 Shade Opt 4 FL 34205		
Prepared fo	or: Casey	y Porter					
Sales Rep	MTG						
		DESCRIPTION					
INSTALLATION 1	IS BASED ON ARC PROPOSA	L # 22830					
INSTALLATION	OF:						
	vesign - 27' x 27' x 37'; om Sail Shade (On 2nd Mobiliza	ation)					
FOOTER INSTAL disposal of spoil, a	LATION to include 4 Cubic Yarnd rebar.	ds of concrete for 3 footers; me	obilization to th	e site; rental	equipment; wait	ing for inspe	ections;
	ed drawings for each structure, thate actual dimensions.	ne footer sizes stated above are	only estimates	and will need	d to be revisited of	once the dra	wings
ГОТАL: \$12,000.	00						
engineered drawing or surveys and so f	ninistration - Note that this included by the owner - showing or provided by the owner - showing orth, costs associated with them were associated with them were shown in the social order.	ould any additional testings or	documentation l				
ГОТАL: \$750.00							
INCLUSIONS:	the following: labor and insuranc	e in accordance with manufact	irer specificatio	ons State of I	Florida Contracto	ors Licensin	σ
EXCLUSIONS:			•				_
	include the following: prevailing dditional insurance, union fees, f				inkler systems at	id sod, and a	access to
A		:	;	Subtotal			
········			;	Sales Ta	x (0.00)		
				TOTAL	_		
Signature:	Pri	nt Name/Title:		Date		P.O. #	

The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



9/11/2020

Date:

3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

Proposal #

20486

			Paymen	t Terms:	50% w/ order/50% @ Completion
Customer Phone: Customer Fax:	8137409720		Proposal \	/alid Until:	10/10/2020
Organization:	DR Horton 12602 N. Telecom Tampa, FL 33637	Dr.	Project: Ship To	Solera Po	ool Shade Opt 4 ool Shade Opt 4 n, FL 34205
Prepared for:		Casey Porter			
Sales Rep	MTG				
		DESC	CRIPTION		
Site security and safe Customer to provide All underground uti Provide waste recep Provide benchmark Complete site prepa Provide required per Landscaping. Masonry repairs. Dumpster to be provide.	ety requirements while a 110 electrical power lities be marked prior tacle to accommodate for required elevation ration, excavation and rmitting and administration.	and water required for prop to installation. construction debris. to be established. disposal of spoil.	per installation		
Pricing is based on s	taging/delivery area be	te for large machinery sing next to installation area t on site and immediate ins			

PROPOSAL

100% Financing Available - Flexible Terms
Ask Your ARC Sales Representative For More Information

- Customer is responsible for verifying the accuracy of all quantities and dimensions included in this estimate.

Subtotal \$12,750.00

Sales Tax (0.00) \$0.00

In the unlikely event that Play/Space is required to file civil action or institute any collection efforts against customer, customer agrees to pay any and all costs, fees, expenses and attorney fees incurred by PlaySpace, regardless of whether suit is actually filed, and including but not limited to any and all costs, fees, expenses and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

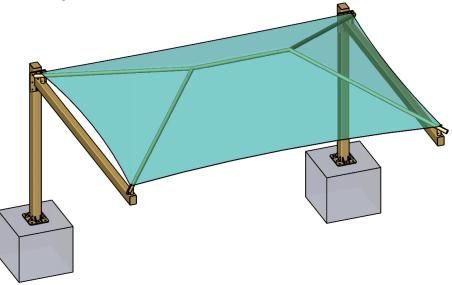
TOTAL \$12,750.00

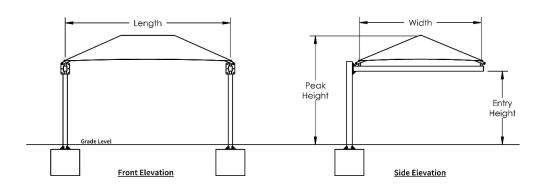
Signature:	Print Name/Title:	 Date	P.O. #	

The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.

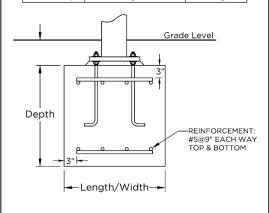
Hanging Cantilever Hip Shade						
Length	24	Width	16	Entry Height	11	
Peak Height	14.23	Elbow	Standard	Column Mount	Base Plate	
Column Size	6010.25	Rafter Size	3.511	Ridge Size	3.511	
Column Length	12.5	Rafter Length	11.3746873	Ridge Length	9.17477459	

Dome Qty: 1 Column Qty: 2

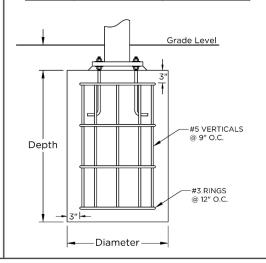




Square Footing					
Column	Length & Width	Depth			
Single Cap	3.83	3			
Double Cap	0	3			



Auger Footing						
Diameter	Single Cap Depth	Double Cap Depth				
1'-6"						
2'-0"						
2'-6"						
3'-0"						



SHADE

BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE

24 X 16

SHADE STYLE

Hanging Cantilever

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.





Advanced Recreational Concepts, LLC

Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Cubtotal

Proposal

Organization The Rogers Group of S. Florida

710 E Reynolds St Plant City, FL 33563

Prepared For Nicolas Hanna

Ship To Avilla Suncoast Dog Park

Hwy 54 and Crossings Blvd

Odessa, FL 33556

Date 8/21/2020 Quotation # 22665

Prepared By Matt Gagnon

Payment Terms 50% w/ order/50% @ Completion

Prices Valid Until 9/19/2020

Project Name Shade

Customer Phone 8139679129

County Hillsborough

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS # 20250				0.00
	Hanging Cantilever: 1 Dome 24 ft x 16 ft x 11 ft - Fabric Color - Forest Green; Steel Color - Iced Coffee	1		7,182.54	7,182.54T
	Florida Signed and Sealed Drawings (3 Sets)	1		1,343.28	1,343.28
	ALL FREIGHT COSTS ARE ESTIMATES ONLY	1		718.26	718.26
				0.00	0.00

	100% Financing Available – Flexible Terms Ask Your ARC Sales Representative For More Information		Sales Tax (8.5%) Total	\$9,244.08 \$610.52 \$9,854.60
Signature	Print Name/Title	Date	P.O. #	



3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

PROPOSAL Date: 8/21/2020 Proposal # 20250 Payment Terms: 50% w/ order/50% @ Completion Customer Phone: 8139679129 Proposal Valid Until: 9/19/2020 **Customer Fax:** Organization: The Rogers Group of S. Florida Project: Shade 710 E Reynolds St Avilla Suncoast Dog Park Plant City, FL 33563 Ship To Hwy 54 and Crossings Blvd Odessa, FL 33556 Nicolas Hanna Prepared for: Sales Rep MTG **DESCRIPTION** INSTALLATION IS BASED ON ARC PROPOSAL # 22665 INSTALLATION OF: Hanging Cantilever: 1 Dome 24 ft x 16 ft x 11 ft and includes 4 Cubic Yards of concrete for 2 footers; TOTAL: \$11,125.94 Permitting and administration - Note that this includes submission of documentation either specified and included in this proposal, such as engineered drawings or provided by the owner - should any additional testings or documentation be required - such as soil bearings, site drawings or surveys and so forth, costs associated with them will be the responsibility of the owner. TOTAL: \$1,500.00 INCLUSIONS: Proposal includes the following: labor and insurance in accordance with manufacturer specifications. State of Florida Contractors Licensing. **EXCLUSIONS:** Proposal does not include the following: prevailing wage differences, performance bonds, site damages for sprinkler systems and sod, and access to construction site, additional insurance, union fees, fall height testing, drainage, plans, engineered drawings. Items to be managed by customer unless otherwise stated in proposal: - Site security and safety requirements while job is in progress. - Customer to provide 110 electrical power and water required for proper installation - All underground utilities be marked prior to installation. - Provide waste receptacle to accommodate construction debris. - Provide benchmark for required elevation to be established. - Complete site preparation, excavation and disposal of spoil. - Provide required permitting and administration. - Landscaping. - Masonry repairs. Subtotal 100% Financing Available - Flexible Terms Ask Your ARC Sales Representative For More Information **Sales Tax (8.5%)**

Signature: Print Name/Title: _____ Date ____P.O. #____

TOTAL

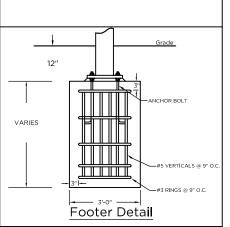
The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

Date:	8/21/2020	PROI	POSAL		Proposal #		20250
			Payment	Terms:	50% w/ order/5	50% @ C	Completion
Customer Phone Customer Fax:	e: 8139679129		Proposal V	alid Until:	9/19/2020		
Organization:	The Rogers (710 E Reyno Plant City, F.		Project: Ship To	Hwy 54 ai	ncoast Dog Park nd Crossings Blvd	l	
Prepared for	or:	Nicolas Hanna		Odessa, F	L 33556		
Sales Rep	N	TTG					
PROJECT NOTES	-	DESC	CRIPTION				
Pricing is based ofPricing is based ofCustomer is resp	on staging/delivery and offloading of equ	ss to site for large machinery area being next to installation area ipment on site and immediate ins the accuracy of all quantities and ace Services	tallation	this estimate).		
							\$10.605.04
	Ask Your ARC Sale	cing Available - Flexible Terms es Representative For More Inform	nation	Subtota			\$12,625.94
In the unlikely event that Play/Space is required to file civil action or institute efforts against customer, customer agrees to pay any and all costs, fees, exper fees incurred by PlaySpace, regardless of whether suit is actually filed, and ir limited to any and all costs, fees, expenses and attorney fees incurred on appelindgement collection efforts or proceedings.		expenses and attorney and including but not	Sales T	ax (8.5%)		\$0.00 \$12,625.94	
Signature:	522525 61 p10000	Print Name/Title		D-4-		D.O. #	

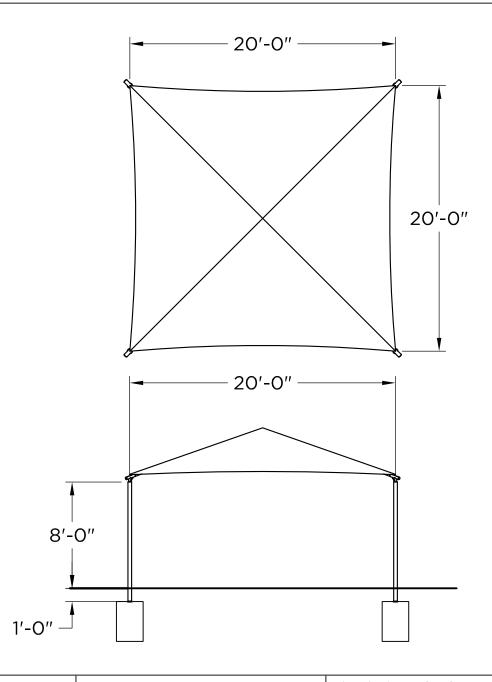
The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



FOUNDATION NOTE: ALL FOUNDATION SIZES ARE ESTIMATIONS ONLY ACTUAL SIZING SHOULD BE DETERMINED BY A LOCALLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

Column & Footing Schedule

Column ID	Column Size	Est. Footing Size
C1	Ø5" 11 Ga	3.25' DEEP X Ø3.0'
C2	N/A	N/A
C3	N/A	N/A
C4	N/A	N/A
C5	N/A	N/A
C6	N/A	N/A
C7	N/A	N/A
C8	N/A	N/A
C9	N/A	N/A
010	N1/A	NI/A





PROJECT NAME

LINCOLN PARK

QUOTE **QUO0209467**

Proposal

DATE **9/25/2020** DRAWN BY

SCALE
Not to Scale

SHEET 1 of 1 These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Superior Recreation Products is not responsible for deviation of final shade dimensions. All final dimensions must be verified in the field by the customer. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request.





Advanced Recreational Concepts, LLC

Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Proposal

Organization A2 Group

18245 Paulson Drive Port Charlotte, FL 33954

Prepared For AJ Ribas

Ship To 501 17th Street East Palmetto, Florida 34221 Date 10/5/2020 Quotation # 22747

Prepared By Matt Gagnon - Ok

Payment Terms 50% on order/50% on Completion

Prices Valid Until 11/4/2020
Project Name Pool Shade

Customer Phone

County Manatee

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS # 20368				
	Custom Shade Design - Square Pyramid Hip Shade: 20'; Length x 20'; Width x 8'; Entry Height. (4) Columns on Base Plates + 12" surfacing at Ø5.0" 11-Ga. Rafters at Ø3.5" 11-Ga With Glide Elbows. Frame Color: TBD Fabric Color: TBD TOTAL: \$5,344.12	1		5,344.12	5,344.12T
	101712. \$5,574112				
	Engineering: Sealed Drawings & Fees	1		1,000.00	1,000.00
	Freight: Freight Out Billable and Handling	1		1,401.59	1,401.59

	100% Financing Available – Flexible Terms Ask Your ARC Sales Representative For More Information		Subtotal Sales Tax (7.0%) Total	
ignature	Print Name/Title	Date	P.O. #	



3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

PROPOSAL Date: 10/5/2020 Proposal # 20368 Payment Terms: 50% w/order - 50% on completi... Customer Phone: 941-206-2288 Proposal Valid Until: 11/5/2020 **Customer Fax:** Organization: A2 Group Project: Lincoln Park Pool Shade 18245 Paulson Drive Lincoln Park Port Charlotte, FL 33954 Ship To 501 17th Street East Palmetto, Florida 34221 Prepared for: AJ Ribas Sales Rep M G **DESCRIPTION** INSTALLATION IS BASED ON ARC PROPOSAL # 22747 Custom Shade Design - Square Pyramid Hip Shade: 20'; Length x 20'; Width x 8'; Entry Height. (4) Columns on Base Plates + 12" surfacing at Ø5.0" 11-Ga. Rafters at Ø3.5" 11-Ga With Glide Elbows. FOOTER INSTALLATION to include 4 Cubic Yards of concrete for 4 footers; mobilization to the site; rental equipment; waiting for inspections; disposal of spoil, and rebar. Note: Without sealed drawings for each structure, the footer sizes stated above are only estimates and will need to be revisited once the drawings and calculations state actual dimensions. TOTAL: \$11,618.25 Permitting and administration - Note that this includes submission of documentation either specified and included in this proposal, such as engineered drawings or provided by the owner - should any additional testings or documentation be required - such as soil bearings, site drawings or surveys and so forth, costs associated with them will be the responsibility of the owner. TOTAL: \$580.53 **INCLUSIONS:** Proposal includes the following: labor and insurance in accordance with manufacturer specifications. State of Florida Contractors Licensing. **EXCLUSIONS:** Proposal does not include the following: prevailing wage differences, performance bonds, site damages for sprinkler systems and sod, and access to construction site, additional insurance, union fees, fall height testing, drainage, plans, engineered drawings. Subtotal 100% Financing Available - Flexible Terms Ask Your ARC Sales Representative For More Information **Sales Tax (7.0%)** TOTAL Signature: Print Name/Title: P.O. #

The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



3125 Skyway Circle Melbourne, Fl. 32934 Phone 1-321-775-0600 Fax 1-321-242-2216 Toll Free - 888-653-7529

Date: 10/5/2020 PROPOSAL Proposal # 20368

Payment Terms: 50% w/order - 50% on completi...

Customer Phone: 941-206-2288

Customer Fax:

Organization: A2 Group

18245 Paulson Drive Port Charlotte, FL 33954

Prepared for: AJ Ribas

Sales Rep M G

Proposal Valid Until: 11/5/2020

Project: Lincoln Park Pool Shade

Lincoln Park

Ship To 501 17th Street East

Palmetto, Florida 34221

DESCRIPTION

Items to be managed by customer unless otherwise stated in proposal:

- Site security and safety requirements while job is in progress.
- Customer to provide 110 electrical power and water required for proper installation
- All underground utilities be marked prior to installation.
- Provide waste receptacle to accommodate construction debris.
- Provide benchmark for required elevation to be established.
- Complete site preparation, excavation and disposal of spoil.
- Provide required permitting and administration.
- Landscaping.
- Masonry repairs.
- Dumpster to be provided by Others

PROJECT NOTES:

- Pricing is based on unrestricted access to site for large machinery
- Pricing is based on staging/delivery area being next to installation area
- Pricing is based on offloading of equipment on site and immediate installation
- Customer is responsible for verifying the accuracy of all quantities and dimensions included in this estimate.
- Provide required permitting and administration by Playspace

\$12,198.78 Subtotal 100% Financing Available - Flexible Terms Ask Your ARC Sales Representative For More Information **Sales Tax (7.0%)** \$0.00 In the unlikely event that Play/Space is required to file civil action or institute any collection efforts against customer, customer agrees to pay any and all costs, fees, expenses and attorney fees incurred by PlaySpace, regardless of whether suit is actually filed, and including but not limited to any and all costs, fees, expenses and attorney fees incurred on appeal or in any post TOTAL \$12,198.78 judgement collection efforts or proceedings. ... Print Name/Title: Signature: P.O. #

The above quotation is based upon site access for heav equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.

Tab 6



The Preserve at Wilderness Lake Community Development District

Wildernesslakecdd.org

Proposed Budget for Fiscal Year 2021/2022

Presented by: Rizzetta & Company, Inc.

5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544 Phone: 813-994-1001

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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



EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



Proposed Budget The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District General Fund Fiscal Year 2021/2022

							10001 100		021/2022					
	Chart of Accounts Classification		ctual YTD through 03/31/21	An	Projected nual Totals 2020/2021		Annual Budget for 2020/2021	va	Projected Budget ariance for 2020/2021		Budget for 2021/2022	lr	Budget ncrease ecrease) vs	Comments
2	REVENUES													
3														
4	Interest Earnings													
5	Interest Earnings	\$	8,731	\$	13,148	\$	9,500	\$	3,648	\$	9,500	\$	-	
7	Special Assessments Tax Roll	•	4 505 004	•	4 505 004	Φ.	4 570 400	•	7.400	•	4 047 700	•	CO 547	
8	Other Miscellaneous Revenues	\$	1,585,321	\$	1,585,321	\$	1,578,183	\$	7,138	\$	1,647,700	\$	69,517	
9	Miscellaneous													
10	Guest Fees	\$	2,801	\$	5,602	\$	2,000	\$	3,602	\$	2,000	\$	-	
11	Events and Sponshorships	\$	1,627	\$		\$	8,000	\$	(4,746)		3,500	\$	(4,500)	
12	Rental Revenues	\$	1,591	\$	3,182	\$	10,000	\$	(6,818)		8,000	\$	(2,000)	
13	General Store	\$	2,950	\$	5,900	\$	10,000	\$	(4,100)	\$	7,500	\$	(2,500)	
14	TOTAL REVENUES		4 000 000		4 040 407	_	4 047 000	•	(4.070)		4 070 000		00.547	
16	Balance Forward from Prior Year	\$	1,603,020	\$	1,616,407	\$	1,617,683	\$	(1,276)	\$	1,678,200 32,743			
17		φ	-	φ	-	φ	-	φ	-	φ	32,743	Ф	32,743	
18	TOTAL REVENUES AND BALANCE FORWARD	\$	1,603,020	\$	1,616,407	\$	1,617,683	\$	(1,276)	\$	1,710,943	\$	93,260	
19														
20	EXPENDITURES - ADMINISTRATIVE													
_	Legislative	-		\vdash										
23	Supervisor Fees	\$	6,000	\$	14,000	\$	14,000	\$	_	\$	14,000	\$	_	Based on 14 mtgs per year
24	Financial & Administrative	Ĺ	-,,,,,,,	Ľ	,500		,500			_	,500			911 2 2 2 2
25	Administrative Services	\$	4,437	\$		\$	8,874	\$	-	\$		\$	-	
26	District Management	\$	17,487	\$	-	\$	34,974	\$	-	\$	25,078	\$	(9,896)	
27 28	District Engineer Disclosure Report	\$	20,865	\$		\$	10,000	\$			15,000	\$		FY19-20 \$18,240
29	Trustees Fees	\$	2,000 4,714	\$	2,200 4,714	\$	2,200 7,500	\$	2,786	\$	2,200 7,800	\$	- 300	FY19-20 \$7,650
30	Tax Collector /Property Appraiser Fees	\$	4,714	\$				\$	- 2,700	\$	150		-	F119-20 \$7,000
31	Financial & Revenue Collections	\$	2,862	\$	5,724	\$	5,724	\$	-	\$	5,724	\$	-	
32	Assessment Roll	\$	5,724	\$	5,724	\$	5,724	\$	-	\$	5,724	\$	-	
33	Accounting Services	\$	13,012	\$	26,024	\$	26,024	\$		\$	26,024	\$	-	
34	Auditing Services	\$	52	\$	3,900	\$	4,000	\$	100	\$	4,000	\$	-	3 year Grau Contract
35	Arbitrage Rebate Calculation Public Officials Liability Insurance	\$	-	\$	-	\$	1,300	\$	1,300		-	\$		Not utilized for the last 3 fiscal years
36 37	Workers Compensation Insurance	\$	2,421	\$	2,421	\$	2,550 500	\$	129 300	\$	2,663 250	\$		EGIS est. 03-25-21 Updated Workers Comp, ins. for BOS
38	Legal Advertising	\$	200 262	\$	200 524	\$	1,800	\$	1,276	\$	2,250	\$		FY19-20 \$2248
39	Misc. Mailings (Mailed Notices)	\$	-	\$	-	\$	1,200	\$	-	\$	1,200	\$	-	1110 20 42240
40	Dues, Licenses & Fees	\$	175	\$	814	\$	650	\$	(164)	\$		\$	175	FY19-20 \$814
41	Website Fees & Maintenance	\$	2,588	\$	5,176	\$	7,500	\$	2,324	\$	8,000	\$	500	Est. Campus Suites plus annual RTS amt
42	Legal Counsel							\$	-					
43	District Counsel	\$	8,534	\$	17,068	\$	13,000	\$	(4,068)	\$	13,000	\$	-	
45	Administrative Subtotal	\$	91,333	\$	174,217	\$	147,670	\$	(27,747)	\$	142,762	\$	(4,908)	
46		Ť	0.,000	*	,	_	,	•	(=:,:)	_	,. 0_	•	(1,000)	
47	EXPENDITURES - FIELD OPERATIONS													
48														
49 50	Law Enforcement Deputy	•	44.040	•	24.424	Φ.	04.750	•	200	•	04.750	•		CDD 9 LIGAdirected effects
51	Electric Utility Services	\$	14,212	Þ	34,424	Ф	34,750	\$	326	\$	34,750	Þ	-	CDD & HOA coordinated efforts
52	Utility Services	\$	81,299	\$	165,598	\$	163,000	\$	(2,598)	\$	163,000	\$	-	FY19-20 \$161,692
53	Gas Utility Services	ľ		Ĺ	. 23,000				_,5555/	_		_		
54	Utility Services	\$	15,910	\$	33,220	\$	28,000	\$	(5,220)	\$	28,120	\$	120	FY19-20 \$28,085; addt'l \$7500 to heat lapool to 84 from 82
55	Garbage/Solid Waste Control Services													
56	Solid Waste Assessment	\$	2,832	\$	2,832			\$	(182)		3,030			Estimating 7% increase per last year
57 58	Garbage - Recreation Facility Garbage - Wetlands Dumpster fees	\$	-	\$	-	\$	3,000 2,000	\$	3,000 2,000		3,000 2,000	\$	-	
59	Water-Sewer Combination Services	Ф	-	Ф	-	Ф	∠,∪∪∪	Ф	∠,∪∪∪	Ф	∠,∪∪∪	Ф	-	
60	Utility Services	\$	18,619	\$	27,238	\$	32,500	\$	5,262	\$	27,500	\$	(5,000)	
61	Stormwater Control	Ĺ								Ĺ			/	
62	Stormwater Assessment	\$	2,353	\$	2,353	\$	2,750	\$	397	\$	2,750	\$	-	
63	Other Physical Environment	-	= .	Ŀ		_	_	_				_		
64 65	General Liability Insurance Property Insurance	\$	2,961	\$		\$	3,105	\$	144		3,257			EGIS est. 03-25-21
66	Entry & Walls Maintenance	\$	33,287 165		33,287 1,330	\$	33,500 2,000	\$	213 670		36,616 1,000			EGIS est. 03-25-21 Cleaning/fence repairs/monuments sep. from Reserves
67	Holiday Decorations	\$	8,000		8,000	\$		\$	(500)		12,000	\$	4,500	Increased based on past year's experience
68	Landscape	Ĺ		Ľ	-,,,,,,		,,,,,	Ė	,,,,,,	Ĺ	,		,	
69	Landscape Maintenance	\$	78,294	\$	156,588	\$	154,800	\$	(1,788)		158,000	\$		Redtree contract
70	Irrigation Inspection	\$	6,600	\$	13,200		13,200	\$	-	\$		\$		Redtree contract
71 72	Landscape Replacement Plants, Shrubs, Trees Landscape Pest Control	\$	20,138		40,276			\$	4,724		45,000		-	up'd in 2020 for quick replace FY 19-20 \$39,224
73	Landscape Fest Control Landscape Fertilization	\$	5,825 7,525	\$	11,650 30,000		13,980 30,000	\$	2,330	\$	13,980 30,000		-	Redtree contract amount FY 19-20 \$13,265 Redtree contract amount FY19-20 \$31,165
74	Tree Trimming Services	\$	21,750				32,000	\$	(11,500)		32,000		-	Redtree FY18-19 \$62,421 & FY19-20 \$68,745
75	Irrigation Repairs	\$	4,459		8,918			\$	16,082		25,000		-	FY19-20 \$23,063
76	Landscape - Mulch	\$	10,125		43,000		68,000	\$	25,000		68,000			Redtree contract amount (2 X p/yr) FY19-20 \$68,000
77	Annual Flower Rotation	\$	4,050	\$	16,200		16,200	\$	-	\$	16,200		-	Redtree contract amount FY19-20 \$16,000
78	Well Maintenance	\$	-	\$	-	\$		\$	2,500		2,500		-	If major overhaul needed fund by reserve
79 80	Landscape Inspections (PSA) Landscape Areation	\$	660	\$		\$		\$	- 700	\$	13,200	\$	2 200	PSA- \$1,100 per inspection + \$4000 for Scope FY18-19 \$15,200
OU	zanadoupo / irodiion	\$	-	\$	-	\$	700	Þ	700	Φ	4,000	Þ	ა,ა00	New Line item

Proposed Budget The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District General Fund Fiscal Year 2021/2022

	Chart of Accounts Classification	t	tual YTD hrough 3/31/21	Anı	Projected nual Totals 020/2021		Annual Budget for 2020/2021	va	rojected Budget riance for 020/2021	Budget for 2021/2022		Budget Increase (Decrease) vs		Comments
81	Lake and Wetland Maintenance													
82	Wetland Plant Installation	\$	-	\$	-	\$	500	\$	500	\$	500	\$	-	
83	Monthly Aquatic Weed Control Program	\$	17,100	\$	34,200	\$		\$	300	\$		\$	-	
84	Educational Program	\$	-	\$	-	\$		\$	500	\$	500	\$	-	
85	Cormorant Cove (Wetland T) Cattail Treatment	\$	-	\$	-	\$	1,250	\$	1,250		1,250	\$	-	
86	Bay Lake Hydrilla Treatment	\$	-	\$	-	\$	1,000	\$	1,000	\$	1,000	\$	-	
87	Professional Oversight of WLP Wetland Staff,	\$	3,000	\$	6,000	\$	6,000	\$	-	\$	6,000	\$	-	
88	Private Resident Consultation	\$	390	\$	780	\$		\$	-	\$	780	\$	-	
89	Wetland Tree Removal	\$	-	\$	-	\$	2,000	\$	2,000	\$	2,000	\$	-	
90	Grass Carp Replacement and/or Barrier Repair	\$	-	\$	-	\$	300	\$	300	\$	300	\$	-	
91	Wetland Nuisance/Exotic Species Control (Areas A-V)	\$	4,963	\$	9,926	\$	10,500	\$	574	\$	10,500	\$	-	FY19-20 \$9,247
92	Special Projects	\$	4,060	\$	5,120	\$	6,350	\$	1,230	\$	6,350	\$	-	Waters Edge project/Wetland "T"
93	Road & Street Facilities													
94	Street Light Decorative Light Maintenance	\$	-	\$	-	\$	500	\$	500	\$	500	\$	-	
95	Street Sign Repair	\$	-	\$	-	\$	500	\$	500	\$	500	\$	-	
96	Roadway Repair & Maintenance - brick pavers	\$	10,595	\$	20,190	\$		\$		\$	10,000	\$	-	
97	Sidewalk Maintenance and Repair	\$	200	\$	400	\$		\$,	_	3,000	\$	-	Major repairs funded from Reserves
98	Sidewalk Pressure washing	\$	3,900	\$	5,800	\$		\$	1,200	_	7,000	\$	-	P-wash in Spring & Fall (2 x per year) & Rust removal
99	Parks & Recreation													
100	Management Contract - Payroll	\$	142,631	\$	334,750	\$	362,500	\$	27,750	\$	450,000	\$	87,500	Split of Asst. Mgr, Lifestyle Cordinator & staff increases
101	Payroll Reimbursement - Mileage	\$	729	\$	2,658	\$	2,500	\$	(158)	\$	2,500	\$	-	· · · · · · · · · · · · · · · · · · ·
102	Management Contract - Management Fee	\$	9,000	\$	18,000	\$		\$	-	\$		\$	-	
103	Maintenance & Repair - Lodge	\$	14,890	\$	52,780	\$		\$	(2,780)	\$	50,000	\$	-	FY19-20 \$49,084
104	Pool Service Contract	\$	1,440	\$	28,050	\$		\$	(4,050)		28,800	\$	4,800	Suncoast Pools contract increase 2020
105	Pool Repairs	\$	-	\$	-	\$		\$		_	5,000	\$	-	
106	Equipment Lease	\$	2,368	\$	3,236	\$		\$	764	\$	4,000	\$	-	Added use of lift rental for amenities
107	Landscape Lighting Replacement	\$	508	\$	1,616	\$		\$		\$	2,000	\$	-	
108	Fitness Equipment Preventative Maintenance	\$	660	\$	1,495	\$		\$		\$		\$	-	Fitness Logic agreement \$110 x12
109	Spa Linen & Mat Services	\$	3,817	\$	6,634	\$		\$		\$	7,700	\$	-	FY19-20 \$7,117
110	Lodge - Facility Janitorial Services	\$	9,000	\$	18,000	\$		\$	12,000	_	30,000	\$	-	Vanguard Cleaning contract, possible increase with new vendor
111	Nature Center Operations	\$	1,173	\$	2,346	\$		\$			2,500	\$	500	Vet bills bedding and supplies
112	Security System Monitoring	\$	3,600	\$	9,700	\$		\$	300	\$		\$	-	Monitoring only
113	Pool Permits	\$	-	\$	-	\$		\$	850	\$	1,000	\$	150	
114	Telephone Fax, Internet	\$	6,532	\$	13,064	\$		\$		\$		\$	-	Monthly Verizon bills
115	Resident ID Card	\$	140	\$	280	\$		\$	820	\$	1,100	\$	-	Ribbon for printer, label & cards
116	Special Events	\$	9,783	\$	19,566	\$	30,000	\$	10,434	\$	30,000	\$	-	Based on adding addt'l events (includes offsite storage rental fees)
117	Athletic/Park Court/Field Repairs/Maint.	\$	3,439	\$	6,878	\$		\$			5,000	\$	-	courts cleaned, garbarge emptied, new nets
118	Wildlife Management Services	\$	6,500	\$	13,000	\$	13,500	\$	500	\$	13,500	\$	-	
119	Playground Mulch	\$	-	\$	-	\$		\$	8,000	\$	8,000	\$	-	
120	Resident Services	\$	1,876	\$	3,752	\$		\$	3,748	\$	7,500	\$	-	FY19-20 \$7,204
121	General Store	\$	1,792	\$		\$		\$	(684)	_		\$	500	
122	Security System Maintenance	\$	1,081	\$	2,162	\$		\$			8,000	\$	-	Repairs/Service calls
123	Fitness Equipment Repairs	\$	1,058	\$		\$		\$	4,884	\$		\$	-	Repairs/replacement parts
124	Lodge - Facility Janitorial Supplies	\$	3,348	\$	6,696	\$		\$	1,804	\$	8,500	\$	-	Cleaning Supplies
125	Playground Equipment and Maintenance	\$	-	\$	-	\$		\$	1,000	\$		\$	-	<u></u>
126	Dog Waste Station Supplies	\$	2,190	\$	4,380	\$		\$	620	\$	550	\$	(4,450)	Replacements will come from reserves FY19-20 \$5,459
127	IT Support and repairs	\$	546	\$	1,092	\$		\$	-	\$		\$	-	
128	Office Supplies	\$	2,097	\$	4,194	\$		\$	3,806		8,000	\$	-	FY19-20 \$8,089
129	Equipment Repair/Replacement	\$	5,467	\$	8,546	\$		\$	802	\$	9,348	\$	-	
133			, -	Ĺ	,			-		Ė	,- ,-	Ė		
	Field Operations Subtotal	\$	618.937	\$	1,342.866	\$	1,470,013	\$	127.147	\$	1,568,181	\$	98,168	
135			-,		, , , ,	_		•	,	Ė	, ,	İ	,	
136	Contingency for County TRIM Notice													
137														
	TOTAL EXPENDITURES	\$	710,270	\$	1,517,083	\$	1,617,683	\$	99,400	\$	1,710,943	\$	93,260	
139			.,=. 3	Ĺ	, , , , , , , , ,		,. ,	•	,	Ť	, ,,,,,,,,	Ĺ	,	
140	EXCESS OF REVENUES OVER EXPENDITURES	\$	892,750	\$	99,324	\$	-	\$	(100,676)	\$	(0)	\$	(0)	
141			, . ,	Ĺ	,			-		Ė	1.7	Ė		
												-		

Proposed Budget The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District Reserve Fund Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/21		rough Annual Totals		Annual Budget for 2020/2021		Projected Budget variance for 2020/2021		Budget for 2021/2022		Budget Increase (Decrease) vs 2020/2021		Comments
1														
-	REVENUES													
3														
4	Special Assessments													
5	Tax Roll	\$	70,000	\$	70,000	\$	70,000	\$ -		\$	50,000	\$	(20,000)	Reserve Study (updated 3-9-21) reccomends \$242,900
6	General Fund Transfer	\$	-	\$	-	\$	-	\$ -		\$	192,900	\$	192,900	Funded by BOS transfer of funds from the GF acct.
7	TOTAL REVENUES	\$	70,000	\$	70,000	\$	70,000	\$ -		\$	242,900	\$	172,900	
8														
9	TOTAL REVENUES AND BALANCE FORWARD	\$	70,000	\$	70,000	\$	70,000	\$ -		\$	242,900	\$	172,900	
10														
11	EXPENDITURES													
12														
13	Contingency													
14	Capital Reserves	\$	70,000	\$	70,000	\$	70,000	\$ -		\$	50,000	\$	(20,000)	
15	General Fund Transfer	\$	-	\$	-	\$	-	\$ -		\$	192,900	\$	192,900	Funded by BOS transfer of funds from the GF acct.
16	TOTAL EXPENDITURES	\$	70,000	\$	70,000	\$	70,000	\$		\$	242,900	\$	172,900	
17			,		,		,				,		,	
18	EXCESS OF REVENUES OVER EXPENDITURES	\$	-	\$	-	\$		\$ -		\$		\$		
19														

Proposed Budget Preserve at Wilderness Lake Community Development District Debt Service Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2021/2022
REVENUES			
Special Assessments			
Net Special Assessments (1)	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL REVENUES	\$169,966.55	\$315,438.32	\$485,404.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,438.32	\$485,404.87
Administrative Subtotal	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL EXPENDITURES	\$169,966.55	\$315,438.32	\$485,404.87
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments \$516,388.15

Notes:

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

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

Preserve at Wilderness Lake Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

 2021/2022 O&M Budget
 \$1,697,700.00

 Pasco Co. 2% Collection Cost:
 \$36,121.28

 4% Early Payment Discount:
 \$72,242.55

 2021/2022 Total:
 \$1,806,063.83

 2020/2021 O&M Budget
 \$1,648,183.00

 2021/2022 O&M Budget
 \$1,697,700.00

 Total Difference:
 \$49,517.00

			=	
	PER UNIT ANNUA 2020/2021	AL ASSESSMENT 2021/2022	Proposed Incre	ase / Decreas
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,065.37	\$1,097.38	\$32.01	3.00%
Total	\$1,418.63	\$1,450.64	\$32.01	2.26%
	ψ.,σ.σσ	41,100101	Ψ02.01	2.2070
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,371.73	\$40.01	3.00%
Total	\$1,658.26	\$1,698.27	\$40.01	2.41%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,371.73	\$40.01	3.00%
Total	\$1,773.29	\$1,813.30	\$40.01	2.26%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,714.66	\$50.01	3.00%
Total	\$2,072.82	\$2,122.83	\$50.01	2.41%
	+-,	+-,		
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,714.66	\$50.01	3.00%
Total	\$2,216.41	\$2,266.42	\$50.01	2.26%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,194.76	\$64.01	3.00%
Total	\$2,130.73	\$2,717.22	\$64.01	2.41%
iotai	\$2,033.21	ΨZ,/117.ZZ	\$04.U1	2.4170
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,194.76	\$64.01	3.00%
Total	\$2,837.27	\$2,901.28	\$64.01	2.26%
	, ,	, , , , , , , , , , , , , , , , , , ,		
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,469.11	\$72.02	3.00%
Total	\$2,984.86	\$3,056.88	\$72.02	2.41%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,469.11	\$72.02	3.00%
Total	\$3,191.92	\$3,263.94	\$72.02	2.26%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$3,086.39	\$90.03	3.00%
Total	\$3,731.07	\$3,821.10	\$90.03	2.41%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$3,086.39	\$90.03	3.00%
Total	\$3,989.69	\$4,079.72	\$90.03	2.26%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,728.80	\$3,840.83	\$112.03	3.00%
Total	\$4,643.11	\$4,755.14	\$112.03	2.41%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,997.58 \$2,487.39	\$2,057.59	\$60.01	3.00%
Total		\$2,547.40	\$60.01	2.41%

PRESERVE AT WILDERNESS LAKE

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET \$1,697,700.00
COLLECTION COSTS @ 2% \$36,121.28
EARLY PAYMENT DISCOUNT @ 4% \$72,242.55
TOTAL O&M ASSESSMENT \$1,806,063.83

UNITS ASSESSED

376.29

580

		UNITO AGGLOGE	.0					
		SERIES 2012	SERIES 2013		ALLOCATION	OF O&M ASSESS!	MENT	
		DEBT	DEBT		TOTAL	% TOTAL	TOTAL	O&M
LOT SIZE	<u>0&M</u>	SERVICE (1) (2)	SERVICE (2)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	PER LOT
Villa	92		92	0.80	73.60	5.59%	\$100,959.11	\$1,097.38
Single Family 40'	114		114	1.00	114.00	8.66%	\$156,376.88	\$1,371.73
Single Family 40'	89	89		1.00	89.00	6.76%	\$122,083.71	\$1,371.73
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$310,353.24	\$1,714.66
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$183,468.49	\$1,714.66
Single Family 65'	87		87	1.60	139.20	10.57%	\$190,944.40	\$2,194.76
Single Family 65'	69	68		1.60	110.40	8.39%	\$151,438.67	\$2,194.76
Single Family 75'	70		70	1.80	126.00	9.57%	\$172,837.61	\$2,469.11
Single Family 75'	54	54		1.80	97.20	7.38%	\$133,331.87	\$2,469.11
Single Family 90'	36		36	2.25	81.00	6.15%	\$111,109.89	\$3,086.39
Single Family 90'	48	48		2.25	108.00	8.20%	\$148,146.52	\$3,086.39
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$3,840.84	\$3,840.83
Commercial	10.29	10.29		1.50	15.44	1.17%	\$21,172.61	\$2,057.59

	PER LOT ANNUA	L ASSESSMENT	
	SERIES 2012	SERIES 2013	
<u>0&M</u>	SERVICE (3)	SERVICE (3)	TOTAL (4)
\$1,097.38		\$353.26	\$1,450.64
\$1,371.73		\$441.57	\$1,813.30
\$1,371.73	\$326.54		\$1,698.27
\$1,714.66		\$551.76	\$2,266.42
\$1,714.66	\$408.17		\$2,122.83
\$2,194.76		\$706.52	\$2,901.28
\$2,194.76	\$522.46		\$2,717.22
\$2,469.11		\$794.83	\$3,263.94
\$2,469.11	\$587.77		\$3,056.88
\$3,086.39		\$993.33	\$4,079.72
\$3,086.39	\$734.71		\$3,821.10
\$3,840.83	\$914.31		\$4,755.14
\$2,057.59	\$489.81		\$2,547.40

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

958.29

\$1,806,063.83 (\$108,363.83)

100.00%

Net Revenue to be Collected

TOTAL

\$1,697,700.00

- (1) Reflects 2 (two) Series 2012 prepayments.
- (2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount

1316.64

(4) Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Tab 7

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("Board") of The Preserve at Wilderness Lake Community Development District ("District") prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Proposed Budget"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 7, 2021

HOUR: 6:30 p.m.

LOCATION: The Lodge at Wilderness Lake Preserve

21320 Wilderness Lake Blvd. Land O'Lakes, Florida 34637

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 5, 2021.

Attest:	The Preserve at Wilderness Lake Communit Development District
Print Name:	Print Name:
-	-
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2021/2022

Tab 8

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11 12 13

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18 19 20

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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 April 7, 2021 at 9:30 a.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Brian Sailer	Board Supervisor, Chairman
Holly Ruhlig	Board Supervisor, Vice Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Bryan Norrie	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary

(in person and on phone)

Also present were:

Matthew Huber District Manager, Rizzetta & Company, Inc. Greg Woodcock District Engineer, Cardno

Lodge Manager, Preserve at Wilderness Lake Tish Dobson

Representative, Red Tree Landscape Pete Lucadano

Steve Swartz Representative, Florida Reserve Study and Appraisal

Audience Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber called the meeting to order confirming a quorum for the meeting. Mr. Huber led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the following items:

Jim Estell - Concern about lack of amenities for new community and the use of the District's amenities. Wants BOS to consider a non-resident user rate (Annual Pass). A cut-through since Caliente Blvd. isn't open. Wants Chair to talk to the County Commissioner. Wants a Wilderness Lake Preserve flag for the community and the ability to fly it at half-mast to honor the passing of previous Board members. Wants photos of the Board members posted at the Lodge.

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Jason Heppner - Executive Order on Masks

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Huber asked the Board if they had requests or any walk-on items. A discussion was held regarding the requirement of face masks. Ms. Edwards would like all to recognize others wishes with masks on during meetings. A discussion ensued regarding the wearing of masks.

On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with all four favor and one opposed (Beth Edwards), the Board of Supervisors amended the District policy to allow guests the option to wear masks for the Preserve at Wilderness Lake Community Development District.

(the Board took a recess at 9:46 a.m. and returned at 9:54 a.m. to allow Ms. Edwards time to return home and call in to the meeting)

Mr. Steve Swartz from Florida Reserve Study gave the Board.an overview of his Reserve Study Report. A discussion ensued. The following changes were made to the Reserve Study:

- HVAC update to Reserve Study More funds added
- Add Fencing and other small changes

Ms. Dobson stated that landscape was reviewed as well as monies added.

(the Board took a recess at 11:14 a.m. and returned at 11:17 a.m.)

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Mr. Lucadano presented his reports, and he gave the Board his update. He stated that the turf had been treated for pests, trees have been selected for Pine replacements, and monument enhancing is ongoing as well as spring cleaning of areas. Ms. Edwards inquired about the installation of annuals. Ms. Dobson would like the landscaper to use the same annuals as last year.

Mr. Sailer stated that the Crepe Myrtles need to be trimmed back. It was stated that Natures Ridge would be the first test area. Ms. Dobson and Mr. Lucadano will walk the area on April 8th and obtain a count. It was stated that the moss in the center median needs to be addressed. Mr. Sailer requested proposals for both the removal of the moss and trimming of the Crape Myrtles.

An update was given regarding the berm restoration at the back area off of Caliente. He stated that the 30 days monitoring is up soon. Sitemasters will do site fill work and

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT April 7, 2021 Minutes of Meeting Page 3

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RedTree will do the replanting, sod, and irrigation. Mr. Diver inquired on the status of the new irrigation pump and well. Ms. Dobson stated that the pump and well was installed. electrical was completed but the final tie-in is progress.

B. District Counsel

Not present/No report.

C. GHS Environmental Report

Mr. Huber presented the GHS report for the Board's review. There were no comments or questions.

D. District Engineer

Mr. Woodcock presented a report regarding the control structures at Whispering Wind and Wilderness Blvd.

On a Motion by Mr. Sailer, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Site Master's proposal for drainage maintenance (\$12,400.00) for the Preserve at Wilderness Lake Community Development District.

Mr. Woodcock presented and reviewed the proposals from Nautical Pressure Washing, Pasco Pressure Washing and Superior Peaks for the pressure washing of the Amenity Center roof. The Bord discussed the Guardhouse and if it was added. Mr. Woodcock suggested adding a not-to-exceed amount to cover the Guardhouse. He stated that soft clean will be used to avoid any damage.

On a Motion by Mr. Sailer, seconded by Mr. Diver, with four in favor and one opposed (Scott Diver), the Board of Supervisors approved Nautical Pressure Washing proposal for the Amenity Center Roof (not-to-exceed \$5,750.00) for the Preserve at Wilderness Lake Community Development District.

- Mr. Woodcock gave the Board an update on the Deer Path erosion. He stated that Site Masters is going to add more fill and Pond #35 berm will start in two to three weeks.
- Mr. Sailer stated that he had spoken to the residents on Deer Path, and they are happy with the end result.
- Mr. Norrie inquired whether a soft wash would be a handyman item or a specialty item. It was stated that it would be a specialty item.

E. Lodge Manager's Report.

- Ms. Dobson presented her report. She reviewed some additional items from her report.
- Ms. Edwards stated that the poolside snack bar may need approval for cart purchase.
- Mr. Sailer stated that the Easter Event was phenomenal. A discussion ensued regarding

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT April 7, 2021 Minutes of Meeting Page 4

 grass and swing mats at the parks. It was stated that ten mats were still needed.

On a Motion by Mr. Sailer, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the purchase of 10 Mats (not-to-exceed \$1,075.00) for the Preserve at Wilderness Lake Community Development District.

A discussion ensued regarding a wetland's assistant being hired, landscape tree with moss, and the awning/shade structure at the back park on Oakhurst.and Woodmere.

A discussion ensued regarding Annual Passes. Ms. Dobson stated that a day pass is in place but not an annual pass. The Board requested that this item be added to their May meeting agenda for discussion.

Ms. Dobson presented and reviewed a proposal from Romaner Graphics for the entry monument lighted design. She entertained the Board members' questions. Mr. Diver discussed the updating. Mr. Sailer asked that the signage at Lake Thomas Preserve be used as an example. No Board action was taken at this time.

FIFTH ORDER OF BUSINESS

Discussion Regarding New Reserve Study

Steve Swartz from Florida Reserve Study and Appraisal presented and reviewed the District's new Reserve Study earlier in the meeting. Mr. Swartz advised the BOS that the District is 72% funded which is considered to be in good standing. Ms. Edwards requested of Mr. Huber a breakdown based on actuals per lot; to be reviewed during the Budget Workshop.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 3, 2021

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on March 3, 2021. There were no changes made to the meeting minutes.

On a Motion by Mr. Sailer, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on March 3, 2021 as presented for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for February 2021

Mr. Huber presented the Operation & Maintenance Expenditures for February 2021. Ms. Edwards requested an explanation as to how the overage appeared on the Cover Sheet and what precautions are in place to prevent this type of error from occurring in the future.

On a Motion by Mr. Sailer, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the Operation & Expenditures Report for February 2021 (\$165,283.29) for the Preserve

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT April 7, 2021 Minutes of Meeting Page 5

at Wilderness Lake Community Development District.

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EIGHTH ORDER OF BUSINESS

District Manager's Report

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Mr. Huber presented the Financial Statements for February 2021 and the old Reserve Study Report.

170 171 172 Mr. Huber gave his report and mentioned the next regular meeting date of May 5, 2021 at 6:30 p.m. and reminded the Board that a budget workshop was scheduled for April 15th at 9:30 a.m.

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Mr. Huber presented the interest earnings and a GM agreement. He asked the Board to review and bring questions to the next meeting. Mr. Sailer asked for the total increase and was it due to the 2 new positions. Mr. Huber explained that the increase was roughly \$58,000, verified the 2 positions were included in the increase, and noted there would be a decrease in the Rizzetta fee, due to the new GM position.

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On a Motion by Mr. Sailer, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved moving interest earnings annually at the end of the year for the Preserve at Wilderness Lake Community Development District.

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NINTH ORDER OF BUSINESS

TENTH ORDER OF BUSINESS

Supervisors Requests

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186 187 Mr. Huber asked if there were any Supervisor requests. Mr. Sailer spoke about the awning at the park being located at the Stoneleigh Park and not at the Oakhurst/Woodsmere Park as originally mentioned. Mr; Sailer suggested holding a CDD cookout with hamburgers and hotdogs. He would like it held at the pool someday soon (Memorial Day BBQ/Resident Appreciation Day). He asked that it be free for the community and share with the HOA. Mr. Diver requested that the event be added to the website and e-blast and offer a feedback form to be completed during the event.

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Audience comments were entertained regarding on the temperature of the pool, monitoring of traffic speed, and wristbands for guests and residents.

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Mr. Huber entertained the following comments from the Supervisors:

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Ms. Ruhlig – Food trucks are great, but the residents would like more variety.

193 194 Ms. Edwards suggested adding a discussion regarding the pool temperature costs at the budget workshop.

Adjournment

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Mr. Sailer discussed the budget and trying to keep it flat.

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Mr. Huber stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

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PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT April 7, 2021 Minutes of Meeting Page 6

On a Motion by Mr. Sailer, adjourned the meeting a Development District.	•				•
Assistant Secretary		Chairm	an/Vice Chairm	an	



Tab 9

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance	e
expenditures paid from March 1, 2021 through March 31, 2021.	

The total items being presented:	\$138,938.83	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	012607	0000152844	Service Call - Security System 02/20	Security System Maintenance	\$ 955.31	1
A Total Solution, Inc. (ATS)	012634	00017202	Monthly Service Maintenance Agreement 03/21	Security System Monitoring	\$ 600.00	2
ACPLM, Inc.	012635	2021085	Brick Pavers Repair 02/21	Roadway Repair & Maintenance-Brick Payers	\$ 5,673.00	3
Alsco, Inc.	012595	LTAM890713	Linen & Mat Service 02/21	Facility Supplies - Spa	\$ 131.77	4
Alsco, Inc.	012636	LTAM892479	Linen & Mat Service 03/21	Facility Supplies - Spa	\$ 131.77	5
Animal & Exotic Medical Center	012596	156757	Nail Trim /Exam 02/21	Nature Center Operations	\$ 233.96	6
Beth Edwards	012621	BE030321	Board of Supervisors Meeting 03/03/21	Supervisor Fees	\$ 200.00	7
Brian P Sailer	012628	BS030321	Board of Supervisors Meeting 03/03/21	Supervisor Fees	\$ 200.00	7
Bryan D Norrie	012624	BN030321	Board of Supervisors Meeting 03/03/21	Supervisor Fees	\$ 200.00	7
Cardno, Inc.	012608	528653	Engineering Services 02/21	District Engineer	\$ 4,187.50	8
Cheryl's Trinity, Inc.	012630	13495	VIP Wine Tasting 03/21	Special Events	\$ 295.00	11
City Electric Supply Company	012609	LOL/145119	Maintenance & Repairs 02/21	Maintenance & Repair - Lodge	\$ 64.80	12
Cool Coast Heating & Cooling Inc	012649	6033	AC Repair 03/21	Capital Reserves	\$ 2,800.00	14
D&B Promotional Products	012650	202103023	Shirts & Name Badges 03/21	Office Supplies	\$ 100.00	16

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Duke Energy	012637	60574 01168 02/21	Herons Glen Sign 02/21	Electric Utility Services	\$ 16.34	17
Duke Energy	012620	83196 80556 02/21	Herons Wood Sign 02/21	Electric Utility Services	\$ 16.08	20
Duke Energy	012610	91468 53580 02/21	Summary Bill 02/21	Electric Utility Services	\$ 11,885.49	23
Duke Energy	012610	94409 44391 01/21	Summary Bill 01/21	Electric Utility Services	\$ 1,270.46	26
Duke Energy	012637	94409 44391 02/21	Summary Bill 02/21	Electric Utility Services	\$ 2,167.30	34
Fitness Logic, Inc.	012597	100003	Repairs - Athletic Equipment 02/21	Fitness Equipment Repairs	\$ 456.50	42
Fitness Logic, Inc.	012611	100106	Repairs - Athletic Equipment 03/21	Fitness Equipment Repairs	\$ 39.50	44
Fitness Logic, Inc.	012638	100359	Monthly Maintenance 03/21	Fitness Equipment Preventative	\$ 110.00	46
Fitness Logic, Inc.	012651	100427	Repairs - Athletic Equipment 03/21	Fitness Equipment Repairs	\$ 224.00	48
Fitness Logic, Inc.	012597	99952	Monthly Maintenance 02/21	Fitness Equipment Preventative	\$ 110.00	50
FITREV Inc.	012598	22657	Athletix Equipment Cleaner 02/21	Facility Supplies - Spa	\$ 557.04	52
Florida Courts, Inc.	012599	4149	Refurbish 2 Tennis Courts 02/21	Capital Reserves	\$ 7,750.00	53
Florida Department of Revenue	012622	61-8014999201-4 02/21	Sales & Use Tax 02/21	Sales Tax Payable	\$ 124.63	54
Frontier Communications	012612		-813-929-9402 Phone Service 02/21	Telephone, Fax & Internet	\$ 98.31	55

Vendor Name	_ Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
GHS Environmental	012639	2021-193	Monthly Aquatic Weed Control Program 02/21	Lake & Wetlands Management	\$ 4,165.00	58
Gulf Coast Tractor & Equipment	012652	200-2011364	Backpack Blower & Cycle Mix 03/20		\$ 374.87	59
Harris Romaner Graphics	012600	20439	Repair Faucets & Brackets in Women's Bathroom 02/21	Maintenance & Repair - Lodge	\$ 125.00	60
Harris Romaner Graphics	012600	20443	Playground - Grind Rust Off 02/21	Athletic/ Park Court/ Field Repairs	\$ 100.00	61
Harris Romaner Graphics	012613	20451	Patch Walls Women's Room 02/21	Maintenance & Repair - Lodge	\$ 235.00	62
Harris Romaner Graphics	012623	20461	Signs 03/21	Office Supplies	\$ 440.00	63
Harris Romaner Graphics	012640	20472	Repairs 03/21	Capital Reserves	\$ 500.00	64
Harris Romaner Graphics	012640	20476	Remove & Replace Nature Center Storm Door 03/21	Maintenance & Repair - Lodge	\$ 300.00	65
Harris Romaner Graphics	012640	20478	Replace LED Power Supply 03/21	Maintenance & Repair - Lodge	\$ 125.00	66
Head's Flags Inc.	012653	19975	Nylon Double Braided Rope (60) 01/21	Office Supplies	\$ 47.90	67
Himes Electrical Service, Inc.	012614	21760	Boring Underground Conduit 03/21	Capital Reserves	\$ 1,925.00	68
Himes Electrical Service, Inc.	012614	21764	Breaker Tripping 03/21	Maintenance & Repair - Lodge	\$ 232.50	69
Holly C Ruhlig	012627	HR030321	Board of Supervisors Meeting 03/03/21	Supervisor Fees	\$ 200.00	7
Ideal Network Solutions, Inc	012654	6471	Network Support 03/21	IT Support & Repairs	\$ 95.00	70

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Jerry Richardson	012641	1477	Monthly Hog Removal Service 03/21	Wildlife Management Services	\$ 1,200.00	71
Pasco County Utilities	012633	Summary Water 02/21	Summary Water Billing 02/21	Water Utility Services	\$ 2,712.68	72
Pasco Sheriff's Office	012615	I-1/4/2021-05444	Off Duty Detail 02/21	Deputy	\$ 2,064.00	80
Preserve at Wilderness Lake CDD	s CD263		Debit Card Replenishment			
Lake ODD			Pet Supplies Plus	Nature Center Operations	\$ 97.04	84
			Sam's Club	General Store & Janitorial Supplies	\$ 78.80	85
			Gaspar Stitch, LLC	Office Supplies	\$ 225.90	86
			Lowes	Maintenance & Repair - Lodge	\$ 17.14	89
			Sam's Club	General Store	\$ 40.90	90
			Publix	Special Events	\$ 218.48	91
			Pasco Laundromat	Special Events & Maintenance & Repairs - Lodge	\$ 54.45	93
			Walmart	Various	\$ 193.13	94
			Hobby Lobby	Special Events	\$ 214.66	95
			Amazon	Special Events	\$ 51.94	96

Vendor Name	Check # Invoice Number	Invoice Description	Code	Invoice Amount	Page #
	Lowes	Maintenance & Repair - Lodge	\$ 17.94	99	
		Pet Supplies Plus	Nature Center Operations	\$ 39.92	100
		Amazon	Resident Services	\$ 12.99	101
		Publix	Special Events & Office Supplies	\$ 100.32	103
		Publix	Special Events	\$ 254.07	104
		Sam's Club	Various	\$ 153.04	105
		Amazon	Special Events	\$ 71.98	106
		Extra Space Storage	Special Events	\$ 196.00	109
		Lowes	Athletic/ Park Court/ Field Repairs	\$ 83.16	111
		Lowes		\$ (15.68)	112
		Lowes	Athletic/ Park Court/ Field Repairs	\$ 14.56	113
		Lowes	Maintenance & Repair - Lodge	\$ 42.93	114
		Lowes	Maintenance & Repair - Lodge	\$ 52.27	115
		Sam's Club	Special Events	\$ 55.58	116

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice	Amount	Page #
			Pet Supplies Plus	Nature Center Operations	\$	44.31	117
			Pasco Laundromat	Various	\$	54.45	118
			Lowes	Janitorial Supplies & Maintenance & Repairs - Lodge	\$	117.32	119
			Hobby Lobby	Special Events	\$	229.25	120
			Sam's Club	General Store & Janitorial Supplies	\$	64.68	121
			Walmart	Various	\$	169.72	122
			Sherwin Williams	Maintenance & Repair - Lodge	\$	28.49	123
			Lowes	Maintenance & Repair - Lodge	\$	38.22	124
ProPet Distributors, Inc.	012625	133640	Dogipot Smart Litter Pick Up Bags 03/21	Dog Waste Station Supplies	\$	587.35	125
PSA Horticultural	012642	1191	March 11th Landscape Inspection 03/21	Field Operations	\$ 1	,100.00	126
ReadyRefresh by Nestle	012655	11C0006240923	Bottled Water Service 02/21	Resident Services	\$	10.75	127
RedTree Landscape Systems, LLC	012602	6880	Irrigation Repair 02/21	Irrigation Repairs	\$	170.53	128
RedTree Landscape Systems, LLC	012602	6894	Irrigation Repair - New Pump & Well 02/21	Capital Reserves	\$	130.15	129
RedTree Landscape Systems, LLC	012643	6937	Landscape Maintenance/Irrigation	Various Landscape	\$ 15	,000.00	130

Vendor Name	Check #	Invoice Number	Invoice Description Code		Invoice Amount	Page #
Rentalex of Hudson, Inc.	012617	1-119492	Equipment Rental 02/21	Equipment Lease	\$ 509.60	131
Rizzetta & Company, Inc.	012601	INV0000057025	District Management Fees 03/21	District Management Services	\$ 6,299.67	132
Rizzetta Amenity Services, Inc.	012603	INV00000000008554	Amenity Management 02/21	Management Contract - Payroll	\$ 10,578.13	133
Rizzetta Amenity Services, Inc.	012626	INV0000000008582	Amenity Management 03/21	Management Contract - Payroll & Management Fee	\$ 11,655.25	134
Rizzetta Amenity Services, Inc.	012626	INV0000000008609	Out of Pocket Expenses 02/21	Payroll Reimbursement - Mileage	\$ 29.68	135
Rizzetta Amenity Services, Inc.	012656	INV00000000008636	Amenity Management 03/21	Management Contract - Payroll	\$ 9,997.57	136
Rizzetta Technology Services	012604	INV0000006948	Website Hosting Services 03/21	Website Fees & Maintenance	\$ 175.00	137
Robert Scott Diver	012619	SD030321	Board of Supervisors Meeting 03/03/21	Supervisor Fees	\$ 200.00	7
Straley Robin Vericker	012605	19412	General Monthly Legal Services 02/21	District Counsel	\$ 2,104.50	138
Straley Robin Vericker	012657	19545	General Monthly Legal Services 03/21	District Counsel	\$ 1,769.00	140
Suncoast Energy Systems, Inc.	012645	U0046884	Propane Delivery 03/21	Gas Utility Services	\$ 4,778.70	142
Suncoast Pool Service	012644	7073	Pool & Spa Service 03/21	Pool Service Contract	\$ 2,400.00	143
Sysco West Coast Florida, Inc.	012629	337642004-2	Food/Beverage/Resident Services Supplies 03/21	Various	\$ 944.05	144
Tierra, Inc.	012658	42341	Geotechnical Engineering Services 12/20	Capital Reserves	\$ 5,000.00	146

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice	Amount	Page #
Tierra, Inc.	012658	42490	Geotechnical Engineering Services 02/21	Capital Reserves	\$	00.000	147
Tropicare Termite & Pest Control, Inc.	012646	101531	Interior/Exterior/Perimeter Treatment 03/21	Maintenance & Repair - Lodge	\$	150.00	148
Upbeat, Inc.	012647	625645	46 Inch Steel Table 03/21	Capital Reserves	\$	1,202.33	150
Vanguard Cleaning Systems of Tampa Bay	012631	95746	Monthly Service Charge 03/21	Facility Janitorial Services	\$	1,500.00	151
Vantage Point Corp	012618	IC121179	Printer Toner 02/21	Office Supplies	\$	355.50	152
Verizon Wireless	012606	9873840176	Cell Phone Service 02/21	Telephone, Fax & Internet	\$	63.82	155
Verizon Wireless	012659	9875981218	Cell Phone Service 03/21	Telephone, Fax & Internet	\$	53.82	160
Welch Tennis Courts, Inc.	012632	60813	Replace Canopy 03/21	Capital Reserves	\$	856.00	166
Welch Tennis Courts, Inc.	012660	61008	6' WTC Premium Widescreen 03/21	Capital Reserves	\$	1,858.76	167
Report Total					\$ 13	3,938.83	

Reserve Fund Expenditures
October 1, 2020 Through March 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoi	ce Amount
Cool Coast Heating & Cooling	012341	5521	A/C Installation of York 5 Ton Handler 10/20	Capital Reserves	\$	4,400.00
Ferguson Enterprises	012356	8817856	Lodge Faucets 10/20	Capital	\$	1,211.64
Upbeat Inc.	012355	623414	Contour Bench -Black 10/20	Reserves Capital Reserves	\$	1,757.33
Upbeat Inc.	012369	623514	Replacement Poolside Grill 08/20	Capital Reserves	\$	360.00
Welch Tennis Courts, Inc.	012328	58752	WTC Premium 6' Vents	Capital Reserves	\$	643.43
A Total Solution, Inc. (ATS)	012382	0000150209	Service Call - CCTV System 10/20	Capital Reserves	\$	1,908.64
Challenger Pools	012371	Wilderness-2		Capital Reserves	\$	5,743.33
Challenger Pools	012371	Wilderness- 3R	Coping Repair - Lap Pool & Lagoon Pool Final Payment	Capital Reserves	\$	13,073.34
Site Masters of Florida, LLC	012410	111120-3	Repair Erosion, Removed Screen & High Spots 11/20	Capital Reserves	\$	1,400.00
Welch Tennis Courts, Inc.	012400	59213	Playmate Portable Volley 11/20	Capital Reserves	\$	2,269.99
Site Masters of Florida, LLC	012474	121720-1	Removed & Repair Sidewalk- Reserves 12/20	Capital Reserves	\$	4,000.00
Site Masters of Florida, LLC	012474	121720-2	Removed & Repair Sidewalk- Reserves Low Priority 12/20	Capital Reserves	\$	4,000.00
Bay Area Environmental Services, Inc.	012496	92370	Jet Rodded & Vacuumed Storm System 10/20	Capital Reserves	\$	2,280.00
Bay Area Environmental Services, Inc.	012496	92371	Jet Hose Installed 10/20	Capital Reserves	\$	1,480.00

The Preserve at Wilderness Lake Community Development District Reserve Fund Expenditures October 1, 2020 Through March 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoi	ce Amount
Bayside Roofing Professionals	012522	42437	Maintenance Shed 01/21	Capital Reserves	\$	3,025.00
Patio Land USA, Inc	012509	11824	Sling Replacement Chaise Lounges 01/21	Capital Reserves	\$	768.00
Patio Land USA, Inc	012510	11825 50%Deposit	50% Deposit - Chaise Lounges 01/21	Capital Reserves	\$	2,449.50
Tylo Helo	CD261	CD261	Men's Sauna - Heat Sensor	Capital Reserves	\$	300.66
Tylo Helo	CD261	CD261	Men's Sauna - Timer Kit	Capital Reserves	\$	221.50
Patio Land USA	CD261	CD261	Umbrellas	Capital Reserves	\$	999.99
Site Masters of Florida, LLC	012507	010821-2	Excavated Depressed Area 01/21	Capital Reserves	\$	2,400.00
Advanced Recreational Concepts, LLC	012551	5264	Replacement Materials 02/21	Capital Reserves	\$	330.00
AIC Painting, Inc.	012550	18350	Prep & Paint Metal Doors 02/21	Capital Reserves	\$	1,950.00
Florida Courts, Inc.	012536	4185	50% Deposit Refurbish Tennis Courts 01/21	Capital Reserves	\$	6,950.00
PBSS Inc./American Lock	012588	10878	Site Service, Equipment, Material, Supplies & Labor 01/21	100000000000000000000000000000000000000	\$	1,525.00
Lowe's	CD262	CD262	Class Room Screen Door Replacement	Capital Reserves	\$	360.00
RedTree Landscape Systems, LLC	012591	6229	Irrigation Install Control Box & Tank for Caliente 11/20	Capital Reserves	\$	3,568.00
RedTree Landscape Systems, LLC	012542	6668	Irrigation Install Caliente Project 01/21	Capital Reserves	\$	12,255.00

Reserve Fund Expenditures October 1, 2020 Through March 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoi	ce Amount
RedTree Landscape Systems, LLC	012542	6671	Irrigation Install New Pump Caliente Project 01/21	Capital Reserves	\$	12,753.75
RedTree Landscape Systems, LLC	012578	6864	Irrigation Install Under Road & Sidewalk 02/21	Capital Reserves	\$	3,926.50
Site Masters of Florida, LLC	012563	012921-2	Replaced 5.5 Sidewalk Panels 01/21	Capital Reserves	\$	2,750.00
Site Masters of Florida, LLC	012581	021021-2	Removed & Replaced Paver Path at Lodge 02/21	Capital Reserves	\$	3,950.00
Suncoast Pool Service	012582	6995	Replace Pool Heater 02/21	Capital Reserves	\$	3,400.00
Suncoast Pool Service	012582	6996	Replace Pump for Hot Tub 02/21	Capital Reserves	\$	660,00
Upbeat Inc.	012593	625324	Playground Part Stoneleigh/Foxgrove - 02/21	Capital Reserves	\$	1,285.41
Cool Coast Heating & Cooling Inc	012649	6033	AC Repair 03/21	Capital Reserves	\$	2,800.00
Florida Courts, Inc.	012599	4149	Refurbish 2 Tennis Courts 02/21	Capital Reserves	\$	7,750.00
Gulf Coast Tractor & Equipment	012652	200-2011364	Backpack Blower 03/20	Capital Reserves	\$	359.99
Harris Romaner Graphics	012640	20472	Repairs 03/21	Capital Reserves	\$	500.00
Himes Electrical Service, Inc.	012614	21760	Boring Underground Conduit 03/21	Capital Reserves	\$	1,925.00
RedTree Landscape Systems, LLC	012602	6894	Irrigation Repair - New Pump & Well 02/21	Capital Reserves	\$	130.15
Tierra, Inc.	012658	42341	Geotechnical Engineering Services 12/20	Capital Reserves	\$	5,000.00

The Preserve at Wilderness Lake Community Development District Reserve Fund Expenditures October 1, 2020 Through March 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invo	ice Amount
Tierra, Inc.	012658	42490	Geotechnical Engineering Services 02/21	Capital Reserves	\$	1,000.00
Upbeat, Inc.	012647	625645	46 Inch Steel Table 03/21	Capital Reserves	\$	1,202.33
Welch Tennis Courts, Inc.	012632	60813	Replace Canopy 03/21	Capital Reserves	\$	856.00
Welch Tennis Courts, Inc.	012660	61008	6' WTC Premium Widescreen 03/21	Capital Reserves	\$	1,858.76
Reserve Expenditure Total					\$	133,738.24

Tab 10



Financial Statements (Unaudited)

March 31, 2021

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org rizzetta.com

Balance Sheet As of 3/31/2021 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service FundSeries 2013	Debt Service FundSeries 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	288,086	0	0	0	288,086	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	943,234	0	472,567	304,777	1,720,577	0	0
Investments - Reserves	0	1,049,272	0	0	1,049,272	0	0
Accounts Receivable	52,826	0	10,110	5,448	68,384	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	28,750	0	0	0	28,750	0	0
Due From Other Funds	217,322	0	0	0	217,322	0	0
Amount Available-Debt Service	0	0	0	0	0	0	792,901
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,997,099
Fixed Assets	0	0	0	0	0	11,225,214	0
Total Assets	1,530,518	1,049,272	482,677	310,224	3,372,691	11,225,214	4,790,000
Liabilities							
Accounts Payable	18,229	0	0	0	18,229	0	0
Sales Tax Payable	155	0	0	0	155	0	0
Accrued Expenses Payable	23,016	0	0	0	23,016	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	217,322	0	0	217,322	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,790,000
Total Liabilities	41,400	217,322	0	0	258,723	0	4,790,000
Fund Equity & Other Credits							
Beginning Fund Balance	615,269	883,615	231,729	179,002	1,909,615	11,225,214	0
Net Change in Fund Balance	873,848	(51,665)	250,948	131,223	1,204,354	0	0
Total Fund Equity & Other Credits	1,489,117	831,950	482,677	310,224	3,113,969	11,225,214	0
Total Liabilities & Fund Equity	1,530,518	1,049,272	482,677	310,224	3,372,691	11,225,214	4,790,000

-	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	9,500	4,750	8,731	3,981	8.09%
Special Assessments					
Tax Roll	1,578,183	1,578,183	1,585,321	7,138	(0.45)%
Other Miscellaneous Revenues					
Guest Fees	2,000	1,000	2,801	1,801	(40.03)%
Events and Sponsorships	8,000	4,000	1,627	(2,374)	79.66%
Rental Revenue	10,000	5,000	1,591	(3,409)	84.08%
General Store	10,000	5,000	2,950	(2,050)	70.49%
Total Revenues	1,617,683	1,597,933	1,603,020	5,087	0.91%
Expenditures					
Legislative					
Supervisor Fees	14,000	7,000	6,000	1,000	57.14%
Financial & Administrative					
Administrative Services	8,874	4,437	4,437	0	50.00%
District Management	34,974	17,487	17,487	0	50.00%
District Engineer	10,000	5,000	20,865	(15,865)	(108.64)%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,500	4,725	4,714	11	37.14%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,724	2,862	2,862	0	50.00%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	13,012	13,012	0	49.99%
Auditing Services	4,000	4,000	52	3,948	98.70%
Arbitrage Rebate Calculation	1,300	650	0	650	100.00%
Public Officials Liability Insurance	2,550	2,550	2,421	129	5.05%
Supervisor Workers Compensation Insurance	500	500	200	300	60.00%
Legal Advertising	1,800	900	262	638	85.42%
Miscellaneous Mailings	1,200	600	0	600	100.00%
Dues, Licenses & Fees	650	650	175	475	73.07%
Website Fees & Maintenance	7,500	4,350	2,588	1,763	65.50%
Legal Counsel		•	•		
District Counsel	13,000	6,500	8,534	(2,034)	34.35%
Law Enforcement		•	•	,	
Deputy	34,750	17,375	14,212	3,163	59.10%

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility Services	163,000	81,500	81,299	201	50.12%
Gas Utility Services					
Utility Services	28,000	14,000	15,910	(1,910)	43.18%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	2,650	2,650	2,832	(182)	(6.85)%
Garbage - Recreation Facility	3,000	1,500	0	1,500	100.00%
Garbage - Wetlands Dumpster Fees	2,000	1,000	0	1,000	100.00%
Water-Sewer Combination Services					
Utility Services	32,500	16,250	18,619	(2,369)	42.71%
Stormwater Control					
Stormwater Assessments	2,750	2,750	2,353	397	14.43%
Other Physical Environment					
General Liability Insurance	3,105	3,105	2,961	144	4.63%
Property Insurance	33,500	33,500	33,287	213	0.63%
Entry & Walls Maintenance	2,000	1,000	165	835	91.73%
Holiday Decorations	7,500	7,500	8,000	(500)	(6.66)%
Landscape					
Landscape Maintenance	154,800	77,400	78,294	(894)	49.42%
Irrigation Inspection	13,200	6,600	6,600	0	50.00%
Landscape Replacement Plants, Shrubs, Trees	45,000	22,500	20,138	2,362	55.24%
Landscape - Pest Control	13,980	6,990	5,825	1,165	58.33%
Landscape Fertilization	30,000	15,000	7,525	7,475	74.91%
Tree Trimming Services	32,000	16,000	21,750	(5,750)	32.03%
Irrigation Repairs	25,000	12,500	4,459	8,041	82.16%
Landscape - Mulch	68,000	28,000	10,125	17,875	85.11%
Annual Flower Rotation	16,200	8,100	4,050	4,050	75.00%
Well Maintenance	2,500	1,250	0	1,250	100.00%
Field Operations	13,200	6,600	6,600	0	50.00%
Landscape Aeration	700	350	0	350	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	250	0	250	100.00%
Monthly Aquatic Weed Control Program	34,500	17,250	17,100	150	50.43%
Educational Program	500	250	0	250	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	625	0	625	100.00%

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Bay Lake Hydrilla Treatment	1,000	500	0	500	100.00%
Professional Oversight of WLP Wetland Staff	6,000	3,000	3,000	0	50.00%
Private Resident Consultation	780	390	390	0	50.00%
Wetland Tree Removal	2,000	1,000	0	1,000	100.00%
Grass Carp Replacement and/or Barrier Repair	300	150	0	150	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	5,250	4,963	287	52.73%
Special Projects	6,350	3,175	4,060	(885)	36.06%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	250	0	250	100.00%
Street Sign Repair & Replacement	500	250	0	250	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	5,000	10,595	(5,595)	(5.94)%
Sidewalk Repair & Maintenance	3,000	1,500	200	1,300	93.33%
Sidewalk Pressure Washing	7,000	3,500	3,900	(400)	44.28%
Parks & Recreation					
Management Contract - Payroll	362,500	181,250	142,631	38,619	60.65%
Payroll Reimbursement - Mileage	2,500	1,250	729	521	70.82%
Management Contract - Management Fee	18,000	9,000	9,000	0	50.00%
Lodge - Maintenance & Repair	50,000	25,000	14,890	10,110	70.21%
Pool Service Contract	24,000	12,000	14,400	(2,400)	40.00%
Pool Repairs	5,000	2,500	0	2,500	100.00%
Equipment Lease	4,000	2,000	2,368	(368)	40.79%
Landscape Lighting Replacement	2,000	1,000	508	492	74.59%
Fitness Equipment Preventative Maintenance	1,500	750	660	90	56.00%
Facility Supplies - Spa	7,700	3,850	3,817	33	50.42%
Lodge - Facility Janitorial Services	30,000	15,000	9,000	6,000	70.00%
Nature Center Operations	2,000	1,000	1,173	(173)	41.33%
Security System Monitoring	10,000	5,000	3,600	1,400	64.00%

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Permits	850	0	0	0	100.00%
Telephone, Fax & Internet	14,000	7,000	6,532	468	53.34%
Resident ID Cards	1,100	550	140	410	87.27%
Special Events	30,000	15,000	9,783	5,217	67.39%
Athletic/Park Court/Field Repairs	5,000	2,500	3,439	(939)	31.21%
Wildlife Management Services	13,500	6,750	6,500	250	51.85%
Playground Mulch	8,000	4,000	0	4,000	100.00%
Resident Services	7,500	3,750	1,876	1,874	74.98%
General Store	7,000	3,500	1,792	1,708	74.39%
Security System Maintenance	8,000	4,000	1,081	2,919	86.48%
Fitness Equipment Repairs	7,000	3,500	1,058	2,442	84.88%
Lodge - Facility Janitorial Supplies	8,500	4,250	3,348	902	60.61%
Playground Equipment & Maintenance	1,000	500	0	500	100.00%
Dog Waste Station Supplies	5,000	2,500	2,190	310	56.19%
IT Support & Repairs	3,000	1,500	546	954	81.79%
Office Supplies	8,000	4,000	2,097	1,903	73.78%
Equipment Repair/Replacement	9,348	4,674	5,467	(793)	41.51%
Total Expenditures	1,617,683	836,481	729,172	107,309	54.92%
Excess of Revenues Over (Under) Expenditures	0	761,452	873,848	112,396	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	761,452	873,848	112,396	0.00%
Fund Balance, Beginning of Period					
	0	0	615,269	615,269	0.00%
Fund Balance, End of Period	0	761,452	1,489,117	727,665	0.00%

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	70,000	70,000	0	0.00%
Total Revenues	70,000	70,000	0	0.00%
Expenditures				
Contingency				
Capital Reserves	70,000	121,665	(51,665)	(73.80)%
Total Expenditures	70,000	121,665	(51,665)	(73.81)%
Excess of Revenues Over (Under) Expenditures	0	(51,665)	51,665	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	(51,665)	51,665	0.00%
Fund Balance, Beginning of Period				
	0	883,615	(883,615)	0.00%
Fund Balance, End of Period	0	831,950	(831,950)	0.00%

Statement of Revenues and Expenditures
Debt Service Fund--Series 2013 - 201
From 10/1/2020 Through 3/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	9	(9)	0.00%
Special Assessments				
Tax Roll	315,438	316,804	(1,366)	(0.43)%
Total Revenues	315,438	316,813	(1,375)	(0.44)%
Expenditures				
Debt Service Payments				
Interest	135,438	65,865	69,573	51.36%
Principal	180,000	0	180,000	100.00%
Total Expenditures	315,438	65,865	249,573	79.12%
Excess of Revenues Over (Under) Expenditures	0	250,948	(250,948)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	250,948	(250,948)	0.00%
Fund Balance, Beginning of Period				
	0	231,729	(231,729)	0.00%
Fund Balance, End of Period	0	482,677	(482,677)	0.00%

Statement of Revenues and Expenditures
Debt Service Fund--Series 2012 - 202
From 10/1/2020 Through 3/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6	(6)	0.00%
Special Assessments				
Tax Roll	169,967	170,703	(736)	(0.43)%
Total Revenues	169,967	170,709	(742)	(0.44)%
Expenditures				
Debt Service Payments				
Interest	84,967	39,486	45,480	53.52%
Principal	85,000	0	85,000	100.00%
Total Expenditures	169,967	39,486	130,480	76.77%
Excess of Revenues Over (Under) Expenditures		131,223	(131,223)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	131,223	(131,223)	0.00%
Fund Balance, Beginning of Period				
, = -6	0	179,002	(179,002)	0.00%
Fund Balance, End of Period	0	310,224	(310,224)	0.00%

The Preserve at Wilderness Lake CDD Investment Summary March 31, 2021

Account	<u>Investment</u>	Balance as of March 31, 2021		
The Bank of Tampa	Money Market	\$ 5,297		
The Bank of Tampa ICS				
BOKF, National Association	Money Market	248,352		
Merchants Bank of Indiana	Money Market	248,352		
United Bank	Money Market	248,352		
Western Alliance Bank	Money Market	192,881		
	Total General Fund Investments	\$ 943,234		
The Bank of Tampa ICS Reserve				
First National Bank of Omaha	Money Market	\$ 1		
Isreal Discount Bank of New York	Money Market	147,651		
NexBank, SSB	Money Market	248,352		
Western Alliance Bank	Money Market	55,470		
Iberia Bank				
Certificate of Deposit #1	.55% APY - 12 Month term - Maturity Date 9/8/21	239,216		
Mainstreet Community Bankof Florida	2.250/ 2	21.404		
First Enterprise Bank	2.25% - 3 year term - Maturity Date 12/01/22	21,494		
Hills Bank and Trust Company	2.25% - 3 year term - Maturity Date 12/01/22 2.25% - 3 year term - Maturity Date 12/01/22	106,315		
Homeland Federal Savings Bank	2.25% - 5 year term - Maturity Date 12/01/22	230,773		
	Total Reserve Fund Investments	\$ 1,049,272		
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 306,701		
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	155,288		
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	10,578		
	Total Series 2013 Debt Service Fund Investments	\$ 472,567		
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	165,259		
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	14,388		
	Total Series 2012 Debt Service Fund Investments	\$ 304,777		

Summary A/R Ledger 001 - General Fund From 3/1/2021 Through 3/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	52,825.87
		Total 001 - General Fund	52,825.87

Summary A/R Ledger 201 - Debt Service Fund--Series 2013 From 3/1/2021 Through 3/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	10,110.11
		Total 201 - Debt Service FundSeries 2013	10,110.11

Summary A/R Ledger 202 - Debt Service Fund--Series 2012 From 3/1/2021 Through 3/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	5,447.59
		Total 202 - Debt Service FundSeries 2012	5,447.59
Report Balance			68,383.57

Aged Payables by Invoice Date
Aging Date - 1/1/2021
001 - General Fund
From 3/1/2021 Through 3/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Sun Pavers of Florida, Inc	1/29/2021	R21425	Freedom 4x8 30MM Cream 01/21	424.15
Frontier Communications	2/19/2021	813-995-2437-061803-5 02/21	813-995-2437 Phone Service 02/21	795.53
Frontier Communications	3/15/2021	813-929-9402-041519-5 03/21		
Frontier Communications	3/19/2021	813-995-2437-061803-5 03/21	813-995-2437 Phone Service 03/21	816.72
Inteligy Tampa Bay LLC	3/19/2021	13357	Configure Polycom 03/21	200.00
Alsco, Inc.	3/23/2021	LTAM894207	Linen & Mat Service 03/21	131.77
Harris Romaner Graphics	3/25/2021	20492	Playground - Install Swing Set 03/21	1,045.00
Patio Land USA, Inc	3/26/2021	11847-A	Balance Due - Chaise Lounges 03/21	2,449.50
Ideal Network Solutions, Inc	3/27/2021	6477	Network Support 03/21	95.00
Site Masters of Florida, LLC	3/29/2021	032921-2	Re-Constructed Geoweb Erosion - Deer Path Lane 03/21	4,200.00
Cardno, Inc.	3/29/2021	528931	Engineering Services 03/21	1,064.77
Harris Romaner Graphics	3/30/2021	20496	Stucco Repair on Gable 03/21	1,750.00
RedTree Landscape Systems, LLC	3/30/2021	7232	Landscape Repair 03/21	1,825.00
RedTree Landscape Systems, LLC	3/30/2021	7233	Installation of Milkweed 03/21	120.00
Rizzetta Amenity Services, Inc.	3/31/2021	INV00000000008692	Out of Pocket Expenses 03/21	333.03
Cool Coast Heating & Cooling Inc	3/31/2021	6051	AC Repair 03/21	488.00
Duke Energy	3/31/2021	83196 80556 03/21	Herons Wood Sign 03/21	16.25
Times Publishing Company	3/31/2021	0000149254 03/31/21	Acct #117565 Legal Advertising 03/21	102.40
Tropicare Termite & Pest Control, Inc.	3/31/2021	102247	Termite Renewal Inspection 03/21	50.00
Pasco Sheriff's Office	4/1/2021	I-2/2/2021-05555	Off Duty Detail 03/21	2,236.00
			Total 001 - General Fund	18,229.10
Report Total				18,229.10

The Preserve at Wilderness Lake Community Development District Notes to Unaudited Financial Statements March 31, 2021

Balance Sheet

- 1. Trust statement activity has been recorded through 03/31/21.
- 2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	323,925.82
Less Outstanding Checks/Vouchers	38,764.77
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	285,161.05
Balance Per Books	285,161.05
Unreconciled Difference	0.00

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: 033121 Reconciliation Date: 3/31/2021

Status: Open

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
012621	3/16/2021	System Generated Check/Voucher	200.00	Beth Edwards
012622	3/16/2021	System Generated Check/Voucher	124.63	Florida Department of Revenue
012635	3/22/2021	System Generated Check/Voucher	5,673.00	ACPLM, Inc.
012636	3/22/2021	System Generated Check/Voucher	131.77	Alsco, Inc.
012640	3/22/2021	System Generated Check/Voucher	925.00	Harris Romaner Graphics
012641	3/22/2021	System Generated Check/Voucher	1,200.00	Jerry Richardson
012644	3/22/2021	System Generated Check/Voucher	2,400.00	Suncoast Pool Service
012645	3/22/2021	System Generated Check/Voucher	4,778.70	Suncoast Energy Systems, Inc.
012649	3/30/2021	System Generated Check/Voucher	2,800.00	Cool Coast Heating & Cooling Inc
012650	3/30/2021	System Generated Check/Voucher	100.00	D&B Promotional Products
012651	3/30/2021	System Generated Check/Voucher	224.00	Fitness Logic, Inc.
012652	3/30/2021	System Generated Check/Voucher	374.87	Gulf Coast Tractor & Equipment
012653	3/30/2021	System Generated Check/Voucher	47.90	Head's Flags Inc.
012654	3/30/2021	System Generated Check/Voucher	95.00	Ideal Network Solutions, Inc
012655	3/30/2021	System Generated Check/Voucher	10.75	ReadyRefresh by Nestle
012656	3/30/2021	System Generated Check/Voucher	9,997.57	Rizzetta Amenity Services, Inc.
012657	3/30/2021	System Generated Check/Voucher	1,769.00	Straley Robin Vericker
012658	3/30/2021	System Generated Check/Voucher	6,000.00	Tierra, Inc.
012659	3/30/2021	System Generated Check/Voucher	53.82	Verizon Wireless
012660	3/30/2021	System Generated Check/Voucher	1,858.76	Welch Tennis Courts, Inc.
Outstanding Checks/Vo	ouchers		38,764.77	

SUNTRUST BANK PO BOX 305183 NASHVILLE TN 37230-5183





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03/31/2021 0000

Account Statement

Questions? Please call 1-800-786-8787

PRESERVE AT WILDERNESS LAKE CD OPERATING ACCOUNT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Keep your SunTrust Accounts safer.

Use unique usernames and passwords for your online bank accounts.

It's best not to recycle the same username and password on multiple websites where you have an online profile - especially your financial accounts.

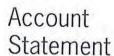
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account	Account Type		Account l	Numbe	r			Statement Period
Summary	PUB FUNDS ANALYZED CHECKING 03/01/2021 - 03/31/2021							
	Deposits/Credits Checks Withdrawals/Debits		Amount Description 692,631.50 Average Balance \$13,668.71 Average Collected Balance \$377,496.96 Number of Days in Statement Period \$4,877.43 S323,925.82		iod	Amoun \$489,138.63 \$489,115.89 3		
Overdraft Protection	Account Number		Protecte Not enrol	led				
	For more information	n about SunTrust's Overdraf	t Services, visit	www.su	ntrust.com/overdra	aft,		- E - 21A
Deposits/ Credits	Date 03/10 03/15	Amount Serial # 1,073.10 43.99 3	Descrip DEPOSIT ONLINE		Date 03/23		Amount Serial # 455.00	Description DEPOSIT
	03/09	12,096.62	ELECTRI PASCO	ONIC/AC	CH CREDIT X ACC 000000000	001027	1	
	Deposits/Credits:	4		Total II	ems Deposited: 6	1		
Checks	Check Number 12448 *12557 12558 *12571 *12574 *12577 *12583 12584 12585 12586 12587 12588 12589 12590 12591 12592 12593 12594 12595 12595	Amount Pate Paid 770.00 03/23 98.00 03/01 200.00 03/02 131.77 03/02 1,925.00 03/01 587.35 03/02 3,994.00 03/02 16.57 03/04 4,165.00 03/02 225.00 03/22 500.00 03/02 1,799.00 03/01 1,100.00 03/04 72.89 03/03 19,733.00 03/01 2,400.00 03/02 1,285.41 03/03 1,500.00 03/02 131.77 03/10 233.96 03/11	Check Number 12597 12598 12599 12600 12601 12602 12603 12604 12605 *12607 12608 12609 12610 12611 *12613 12614 12615 12616 12617 12618			3/09 3/09 3/22 3/09 3/08 3/09 3/09 3/09 3/16 03/19 03/15 03/15 03/15 03/15	Check Number 12619 12620 *12623 12624 12625 12626 12627 12628 12629 12630 12631 12632 12632 12633 12634 *12637 12638 12639 *12642 12643 *12646	Amount Pair Pair Pair Pair Pair Pair Pair Pair

NASHVILLE TN 37230-5183

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03/31/2021





Checks	Check	Amount	Date	
	Number		Paid	
	12647	1,202.33 0	3/30	

Checks: 61

^{*} Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/ Debits	Date Paid	Amount Serial #	Description
	03/08	63.82	ELECTRONIC/ACH DEBIT
	03/12 03/12	1,963.24 98.31	ACHMA VISB BILL PYMNT 3420152 OTM FUNDS TRANSFER TO ELECTRONIC/ACH DEBIT
	03/22	2,752.06	FRONTIER IVR IMM BILL PAY 15925671591 ACH PREFUNDING SETTLEMENT PRESERVE AT WILD ACH PRFUND -SETT-A.OTMCORP
	Withdrawale /D	allika. A	

Withdrawals/Debits: 4

Balance Activity	Date	Balance	Collected Balance	Date	Balance	Collected
History	03/01	669,076.50	669,076.50	03/17	380,789.44	Balance
	03/02	655,598.38	655,598.38	03/18	378,631.94	380,789.44
	03/03	654,240.08	654,240.08	03/19	372,024.94	378,631,94
	03/04	653,123.51	653,123.51	03/22	355,646.95	372,024,94
	03/08	652,192.51	652,192.51	03/23	350,919.27	355,646,95
	03/09	636,824.79	636,824.79	03/24	349,680.22	350,919,27
	03/10	637,766.12	637,104.12	03/25	349,480.22	349,480.22
	03/11	637,532.16	637,532.16	03/26	348,876.79	349,4876.79
	03/12	635,470.61	635,470.61	03/29	333,326.79	333,326,79
	03/15	394,900.70	394,857.70	03/30	327,209.46	327,209,46
	03/16	393,945.39	393,945.39	03/31	323,925.82	323,925,82

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

How can we make life easier for you?

Enroll in paperless statements via Online Banking to help you cut clutter and stay organized. No paper to keep track of and no limitation to viewing important information. Start today. Sign in to Online Banking and update your Statement Delivery preferences.

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	2,862.74
Less Outstanding Checks/Vouchers	38.22
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	2,824.52
Balance Per Books	2,824.52
Unreconciled Difference	0.00

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: 033121 Reconciliation Date: 3/31/2021

Status: Open

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
CD263-1	3/31/2021	Mar 21 Debit Card Activity	38.22	Preserve At Wilderness Lake CDD
Outstanding Checks/Vo	uchers		38.22	

SUNTRUST BANK PO BOX 305183 NASHVILLE TN 37230-5183



Page 1 of 4 66/E00/0175/0/41

03/31/2021 0000

Account Statement

PRESERVE AT WILDERNESS LAKE CD THE LODGE DEBIT CARD ACCOUNT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 RECEIVED Questions? Please call 1-800-786-8787

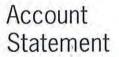
Keep your SunTrust Accounts safer.
Use unique usernames and passwords for your online bank accounts.
It's best not to recycle the same username and password on multiple websites where you have an online profile - especially your financial accounts.

Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account	Account Type			Accoun	t Number	Stat	ement Period
Summary	PUB FUNDS ANALYZE	ED CHECKING	G			03/01/2021	-03/31/2021
	Description Beginning Balance Deposits/Credits Checks Withdrawals/Debits Ending Balance			Amount \$3,036.76 \$2,821.40 \$.00 \$2,995.42 \$2,862.74	Description Average Balance Average Collected Balance Number of Days in Statement Period		Amount \$3,208.22 \$3,208.22 31
Overdraft Protection	Account Number			Protect Not enro			
	For more information	about SunTr	ust's Overdr	aft Services, visi	t www.suntrust.com/overdraft.		
Deposits/ Credits	Date 03/01	Amount 27.00	Serial #		RONIC/ACH CREDIT		
	03/01	31.04		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/01	202.40		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/02	28.08		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/03	21.60		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/04	6.24		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/05	5.40		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/08	43.21		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/09	16.20		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/11	6.48		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/12	10.80		ELECTI	T 292167946 MERCH SETL 8788292167946 RONIC/ACH CREDIT		
	03/12	1,963.24			T 292167946 MERCH SETL 8788292167946 JNDS TRANSFER FROM		
	03/15	5.40			RONIC/ACH CREDIT		
	03/13	5,40		FPX S	ST 292167946 MERCH SETL 8788292167946		
	03/15	10.12		ELECTI	RONIC/ACH CREDIT ST 292167946 MERCH SETL 8788292167946		
	03/15	37.80		ELECTI	RONIC/ACH CREDIT ST 292167946 MERCH SETL 8788292167946		
	03/16	10.80		ELECTI	RONIC/ACH CREDIT ST 292167946 MERCH SETL 8788292167946		

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03/31/2021





Withdrawals/	Date Paid	Amount	Serial #	Description	
	Deposits/Credits:	29		Total Items Deposited: 0	
	03/31	4.83		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/29	201.41		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/29	6.48		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/29	5.06	- a	ELECTRONIC MCLL CREDIT	
	03/26	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/25	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/23	17.28		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/22	10.52		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/22	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/19	15.68		CHECK CARD CREDIT TR DATE 03/19 LOWES #02238* LUTZ FL	
	03/19	86.07		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
	03/18	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	
eposits/ redits	Date 03/17	27.00	Serial #	Description ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946	

Withdrawals/ Debits	Date Paid	Amount	Serial #		Description	
Debits	03/01	78.80			POINT OF SALE DEBIT TR DATE 03/01 SAM'S Club TAMPA FL48520004	
	03/02	97.04			POINT OF SALE DEBIT TR DATE 03/01 PET SUPPLIES PLUS # 40 LAND 0 LAKES FL 00678977	
	03/04	225.90			CHECK CARD PURCHASE TR DATE 03/03 PAYPAL *GASPARSTITC 4029357733 FL	
	03/05	17.14			POINT OF SALE DEBIT TR DATE 03/04 LOWE'S #2238 LUTZ FL 001	
	03/05	40.90			POINT OF SALE DEBIT TR DATE 03/04 SAM'S Club TAMPA FL48520094	
	03/08	218.48		-5	POINT OF SALE DEBIT TR DATE 03/05 PUBLIX SUPER MARLAND O'LAKES FL P0877109	
	03/08	54.45			POINT OF SALE DEBIT TR DATE 03/08 PASCO LAUNDROM LUTZ FL 02827433	
	03/08	193.13			POINT OF SALE DEBIT TR DATE 03/08 Wal-Mart Super Center LUTZ FL 09880008	
	03/08	214.66			POINT OF SALE DEBIT TR DATE 03/08 HOBBYLOBBY LUTZ FL 86086501	
	03/10	51.94			POINT OF SALE DEBIT TR DATE 03/10 AMAZON.COM*5M5UG80C3 SEATTLE WA 00000101	
	03/12	17.94			POINT OF SALE DEBIT TR DATE 03/11 LOWE'S #2238 LUTZ FL 001	
	03/12	39.92			POINT OF SALE DEBIT TR DATE 03/11 PET SUPPLIES PLUS # 40 LAND 0 LAKES FL 00678977	
	03/15	12.99			RECURRING CHECK CARD PURCHASE TR DATE 03/13 AMAZON PRIME*T82HZ9NE3 AMZN.COM/BILLWA	
	03/15	100.32			POINT OF SALE DEBIT TR DATE 03/15 PUBLIX SUPER MARLAND O'LAKES FL P0877105	
	03/16	254.07			POINT OF SALE DEBIT TR DATE 03/15 PUBLIX SUPER MARLAND O'LAKES FL P0877105	
	03/17	153.04			POINT OF SALE DEBIT TR DATE 03/16 SAMS CLUB #4852 TAMPA FL48520095	00

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03/31/2021





Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
Debits	03/17	39.99		POINT OF SALE DEBIT TR DATE 03/16 AMAZON.COM*OW1MA08M3 SEATTLE WA 00000101
	03/18	31.99		POINT OF SALE DEBIT TR DATE 03/16 AMAZON.COM*2A8IG1K10 SEATTLE WA 00000000
	03/18	83.16		POINT OF SALE DEBIT TR DATE 03/18 LOWE'S #2238LUTZ FL 001
	03/19	196.00		CHECK CARD PURCHASE TR DATE 03/17 EXTRA SPACE 8254 LAND O' LAKESFL
	03/19	14.56		POINT OF SALE DEBIT TR DATE 03/18 LOWE'S #2238 LUTZ FL 001
	03/19	42.93		POINT OF SALE DEBIT TR DATE 03/18 LOWE'S #2238 LUTZ FL 001
	03/22	52.27		POINT OF SALE DEBIT TR DATE 03/20 LOWE'S #2238 LUTZ FL 001
	03/22	44.31		POINT OF SALE DEBIT TR DATE 03/22 PET SUPPLIES PLUS # 40 LAND 0 LAKES FL 00678977
	03/22	55.58		POINT OF SALE DEBIT TR DATE 03/22 SAMS CLUB #4852 TAMPA FL48520093
	03/25	54.45		POINT OF SALE DEBIT TR DATE 03/24 PASCO LAUNDROM LUTZ FL 02827433
	03/25	117.32		POINT OF SALE DEBIT TR DATE 03/25 LOWE'S #2238 LUTZ FL 001
	03/29	229.25		POINT OF SALE DEBIT TR DATE 03/29 HOBBYLOBBY LUTZ FL 86086504
	03/29	64.68		POINT OF SALE DEBIT TR DATE 03/29 SAMSCLUB #4852 WESLEY CHAPELFL 24485201
	03/31	169.72		POINT OF SALE DEBIT TR DATE 03/30 WM SUPERCENTER # LUTZ FL 09880010
	03/31	28.49		POINT OF SALE DEBIT TR DATE 03/31 SHERWIN WILLIA LAND O LAKES FL 07939923
	Withdrawals/De	ebits: 31		

Balance Activity	Date	Balance	Collected Balance	Date	Balance	Collected Balance
History	03/01	3,218,40	3,218.40	03/16	3,844.89	3,844.89
instory	03/02	3.149.44	3.149.44	03/17	3,678.86	3,678.86
	03/03	3,171.04	3,171.04	03/18	3,569.11	3,569.11
	03/04	2,951.38	2,951.38	03/19	3,417.37	3,417.37
	03/05	2,898.74	2,898.74	03/22	3,280.79	3,280.79
	03/08	2,261.23	2,261.23	03/23	3,298.07	3,298.07
	03/09	2,277,43	2,277.43	03/25	3,131.70	3,131.70
	03/10	2.225.49	2,225.49	03/26	3,137.10	3,137,10
	03/11	2,231.97	2,231.97	03/29	3,056.12	3,056.12
	03/12	4.148.15	4.148.15	03/31	2,862.74	2,862.74
	03/15	4 088 16	4 088 16	347.03	000000000000000000000000000000000000000	Edited States

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

How can we make life easier for you?

Enroll in paperless statements via Online Banking to help you cut clutter and stay organized. No paper to keep track of and no limitation to viewing important information. Start today. Sign in to Online Banking and update your Statement Delivery preferences.

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	100.00
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	0.00
Reconciled Bank Balance	100.00
Balance Per Books	100.00
Unreconciled Difference	0.00



To Report Lost or Stolen Debit Cards is: 888-297-3416

204 S. Woodland Blvd. • DeLand, FL 32720 • Phone: 386.734.5930 • Fax: 386.785.1196
1500 N. Spring Garden Ave. • DeLand, FL 32720 • Phone: 386.734.0237 • Fax: 386.734.0247
850 S. Volusia Ave. • Orange City, FL 32763 • Phone: 386.774.2090 • Fax: 386.774.2091
101 Northlake Dr. • Orange City, FL 32763 • Phone: 386.960.1220 • Fax: 386.960.1220
1812 Ridgewood Ave. • Holly Hill, FL 32117 • Phone: 386.366.9205 • Fax: 386.366.9360
1515 E. Highway 50 • Clermont, FL 34711 • Phone: 352.404.0404 • Fax: 352.243.2341
112 N. Magnolia Ave. • Ocala FL 34475 • Phone: 352.355.4579 • Fax: 352.355.4600
24 hr. Telephone Banking: 866-734-MAIN 6240



APR - 8 2021

2338883
THE PRESERVE AT WILDERNESS LAKE COMMUNIT 3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Date 3/31/21 Account Number Enclosures

Page

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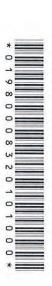
Thank you for choosing Mainstreet Community Bank of Florida!
Please contact a Customer Service Representative
if you have any questions regarding your statement.

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates 3/01/21 thru	3/31/21
Previous Balance	100.00	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	100.00
Checks/Debits	.00	Average Collected	100.00
Service Charge	.00	A STATE OF THE STA	
Interest Paid	.00		
Ending Balance	100.00		

Daily Balance Information
Date Balance
3/01 100.00

* * * 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: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	451,473.74
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	0.00
Reconciled Bank Balance	451,473.74
Balance Per Books	451,473.74
Unreconciled Difference	0.00

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

The Preserve at Wilderness Lake CDD

Contact Us

813-872-1200

PromontoryRequests@bankoftampa.com https://www.bankoftampa.com/

Account

The Preserve at Wilderness Lake CDD Capital Reserve

Date

03/31/2021

Page 1 of 2

ICS Monthly Statement

Capital Reserve

3434 Colwell Ave Ste 200 Tampa, FL 33614

The following information is a summary of activity in your ICS® account(s) for the month of March 2021 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 the ICS, or Insured Cash Sweep®, service. 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 ICS Accounts

TOTAL			\$451,469.95	\$451,473.74
	Savings	0.01%	\$451,469.95	\$451,473,74
Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance

Page 2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD

Capital Reserve

Account Summary - Savings			
Statement Period	3/1-3/31/2021	Average Daily Balance	\$451,470.07
Previous Period Ending Balance	\$451,469.95	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	0.00	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	9.83
Interest Capitalized	3.79	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$451,473.74		

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/31/2021	Interest Capitalization	\$3.79	\$451,473.74

Summary of Balances as of March 31, 2021

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$0.16
First National Bank of Omaha	Omaha, NE	5452	1.12
Israel Discount Bank of New York	New York City, NY	19977	147,650.51
Merchants Bank of Indiana	Carmel, IN	8056	0.02
NexBank	Dallas, TX	29209	248,352.10
Western Alliance Bank	Phoenix, AZ	57512	55,469.83

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

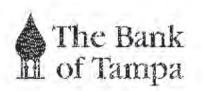
Cash Account: 15004 Investments--Bank of Tampa MMA

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	5,296.97
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	0.00
Reconciled Bank Balance	5,296.97
Balance Per Books	5,296.97
Unreconciled Difference	0.00

Statement



Account Number: Statement Period: Through: 30 - 5

Feb 27, 2021 Mar 31, 2021 Page 1

STATEMENT MESSAGE

WITH OUR EXTERNAL TRANSFERS ACCOUNT-TO-ACCOUNT (A2A) SERVICE AVAILABLE ON OUR ONLINE AND MOBILE BANKING PLATFORMS, EFFECTIVE APRIL, 2021, TRANSFER: MONEY A2A TRANSFERS WILL NO LONGER BE AVAILABLE THROUGH OUR BILL PAYMENT SERVICE. INTERESTED IN LEARNING MORE ABOUT EXTERNAL TRANSFERS? CONTACT YOUR RELATIONSHIP MANAGER.

** ********************************

المانينال المسال المارال المارال المسالية السالية المالية

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: Telebanc (24 Hours)

813-872-1275

---- COMM MONEY MARKET ----

\$1.45

ACCOUNT #
ACCOUNT NAME
AVG. AVAILABLE BALANCE
AVG. BALANCE
INTEREST PAID YTD
INTEREST PAID THIS PERIOD

COMM MONEY MARKET \$56,204.61 \$56,204.61 \$3.53 BEGINNING BALANCE DEPOSITS / CREDITS CHECKS / DEBITS ENDING BALANCE # DEPOSITS / CREDITS # CHECKS / DEBITS \$5,295.52 \$240,001.45 \$240,000.00 \$5,296.97

2

ACCOUNT ACTIVITY DETAIL

Statement

Account Number: Statement Period: Through:

Feb 27, 2021 Mar 31, 2021 Page 2

OTHER CREDITS

 Description
 Date
 Amount

 Branch Deposit
 03-12
 240,000.00

 INTEREST
 03-31
 1.45

Total 240,001.45

OTHER DEBITS

 Description
 Date
 Amount

 ICS DEPOSIT MG1210
 03-19
 240,000.00

Total 240,000.00

DAILY BALANCE

 Date
 Balance
 Date
 Balance
 Date
 Balance

 03-12-21
 \$245.295.52
 03-19-21
 \$5,295.52
 03-31-21
 \$5,296.97

Statement

Account Number: Statement Period; Through:

Feb 27, 2021 Mar 31, 2021 Page 3

To Balance Your Account

List any checks, ATM withdrawals, POS transactions, payments, transfers, or other withdrawals from your account that are not on this statement (i.e. outstanding items). Then follow the steps below, making sure you have added into your checkbook any deposits, loan advances or other credits, and deducted any automatic payments or transfers, service charges or other items. After following these steps, the adjusted bank balance and the adjusted checkbook balance should equal each other.

Out	standing Items		
Check No.	Amount	Bank balance	Your
28	7,771	shown on this	checkbook
		sta tem ent \$	balance \$
		Add+	Add+
		Any deposits not	Anyinterest
		credited on this	credited on this
		sta tem ent	sta tem ent
		Subtract -	Subtract -
		Outstanding	Service
		checks, etc.	Charges
		TO COL	
		Adjusted	Adjusted
		bank	checkbook
		balance \$	balance \$
Total Outstanding	\$		

Please see your Deposit Account Terms & Conditions brochure ("Important Information About Business Deposit Accounts") for information regarding your responsibilities with regard to your statement, checks and transactions.

In Case of Errors or Questions About Your Statement

Statements are a valuable tool to help prevent fraudulent or mistaken transactions or transfers. Your statement shows the transactions that occurred in connection with your account during the statement period. Your statement provides sufficient information for you to reasonably identify the items paid (item number, amount, date of payment). You should keep a record of each transaction as it is made so that when we give you the information in the statement, you will have a complete understanding of each transaction listed.

Call us at (8.13) 872-1250 or write us at the following address as soon as you can, if you think your statement is wrong or if you need more information about a transaction or transfer on the statement. Write us at:

The Bank of Tampa
Claim Resolution Department
P.O. Box 31319
Tampa, FL 33633-1129

We must hear from you no later than 30 days after we sent you the FIRST statement on which the error or problem appeared. Please tell us your name and account number, describe the error, transfer or transaction (date, place/type, dollar amount of suspected error) you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

Member FDIC

Equal Housing Lender

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	937,936.80
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	0.00
Reconciled Bank Balance	937,936.80
Balance Per Books	937,936.80
Unreconciled Difference	0.00

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

03/31/2021

Page 1 of 2

ICS Monthly Statement

The following information is a summary of activity in your ICS® account(s) for the month of March 2021 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 the ICS, or Insured Cash Sweep®, service. 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 ICS Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$697,930.27	\$937,936.80
TOTAL			\$697,930.27	\$937,936.80

Page 2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD

Operating

Account Summary - Savings			
Statement Period	3/1-3/31/2021	Average Daily Balance	\$775,349.84
Previous Period Ending Balance	\$697,930.27	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	240,000.00	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	14.42
Interest Capitalized	6.53	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$937,936.80		

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/22/2021	Deposit	\$240,000.00	\$937,930.27
03/31/2021	Interest Capitalization	6.53	937,936.80

Summary of Balances as of March 31, 2021

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$248,351.39
BOKF, National Association	Tulsa, OK	4214	0.53
First National Bank of Omaha	Omaha, NE	5452	0.09
International City Bank, FSB	Long Beach, CA	25648	0.04
Israel Discount Bank of New York	New York City, NY	19977	0.01
Merchants Bank of Indiana	Carmel, IN	8056	248,351.92
United Bank	Fairfax, VA	22858	248,352.10
Western Alliance Bank	Phoenix, AZ	57512	192,880.72

The Preserve At Wilderness Lake Community Development District Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 033121 Reconciliation Date: 3/31/2021

Status: Open

Bank Balance	358,582.40
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	0.00
Reconciled Bank Balance	358,582.40
Balance Per Books	358,582.40
Unreconciled Difference	0.00

THE PRESERVE AT WILDERNESS LAKE CCD 5844 OLD PASCO ROAD SUITE 100 WESLEY CHAPEL, FL 33544 Contact Us

386-734-5930

customerservice@mainstreetcbf.com www.bankonmainstreetcom

Account

THE PRESERVE AT WILDERNESS LAKE CCD

Date

03/31/2021

Page

1 of 2

CDARS® Customer Statement

The following information is a summary of activity in your CDARS 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 CDARS.

Summary of Accounts

TOTAL				\$358.582.40	\$358,582,40
	12/05/2019	12/01/2022	2.25%	\$358,582.40	\$358,582.40
Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Account S	ummary	- 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	\$358,582.40	YTD Interest Paid	\$0.00
Annual Percentage Yield	2.28%	Interest Accrued	1 994 85
		Interest Earned Since Last Statement	688.37
D Issued by			
irst Enterprise Bank FDIC Cert. 40			
TD Interest Paid	\$0.00	02/27/2021 Opening Balance	\$21,494.33
nterest Accrued nt Earned Since Last Statement	119.57 41.26	03/31/2021 Ending Balance	21,494.33
ills Bank and Trust Company FD	IC Cert. 14650		
TD Interest Paid	\$0.00	02/27/2021 Opening Balance	\$106,314.68
nterest Accrued	591.45	03/31/2021 Ending Balance	106,314.68
nt Earned Since Last Statement	204.10		100,014,00
omeland Federal Savings Bank	FDIC Cert, 32459		
TD Interest Paid	\$0.00	02/27/2021 Opening Balance	\$230,773.39
nterest Accrued	1,283.83	03/31/2021 Ending Balance	230,773.39
			200,110.00

Tab 11

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



Funding Reserve Analysis

for

Preserve at Wilderness Lake CDD

Table of Contents

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68 to 84	•••••	Expense Summary
Addendum	•••••	Amenity Center Drawings

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

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

Board of Supervisors,

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

Project Description

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

Date of Physical Inspection

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

Study Start and Study End

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

Governing Documents

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

Depth of Study

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

Summary of Financial Assumptions

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

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

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

Recommended Payment Schedule

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

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 254	\$ 242,900	\$ 1,056,629
2022	\$ 260	\$ 248,973	\$ 1,184,241
2023	\$ 266	\$ 255,197	\$ 1,231,745
2024	\$ 273	\$ 261,577	\$ 1,205,005
2025	\$ 280	\$ 268,116	\$ 1,218,064
2026	\$ 287	\$ 274,819	\$ 1,125,793

^{*} Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time. Fiscal Year beginning October 1, 2021

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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, 2052 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$253.55 per owner per year in fiscal year 2021-2022 and \$242,900 in total funding.

At the current time, the District is considered to be 72 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

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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 professional 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

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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.

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

- 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

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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 Ab Machine

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

Tuesday, March 9, 2021

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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 Oualifications

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

Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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

Steven M. Swanty

Enclosures:

14 Pages of Photographs Attached

Preserve at Wilderness Lake CDD Funding Study Summary - Continued



Basketball Court



Tennis Courts



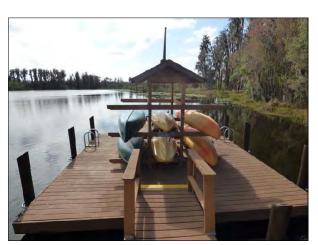
Tennis Court Fencing



Tennis Court Lights



Dock



Dock

Preserve at Wilderness Lake CDD Funding Study Summary - Continued



Amenity Access System



Amenity Camera System



Typical Well



Entry Monuments



Entry Monuments



Interior Monuments

Preserve at Wilderness Lake CDD Funding Study Summary - Continued



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



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



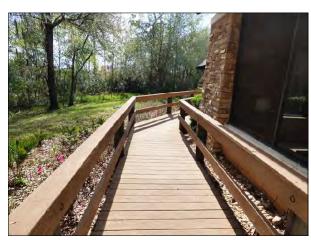
Nature Center Theater



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



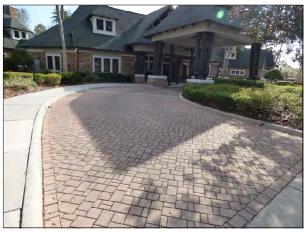
Night Heron Pavilion



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?
	A	menity Center Gr	ounds		
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 Single Lights	\$ 30,000	12 Years	30 Years	\$ 41,507	Yes
Tennis Courts Double Lights	\$ 12,000	12 Years	30 Years	\$ 16,603	Yes
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
		Community Grou	nds		
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
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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
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 Cente	er		
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	\$ 1,771	0 Years	8 Years	\$ 1,816	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
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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
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	\$ 2,809	0 Years	8 Years	\$ 2,880	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			
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	\$ 3,234	0 Years	8 Years	\$ 3,316	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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
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	\$ 1,584	0 Years	8 Years	\$ 1,624	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	1		
Roofing Asphalt Shingle	\$ 4,325	8 Years	18 Years	\$ 5,414	Yes
HVAC Unit	\$ 4,300	11 Years	12 Years	\$ 5,803	Yes
	1	Playgrounds		1	I
Amenity Center Playground Play Structure	\$ 103,700	10 Years	15 Years	\$ 136,485	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?
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	<u> </u>		
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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
		An	nenity Center	Grounds			
				5 Years		2026	\$ 2,500
Basketball Court Color	\$ 1.05 / sf	2050 sf	¢ 2 152		8 Years	2034	\$ 3,053
Coat	\$ 1.03 / \$1	2030 SI	\$ 2,153	8 Years	8 Tears	2042	\$ 3,729
						2050	\$ 4,553
Basketball	Φ 2.50 / S	2070 6		9 Years	20 W	2030	\$ 6,579
Court Resurface	\$ 2.50 / sf	2050 sf	\$ 5,125	30 Years	30 Years	2060	\$ 13,917
						2029	\$ 17,353
Tennis Court	4.107 / C	12200 6	# 12 0.00	0.11	0.37	2037	\$ 21,191
Color Coat	\$ 1.05 / sf	13200 sf	\$ 13,860	8 Years	8 Years	2045	\$ 25,877
						2053	\$ 31,600
Tennis Court	Φ 2.50 / 6	12200 6	Ф 22 000	12 Years	20 W	2033	\$ 45,658
Resurface	\$ 2.50 / sf	13200 sf	\$ 33,000	30 Years	30 Years	2063	\$ 96,582
Tennis Fencing	Φ 20 00 / 6	120 6	Φ.1.c.2.10	5 Years	25.37	2026	\$ 18,981
Chain Link	\$ 38.00 / sf	430 sf	\$ 16,340	25 Years	25 Years	2051	\$ 35,439
Tennis Courts	¢ 2 000	10	\$ 30,000	12 Years	20 W	2033	\$ 41,507
Single Lights	\$ 3,000 ea	10		30 Years	30 Years	2063	\$ 87,802
Tennis Courts	Ф.4.000	2	Ф.12.000	12 Years	20 W	2033	\$ 16,603
Double Lights	\$ 4,000 ea	3	\$ 12,000	30 Years	30 Years	2063	\$ 35,121
				6 Years		2027	\$ 2,739
						2034	\$ 3,263
Tennis Volley Machine	\$ 2,300 ea	1	\$ 2,300		7 Years	2041	\$ 3,886
Macinie				7 Years		2048	\$ 4,628
						2055	\$ 5,512
Dock Deck				3 Years		2024	\$ 105,869
Boards and	\$ 43.00 / sf	2228 sf	\$ 95,804	15 37	15 Years	2039	\$ 153,978
Railings				15 Years		2054	\$ 223,949
Dock Frame	Φ 10 5 0 / 6	2222 6	Φ 42 44¢	22 Years	40 37	2043	\$ 77,163
and Pilings	\$ 19.50 / sf	2228 sf	\$ 43,446	40 Years	40 Years	2083	\$ 209,533
				6 Years		2027	\$ 13,268
Dock Repair	\$ 5.00 / sf	2228 sf	\$ 11,140	10	10 Years	2037	\$ 17,032
Allowance				10 Years		2047	\$ 21,864

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	\$ 5.00 / sf	2228 sf	\$ 11,140	10 Years	10 Years	2057	\$ 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	\$ 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	10 Years	2029 2039	\$ 12,145 \$ 15,590

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	2049	\$ 20,013
Kubota	\$ 9,700 ea	1	\$ 9,700	10 fears	10 Years	2059	\$ 25,690
				2 Years		2023	\$ 3,492
Trailer	\$ 2 240 00	1	\$ 3,240		10 Years	2033	\$ 4,483
Tranei	\$ 3,240 ea	1	\$ 5,240	10 Years	10 Tears	2043	\$ 5,754
						2053	\$ 7,387
		(Community G	rounds			
Well Pumps				5 Years		2026	\$ 150,550
and Irrigation	¢ 16 200	8	¢ 120,700		10 V	2036	\$ 193,260
System	\$ 16,200 ea	8	\$ 129,600	10 Years	10 Years	2046	\$ 248,086
Upgrades						2056	\$ 318,466
Front and Rear				11 Years		2032	\$ 23,210
Entry Monument Signs	\$ 4,300 ea	4	\$ 17,200	15 Years	15 Years	2047	\$ 33,758
Refurbishment						2062	\$ 49,098
				0 Years		2021	\$ 18,455
Interior	Ф.1.000	10	¢ 10 000		10 37	2031	\$ 23,691
Monument Signs	\$ 1,000 ea	18	\$ 18,000	10 Years	10 Years	2041	\$ 30,412
Signs						2051	\$ 39,039
D: .: 1				2 Years		2023	\$ 5,820
Directional Signs	\$ 5,400 / total	1 total	\$ 5,400	20 Years	20 Years	2043	\$ 9,591
				20 Tears		2063	\$ 15,804
				3 Years		2024	\$ 19,559
						2029	\$ 22,161
Sidewalk						2034	\$ 25,108
Repair	\$ 17,700 / total	1 total	\$ 17,700	5 Vacas	5 Years	2039	\$ 28,448
Allowance				5 Years		2044	\$ 32,231
						2049	\$ 36,518
						2054	\$ 41,375
Community	\$ 32,400 / total	1 total	\$ 32,400	1 Year	15 Years	2022	\$ 34,059

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Community		4 1	4.22.1 00	45.77	1577	2037	\$ 49,537
Split Rail Wooden	\$ 32,400 / total	1 total	\$ 32,400	15 Year	15 Years	2052	\$ 72,048
Stormwater				5 Years		2026	\$ 103,852
Drainage	¢ 90 400 /4-4-1	1 4-4-1	¢ 00 400		10 V	2036	\$ 133,314
Repair	\$ 89,400 / total	1 total	\$ 89,400	10 Years	10 Years	2046	\$ 171,134
Allowance						2056	\$ 219,683
				3 Years		2024	\$ 72,160
Pond Banks	¢ 65 200 / total	1 total	\$ 65,300		10 Years	2034	\$ 92,631
Erosion Control	\$ 65,300 / total	1 total		10 Years	10 Years	2044	\$ 118,910
						2054	\$ 152,644
	\$ 1,300 ea	4	\$ 5,200	4 Years		2025	\$ 5,892
Entry Pergola						2033	\$ 7,195
Repair				8 Years	8 Years	2041	\$ 8,786
Allowance				o rears		2049	\$ 10,729
						2057	\$ 13,101
				0 Years		2021	\$ 30,759
						2022	\$ 31,536
						2023	\$ 32,334
						2024	\$ 33,152
						2025	\$ 33,990
						2026	\$ 34,850
						2027	\$ 35,731
Landscaping	\$ 30,000 ea	1	\$ 30,000		1 Year	2028	\$ 36,634
Allowance	\$ 50,000 ca	1	Ψ 30,000	1 Years	1 Tour	2029	\$ 37,561
						2030	\$ 38,511
						2031	\$ 39,485
						2032	\$ 40,483
						2033	\$ 41,507
						2034	\$ 42,557
						2035	\$ 43,633
						2036	\$ 44,736

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						2037	\$ 45,867
						2038	\$ 47,027
						2039	\$ 48,217
						2040	\$ 49,436
						2041	\$ 50,686
						2042	\$ 51,968
						2043	\$ 53,282
Landscaping Allowance	\$ 30,000 ea	1	\$ 30,000	1 Years	1 Year	2044	\$ 54,629
Amowance						2045	\$ 56,011
						2046	\$ 57,427
						2047	\$ 58,880
						2048	\$ 60,369
						2049	\$ 61,895
						2050	\$ 63,460
						2051	\$ 65,065
	I		Pool Are	T		2027	0.42.401
			\$ 35,600	6 Years		2027	\$ 42,401
Pool Furniture	\$ 35,600 / total	1 total			8 Years	2035	\$ 51,777
Phase 1				8 Years		2043	\$ 63,228
						2051	\$ 77,211
				2 Years		2023	\$ 38,370
Pool Furniture						2031	\$ 46,855
Phase 2	\$ 35,600 / total	1 total	\$ 35,600	8 Years	8 Years	2039	\$ 57,217
						2047	\$ 69,870
						2055	\$ 85,322
				4 Years		2025	\$ 8,498
Lap Pool Lift	\$ 7,500 ea	1	\$ 7,500		12 Years	2037	\$ 11,467
	ψ 1,500 6a	-	+ 1,200	12 Years		2049	\$ 15,474
				_		2061	\$ 20,881
Lap Pool	\$ 13,500 / total	1 total	\$ 13,500	2 Years	8 Years	2023	\$ 14,550

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						2031	\$ 17,768
Lap Pool		1 4-4-1	¢ 12.500	0.37	0.37	2039	\$ 21,697
Pumps and Equipment	\$ 13,500 / total	1 total	\$ 13,500	8 Years	8 Years	2047	\$ 26,496
qp						2055	\$ 32,355
				0 Years		2021	\$ 68,936
Lap Pool	ф 12 00 / S	5170 S	Ф (7.22)		10.37	2031	\$ 88,493
Resurface	\$ 13.00 / sf	5172 sf	\$ 67,236	10 Years	10 Years	2041	\$ 113,598
						2051	\$ 145,824
				4 Years		2025	\$ 8,498
	\$ 7,500 ea		\$ 7,500		12 Years	2037	\$ 11,467
Resort Pool Lift		1		12 Years		2049	\$ 15,474
						2061	\$ 20,881
				2 Years		2023	\$ 13,580
Resort Pool						2031	\$ 16,584
Pumps and	\$ 12,600 / total	1 total	\$ 12,600		8 Years	2039	\$ 20,251
Equipment				8 Years		2047	\$ 24,729
						2055	\$ 30,198
			\$ 48,594	0 Years	10 Years	2021	\$ 49,823
Resort Pool				10 Years		2031	\$ 63,957
Resurface	\$ 13.00 / sf	3738 sf				2041	\$ 82,101
						2051	\$ 105,393
Pool and	.			16 Years		2037	\$ 224,229
Amenity Pavers	\$ 8.50 / sf	17254 sf	\$ 146,659	25 Years	25 Years	2062	\$ 418,643
Pool Fence 4'	4.27.00. /10	520.16	4.24.5 00	7 Years	25.77	2028	\$ 26,499
Aluminum	\$ 35.00 / lf	620 lf	\$ 21,700	25 Years	25 Years	2053	\$ 49,474
				0 Years		2021	\$ 22,556
						2028	\$ 26,865
Pool and Spa	Φ.5.500		ф. 22. 000			2035	\$ 31,997
Heaters 1-3	\$ 5,500 ea	4	\$ 22,000	7 Years	7 Years	2042	\$ 38,110
						2049	\$ 45,390
						2056	\$ 54,061

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
				6 Years		2027	\$ 6,551
	\$ 5,500 ea					2034	\$ 7,802
Pool Heater 4		1	\$ 5,500	7 Years	7 Years	2041	\$ 9,292
				/ Tears		2048	\$ 11,068
						2055	\$ 13,182
				0 Years		2021	\$ 9,597
			24 sf \$ 9,360 7 Years 7 Years			2028	\$ 11,430
Splash Pad Surface	¢ 15 00 / -f	624 -£		7	2035	\$ 13,613	
Replacement	\$ 15.00 / sf	624 SI		7 Years	/ Tears	2042	\$ 16,214
						2049	\$ 19,311
						2056	\$ 23,000
				0 Years		2021	\$ 4,060
Sma Daguerfaga	\$ 22.00 / sf	180 sf	\$ 2,060		10 V 2 2 m2	2031	\$ 5,212
Spa Resurface	\$ 22.00 / 81	180 SI	\$ 3,960	10 Years	10 Years	2041	\$ 6,691
						2051	\$ 8,589
	\$ 7,500 ea	1		4 Years		2025	\$ 8,498
Spa Pool Lift			\$ 7,500	12 Years	12 Years	2037	\$ 11,467
Spa Pool Lift						2049	\$ 15,474
						2061	\$ 20,881
Pool				7 Years		2028	\$ 45,183
Equipment Housing Boxes	\$ 37,000 / total	1 total	\$ 37,000	25 Years	25 Years	2053	\$ 84,357
Pools and Spa	\$ 30,500 / total	1 total	\$ 30,500	19 Years	20 Years	2040	\$ 50,260
Coping Stone	\$ 50,500 / total	1 total	\$ 50,500	20 Years	20 T Cars	2060	\$ 82,821
D 1.4				11 Years		2032	\$ 6,072
Pool Area Pergolas	\$ 1,500 ea	3	\$ 4,500	12 Years	12 Years	2044	\$ 8,194
Torgonas				12 Tears		2056	\$ 11,058
			Activities Co	enter			
	.			26 Years	20.7-	2047	\$ 46,319
Tile Flooring	\$ 10.00 / sf	2360 sf	\$ 23,600	30 Years	30 Years	2077	\$ 97,980
Roofing	\$ 7.75 / sf	5675 sf	\$ 43,981	13 Years	18 Years	2034	\$ 62,390

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	5675 sf	\$ 43,981	18 Years	18 Years	2052	\$ 97,801
				0 Years		2021	\$ 1,816
						2029	\$ 2,217
Exterior Paint	\$ 1.10 / sf	1610 sf	\$ 1,771	8 Years	8 Years	2037	\$ 2,708
				o rears		2045	\$ 3,307
						2053	\$ 4,038
				4 Years		2025	\$ 8,384
HVAC 5.0	¢ 7,400 aa	1	¢ 7 400		12 Years	2037	\$ 11,314
Tons Lennox	\$ 7,400 ea	1	\$ 7,400	12 Years	12 Tears	2049	\$ 15,267
						2061	\$ 20,603
				6 Years		2027	\$ 8,814
HVAC 5.0 Tons Goodman	\$ 7,400 ea	1	\$ 7,400	10 W	12 Years	2039	\$ 11,893
Tons Goodman				12 Years		2051	\$ 16,049
						2022	\$ 409
						2023	\$ 419
						2024	\$ 430
						2025	\$ 441
						2026	\$ 452
						2027	\$ 463
						2028	\$ 475
						2029	\$ 487
HVAC UV	¢ 200	1	¢ 200	1 37	1 Year	2030	\$ 499
Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2031	\$ 512
						2032	\$ 525
						2033	\$ 538
						2034	\$ 552
						2035	\$ 566
						2036	\$ 580
						2037	\$ 595
						2038	\$ 610
						2039	\$ 625

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						2040	\$ 641
						2041	\$ 657
						2042	\$ 674
						2043	\$ 691
						2044	\$ 708
HVAC UV	¢ 290 aa	1	¢ 200	1 V 22#	1 Year	2045	\$ 726
Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2046	\$ 745
						2047	\$ 763
						2048	\$ 783
						2049	\$ 803
						2050	\$ 823
						2051	\$ 844
Life Safety				7 Years		2028	\$ 7,937
Systems Modernization	\$ 6,500 ea	1	\$ 6,500	25 Years	25 Years	2053	\$ 14,820
				5 Years		2026	\$ 14,172
Inside Furniture	\$ 12,200 / total	1 total	\$ 12,200	20.37	20 Years	2046	\$ 23,354
				20 Years		2066	\$ 38,484
				7 Years		2028	\$ 34,192
Restrooms Refurbishment	\$ 14,000 ea	2	\$ 28,000	20 Va arra	20 Years	2048	\$ 56,344
Returbishment				20 Years		2068	\$ 92,847
Kitchen	Ф 12 000	1	Ф 12 000	7 Years	25 M	2028	\$ 15,875
Cabinets	\$ 13,000 ea	1	\$ 13,000	25 Years	25 Years	2053	\$ 29,639
				2 Years		2023	\$ 4,096
Kitchen Appliances	\$ 3,800 / total	1 total	\$ 3,800	15 37	15 Years	2038	\$ 5,957
Appliances				15 Years		2053	\$ 8,664
				7 Years		2028	\$ 4,518
Outdoor Lanai Furniture	\$ 3,700 / total	1 total	\$ 3,700	10.37	12 Years	2040	\$ 6,097
Fulliture				12 Years		2052	\$ 8,228
CI III	0.1.100	_	Φ 7 700	12 Years	20.77	2033	\$ 7,610
Chandeliers	\$ 1,100 ea	5	\$ 5,500	30 Years	30 Years	2063	\$ 16,097

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Dool Toklo	¢ 6 500 aa	1	\$ 6 500	7 Years	25 V 2 2 m2	2028	\$ 7,937
Pool Table	\$ 6,500 ea	1	\$ 6,500	25 Years	25 Years	2053	\$ 14,820
				7 Years		2028	\$ 1,343
A ALD	¢ 1 100	1	¢ 1 100		10 37	2038	\$ 1,724
A/V Receiver	\$ 1,100 ea	1	\$ 1,100	10 Years	10 Years	2048	\$ 2,214
						2058	\$ 2,841
				9 Years		2030	\$ 1,861
Ping Pong Table	\$ 1,450 ea	1	\$ 1,450	10 W	10 Years	2040	\$ 2,389
1 dole				10 Years		2050	\$ 3,067
			Fitness Cer	ator			
			Fitness Cei	12 Years		2033	\$ 24,766
Tile Flooring	\$ 10.00 / sf	1790 sf	\$ 17,900	30 Years	30 Years	2063	\$ 52,388
Aerobics				11 Years		2032	\$ 25,226
Rubber	¢ 12 00 / -£	1438 sf	¢ 10.704	11 Tears	12 W		
Exercise	\$ 13.00 / sf	1438 81	\$ 18,694	12 Years	12 Years	2044	\$ 34,041
Flooring						2056	\$ 45,937
Equipment Rubber				9 Years		2030	\$ 11,214
Exercise	\$ 13.00 / sf	672 sf	\$ 8,736	12 Years	12 Years	2042	\$ 15,133
Flooring				12 1 ears		2054	\$ 20,421
Roofing	Ф 7 75 / С	0067 6	¢ (0.710	15 Years	10 37	2036	\$ 102,474
Asphalt Shingle	\$ 7.75 / sf	8867 sf	\$ 68,719	18 Years	18 Years	2054	\$ 160,637
D 6: El-4	¢ 4 20 / -£	204 -£	¢ 1 264	13 Years	10 V	2034	\$ 1,793
Roofing Flat	\$ 4.30 / sf	294 sf	\$ 1,264	18 Years	18 Years	2052	\$ 2,811
				0 Years		2021	\$ 2,880
						2029	\$ 3,517
Exterior Paint	\$ 1.10 / sf	2554 sf	\$ 2,809	0.37	8 Years	2037	\$ 4,295
				8 Years		2045	\$ 5,245
						2053	\$ 6,405
Addison	¢ 56 775	2	¢ 112 550	11 Years	12 V	2032	\$ 153,229
HVAC Units	\$ 56,775 ea	2	\$ 113,550	12 Years	12 Years	2044	\$ 206,772

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost	
Addison	\$ 56,775 ea	2	\$ 113,550	12 Years	12 Years	2056	\$ 279,027	
				10 Years		2031	\$ 9,740	
HVAC 5.0 Tons Unit 1	\$ 7,400 ea	1	\$ 7,400	10.37	12 Years	2043	\$ 13,143	
Tons Omt 1				12 Years		2055	\$ 17,736	
				9 Years		2030	\$ 9,499	
HVAC 5.0 Tons Unit 2	\$ 7,400 ea	1	\$ 7,400	10 W	12 Years	2042	\$ 12,819	
Tons Ont 2				12 Years		2054	\$ 17,298	
				0 Years		2021	\$ 482	
						2022	\$ 494	
						2023	\$ 507	
						2024	\$ 519	
						2025	\$ 533	
						2026	\$ 546	
						2027	\$ 560	
						2028	\$ 574	
						2029	\$ 588	
							2030	\$ 603
						2031	\$ 619	
HVAC UV	4.70				4.77	2032	\$ 634	
Light System	\$ 470 ea	1	\$ 470	1 Years	1 Year	2033	\$ 650	
						2034	\$ 667	
						2035	\$ 684	
						2036	\$ 701	
						2037	\$ 719	
						2038	\$ 737	
						2039	\$ 755	
						2040	\$ 774	
						2041	\$ 794	
						2042	\$ 814	
						2043	\$ 835	
						2044	\$ 856	

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						2045	\$ 878
						2046	\$ 900
						2047	\$ 922
HVAC UV Light System	\$ 470 ea	1	\$ 470	1 Years	1 Year	2048	\$ 946
Light System						2049	\$ 970
						2050	\$ 994
						2051	\$ 1,019
Life Safety				7 Years		2028	\$ 14,532
Systems	\$ 11,900 ea	1	\$ 11,900	25 Years	25 Years	2053	\$ 27,131
Modernization							
Locker Room	ф. 12 .000		4.06.000	4 Years	20.17	2025	\$ 97,438
Refurbishment	\$ 43,000 ea	2	\$ 86,000	20 Years	20 Years	2045	\$ 160,565
				2.1/		2065	\$ 264,589
Sauna	¢ 16 200	2	¢ 22 400	3 Years	20 V	2024	\$ 35,804
Electronics and Controls	\$ 16,200 ea	2	\$ 32,400	20 Years	20 Years	2044	\$ 59,000
				2 Years		2064	\$ 97,224 \$ 40,418
Weight Machines	\$ 2,500 ea	15	\$ 37,500	2 Tears	20 Years	2023	\$ 66,603
Group 1	\$ 2,300 ea	13	\$ 37,300	20 Years	20 1 ears	2043	\$ 109,752
Weight				10.37			
Machines	\$ 2,500 ea	2	\$ 5,000	10 Years	20 Years	2031	\$ 6,581
Group 2				20 Years		2051	\$ 10,844
				2 Years		2023	\$ 35,999
Cardio	¢ 22 400 /4-4-1	1 4-4-1	¢ 22 400		10 7/	2033	\$ 46,211
Equipment Group 1	\$ 33,400 / total	1 total	\$ 33,400	10 Years	10 Years	2043	\$ 59,321
- · · · · · · · · · · · ·						2053	\$ 76,149
				8 Years		2029	\$ 15,024
Cardio	\$ 12,000 / 40451	1 total	\$ 12,000		10 Years	2039	\$ 19,287
Equipment Group 2	\$ 12,000 / total	1 total	\$ 12,000	10 Years	10 rears	2049	\$ 24,758
r						2059	\$ 31,782
Weight	\$ 2.500 / 40401	1 total	\$ 2.500	13 Years	15 V 2 2 2 2	2034	\$ 4,965
Benches and	\$ 3,500 / total	1 total	\$ 3,500	15 Years	15 Years	2049	\$ 7,221

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost	
Weight	\$ 3,500 / total	1 total	\$ 3,500	15 Years	15 Years	2064	\$ 10,503	
			Lodge	T	Г			
VCT Flooring	\$ 4.00 / sf	350 sf	\$ 1,400	7 Years	25 Years	2028	\$ 1,710	
_				25 Years		2053	\$ 3,192	
Roofing	\$ 7.75 / sf	7823 sf	\$ 60,628	13 Years	18 Years	2034	\$ 86,004	
Asphalt Shingle			, ,	18 Years		2052	\$ 134,818	
				0 Years		2021	\$ 3,316	
						2029	\$ 4,049	
Exterior Paint	\$ 1.10 / sf	2940 sf	\$ 3,234	8 Years	8 Years	2037	\$ 4,945	
				o rears		2045	\$ 6,038	
						2053	\$ 7,373	
****				5 Years		2026	\$ 15,101	
HVAC 3.5 Tons Lennox	\$ 6,500 ea	2	\$ 13,000	12 Years	12 Years	2038	\$ 20,379	
Tons Lennox				12 Tears		2050	\$ 27,500	
						2022	\$ 409	
							2023	\$ 419
						2024	\$ 430	
						2025	\$ 441	
						2026	\$ 452	
						2027	\$ 463	
						2028	\$ 475	
HVAC UV						2029	\$ 487	
Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2030	\$ 499	
						2031	\$ 512	
						2032	\$ 525	
						2033	\$ 538	
						2034	\$ 552	
							2035	\$ 566
						2036	\$ 580	
						2037	\$ 595	

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						2038	\$ 610
						2039	\$ 625
						2040	\$ 641
						2041	\$ 657
						2042	\$ 674
						2043	\$ 691
HVAC UV	Ф 200	1	Ф 200	1 37	1 37	2044	\$ 708
Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2045	\$ 726
						2046	\$ 745
						2047	\$ 763
						2048	\$ 783
						2049	\$ 803
						2050	\$ 823
						2051	\$ 844
Life Safety				7 Years		2028	\$ 8,548
Systems Modernization	\$ 7,000 ea	1	\$ 7,000	25 Years	25 Years	2053	\$ 15,959
Lodge				8 Years		2029	\$ 11,519
Furniture Replacement	\$ 9,200 / total	1 total	\$ 9,200		15 Years	2044	\$ 16,753
Phase 1				15 Years		2059	\$ 24,366
Lodge				2 Years		2023	\$ 9,916
Furniture	\$ 9,200 / total	1 total	\$ 9,200		15 Years	2038	\$ 14,422
Replacement Phase 2				15 Years		2053	\$ 20,975
				7 Years		2028	\$ 31,750
Restrooms	\$ 13,000 ea	2	\$ 26,000		20 Years	2048	\$ 52,319
Refurbishment			. ,	20 Years		2068	\$ 86,215
Kitchen				7 Years		2028	\$ 13,188
Cabinets	\$ 10,800 / total	1 total	\$ 10,800	25 Years	25 Years	2053	\$ 24,623
C1 1 11	Φ 2 200		Φ.4.400	12 Years	20.47	2033	\$ 6,088
Chandeliers	\$ 2,200 ea	2	\$ 4,400	30 Years	30 Years	2063	\$ 12,878

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
				2 Years		2023	\$ 7,113
						2030	\$ 8,472
Computers and Equipment	\$ 1,100 ea	6	\$ 6,600	7.37	7 Years	2037	\$ 10,091
Equipment				7 Years		2044	\$ 12,018
						2051	\$ 14,314
				8 Years		2029	\$ 2,504
Network	Φ 2 000	1	Φ 2 000		10 17	2039	\$ 3,214
Switch Board	\$ 2,000 ea	1	\$ 2,000	10 Years	10 Years	2049	\$ 4,126
						2059	\$ 5,297
			Nature Cei	nter			
				5 Years		2026	\$ 7,551
Furniture	\$ 6,500 / total	1 total	\$ 6,500		15 Years	2041	\$ 10,982
				15 Years		2056	\$ 15,972
Tile File wine	¢ 10 00 / -f	2049 -f	¢ 20, 490	25 Years	20 V	2046	\$ 39,204
Tile Flooring	\$ 10.00 / sf	2048 sf	\$ 20,480	30 Years	30 Years	2076	\$ 82,930
Roofing	ф 7 75 / С	5006 f	¢ 45 c04	13 Years	10 37	2034	\$ 64,819
Asphalt Shingle	\$ 7.75 / sf	5896 sf	\$ 45,694	18 Years	18 Years	2052	\$ 101,609
				0 Years		2021	\$ 1,624
						2029	\$ 1,983
Exterior Paint	\$ 1.10 / sf	1440 sf	\$ 1,584	0.37	8 Years	2037	\$ 2,422
				8 Years		2045	\$ 2,957
						2053	\$ 3,611
				3 Years		2024	\$ 8,177
HVAC 5.0	A. T. 400		4.7. 400		10.77	2036	\$ 11,035
Tons	\$ 7,400 ea	1	\$ 7,400	12 Years	12 Years	2048	\$ 14,891
						2060	\$ 20,094
				11 Years		2032	\$ 8,501
HVAC 3.0	\$ 6,300 ea	1	\$ 6,300	10.77	12 Years	2044	\$ 11,472
Tons				12 Years		2056	\$ 15,481
HVAC UV	\$ 389 ea	1	\$ 389	1 Year	1 Year	2022	\$ 409

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
						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
HVAC UV Light System	\$ 389 ea	1	\$ 389	1 Year	1 Year	2037	\$ 595
Eight System						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	\$ 8,100 ea	1	\$ 8,100	7 Years	25 Years	2028	\$ 9,891

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Life Safety	\$ 8,100 ea	1	\$ 8,100	25 Years	25 Years	2053	\$ 18,467
				5 Years		2026	\$ 18,528
Theater Seats	\$ 550 ea	29	\$ 15,950	20.37	20 Years	2046	\$ 30,532
				20 Years		2066	\$ 50,313
				0 Years		2021	\$ 6,675
Theater Carpeting	\$ 7.50 / sf	868 sf	\$ 6,510	15 Vacus	15 Years	2036	\$ 9,708
Carpenng				15 Years		2051	\$ 14,119
Theater				10 Years		2031	\$ 12,635
Projector and	\$ 9,600 / total	1 total	\$ 9,600	12 Years	12 Years	2043	\$ 17,050
Screen				12 Tears		2055	\$ 23,008
				7 Years		2028	\$ 26,865
Restrooms Refurbishment	\$ 11,000 ea	2	\$ 22,000	20 W	20 Years	2048	\$ 44,270
Keruroisimient				20 Years		2068	\$ 72,951
Calcinate	¢ 5 400	2	¢ 10 000	7 Years	25 V	2028	\$ 13,188
Cabinets	\$ 5,400 ea	2	\$ 10,800	25 Years	25 Years	2053	\$ 24,623
				2 Years		2023	\$ 5,173
Screened Lanai Area Furniture	\$ 4,800 / total	1 total	\$ 4,800	15 Vacus	15 Years	2038	\$ 7,524
7 trea i uninture				15 Years		2053	\$ 10,944
				7 Years		2028	\$ 4,152
Outdoor Lanai Furniture	\$ 3,400 / total	1 total	\$ 3,400	10 W	12 Years	2040	\$ 5,603
Turmture				12 Years		2052	\$ 7,561
D1- W-11	¢ 29 00 / -f	260 -f	¢ 12 (90	7 Years	25 Years	2028	\$ 16,705
Deck Walkway	\$ 38.00 / sf	360 sf	\$ 13,680	25 Years	25 Tears	2053	\$ 31,189
			Ranger Sta	tion			
				8 Years		2029	\$ 5,414
Roofing Asphalt Shingle	\$ 7.75 / sf	558 sf	\$ 4,325	10.37	18 Years	2047	\$ 8,487
Asphalt Shingle				18 Years		2065	\$ 13,305
				11 Years		2032	\$ 5,803
HVAC Unit	\$ 4,300 ea	1	\$ 4,300	10.17	12 Years	2044	\$ 7,830
				12 Years		2056	\$ 10,566

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
			Playgroun	ıds			
Amenity				10 Years		2031	\$ 136,485
Center	\$ 103,700 ea	1	\$ 103,700		15 Years	2046	\$ 198,507
Playground Play Structure				15 Years		2061	\$ 288,714
Whispering				0 Years		2021	\$ 16,610
Wind Playground	\$ 16,200 ea	1	\$ 16,200	15.37	15 Years	2036	\$ 24,158
Play Structure				15 Years		2051	\$ 35,135
Whispering				7 Years		2028	\$ 10,814
Wind Vinyl Picket Fence 4'	\$ 27.00 / lf	328 lf	\$ 8,856	25 Years	25 Years	2053	\$ 20,191
Whispering				7 Years		2028	\$ 21,712
Wind Vinyl Fence 6'	\$ 35.00 / lf	508 lf	\$ 17,780	25 Years	25 Years	2053	\$ 40,537
Whispering	\$ 3,200 ea	1	\$ 3,200	16 Years	25 Years	2037	\$ 4,893
Wind Swingset	\$ 3,200 ea	1	\$ 3,200	25 Years	23 Tears	2062	\$ 9,135
Stoneleigh				1 Year		2022	\$ 28,383
Playground	\$ 27,000 ea	1	\$ 27,000	15 Year	15 Years	2037	\$ 41,281
Play Structure				13 1001		2052	\$ 60,040
Night Heron				1 Year		2022	\$ 22,601
Playground	\$ 21,500 ea	1	\$ 21,500	15 Year	15 Years	2037	\$ 32,872
Play Structure				13 1001		2052	\$ 47,809
Night Heron		110	4.000	24 Years		2045	\$ 3,697
Picket Vinyl Fencing	\$ 18.00 ea	110	\$ 1,980	25 Years	25 Years	2070	\$ 6,902
Night Heron				22 Years		2043	\$ 7,104
Horizontal Ladder	\$ 4,000 ea	1	\$ 4,000	25 Years	25 Years	2068	\$ 13,264
Pavilions Metal	\$ 10.00 / af	500 af	¢ 5 000	12 Years	20 Vaara	2033	\$ 8,135
Roofing	\$ 10.00 / sf	588 sf	\$ 5,880	30 Years	30 Years	2063	\$ 17,209
Picnic Tables	\$ 1,200 ea	4	\$ 4,800	13 Years	15 Years	2034	\$ 6,809
i teme i autes	φ 1,200 ea	4	φ 4, ουυ	15 Years	15 Teals	2049	\$ 9,903

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Picnic Tables	\$ 1,200 ea	4	\$ 4,800	15 Years	15 Years	2064	\$ 14,404
Swingsats	\$ 14,400 / total	1 total	\$ 14,400	7 Years	25 Years	2028	\$ 17,585
Swingsets	\$ 14,400 / total	1 totai	\$ 14,400	25 Years	25 Tears	2053	\$ 32,831
				9 Years		2030	\$ 3,081
Garden Swings	\$ 800 ea	3	\$ 2,400	10 V	10 Years	2040	\$ 3,955
				10 Years		2050	\$ 5,077
				1 Year		2022	\$ 10,249
Park Benches	\$ 750 ea	13	\$ 9,750	15 Year	15 Years	2037	\$ 14,907
				13 Year		2052	\$ 21,681
			Parking Aı	reas			
Amenity				4 Years		2025	\$ 55,634
Center Parking	\$ 1.20 / sf	40919 sf	\$ 49,103		22 Years	2047	\$ 96,372
Lot 1 Inch Mill and Overlay				22 Years		2069	\$ 166,941
Amenity Center Parking Lot Sealcoat	\$ 0.22 / sf	40919 sf	\$ 9,002	0 Years	5 Years	2021	\$ 9,230
Amenity	Φ 0.70 / 5	2472 5	Ф 21 021	7 Years	25.37	2028	\$ 25,669
Center Parking Lot Pavers	\$ 8.50 / sf	2473 sf	\$ 21,021	25 Years	25 Years	2053	\$ 47,925

Months Remaining in Fiscal Calendar Year 2021: 12

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

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 Single Lights	10	\$ 3,000.00 ea	\$ 30,000.00
	Tennis Courts Double Lights	3	\$ 4,000.00 ea	\$ 12,000.00
	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
Amenity Center Grounds Sub Total =				\$ 376,838.75
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
	Entry Pergola Repair Allowance	4	\$ 1,300.00 ea	\$ 5,200.00
	Landscaping Allowance	1	\$ 30,000.00 ea	\$ 30,000.00

Category	Item Name	No Units	Unit Cost	Present Cost
		Community (Grounds Sub Total =	\$ 410,200.00
	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
D. I.A.	Pool and Amenity Pavers	17254 sf	\$ 8.50 / sf	\$ 146,659.00
Pool Area	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
		Po	ol Area Sub Total =	\$ 516,809.00
	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	\$ 1.10 / sf	\$ 1,771.00
	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
A .: ::: G .	Inside Furniture	1 total	\$ 12,200.00 / total	\$ 12,200.00
Activities Center	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
	A/V Receiver	1	\$ 1,100.00 ea	\$ 1,100.00
	Ping Pong Table	1	\$ 1,450.00 ea	\$ 1,450.00

Category	Item Name	No Units	Unit Cost	Present Cost
		Activities	Center Sub Total =	\$ 166,291.25
	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	\$ 1.10 / sf	\$ 2,809.40
	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
Fitness Center	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 =	\$ 468,642.85
	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	\$ 1.10 / sf	\$ 3,234.00
	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	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
	Computers and Equipment	6	\$ 1,100.00 ea	\$ 6,600.00
	Network Switch Board	1	\$ 2,000.00 ea	\$ 2,000.00

Category	Item Name	No Units	Unit Cost	Present Cost
			Lodge Sub Total =	\$ 153,851.25
	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	\$ 1.10 / sf	\$ 1,584.00
	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
N. C.	Life Safety Systems Modernization	1	\$ 8,100.00 ea	\$ 8,100.00
Nature Center	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 =	\$ 183,187.00
D C4-4:	Roofing Asphalt Shingle	558 sf	\$ 7.75 / sf	\$ 4,324.50
Ranger Station	HVAC Unit	1	\$ 4,300.00 ea	\$ 4,300.00
		Ranger	Station Sub Total =	\$ 8,624.50
	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 / If	\$ 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
Playgrounds	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
	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

Category	Item Name	No Units	Unit Cost	Present Cost							
Playgrounds	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							
		Playg	rounds Sub Total =	\$ 241,446.00							
	Amenity Center Parking Lot 1 Inch Mill and Overlay	40919 sf	\$ 1.20 / sf	\$ 49,102.80							
Parking Areas	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	g Areas Sub Total =	\$ 79,125.48							
	Totals =										

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	\$ 242,900	\$ 11,606	\$ 246,818	\$ 1,056,629	66.9%
2022	\$ 248,973	\$ 11,711	\$ 133,070	\$ 1,184,241	75.0%
2023	\$ 255,197	\$ 13,015	\$ 220,709	\$ 1,231,745	72.5%
2024	\$ 261,577	\$ 13,520	\$ 301,836	\$ 1,205,005	69.2%
2025	\$ 268,116	\$ 13,282	\$ 268,340	\$ 1,218,064	71.2%
2026	\$ 274,819	\$ 13,444	\$ 380,534	\$ 1,125,793	65.5%
2027	\$ 281,690	\$ 12,553	\$ 111,453	\$ 1,308,582	80.7%
2028	\$ 288,732	\$ 14,413	\$ 436,724	\$ 1,175,003	65.1%
2029	\$ 295,950	\$ 13,110	\$ 137,498	\$ 1,346,566	80.9%
2030	\$ 303,349	\$ 14,860	\$ 86,839	\$ 1,577,935	85.9%
2031	\$ 310,933	\$ 17,208	\$ 479,510	\$ 1,426,566	68.8%
2032	\$ 318,706	\$ 15,730	\$ 295,636	\$ 1,465,366	76.4%
2033	\$ 326,673	\$ 16,155	\$ 252,026	\$ 1,556,169	79.4%
2034	\$ 334,840	\$ 17,101	\$ 423,317	\$ 1,484,793	72.4%
2035	\$ 343,211	\$ 16,425	\$ 200,522	\$ 1,643,907	83.0%
2036	\$ 351,792	\$ 18,056	\$ 521,126	\$ 1,492,629	69.7%
2037	\$ 360,586	\$ 16,584	\$ 524,486	\$ 1,345,314	67.6%
2038	\$ 369,601	\$ 15,152	\$ 123,270	\$ 1,606,797	87.5%
2039	\$ 378,841	\$ 17,809	\$ 394,478	\$ 1,608,970	76.6%
2040	\$ 388,312	\$ 17,874	\$ 158,174	\$ 1,856,983	88.4%
2041	\$ 398,020	\$ 20,399	\$ 319,199	\$ 1,956,203	83.1%
2042	\$ 407,970	\$ 21,437	\$ 140,808	\$ 2,244,803	91.4%
2043	\$ 418,170	\$ 24,370	\$ 375,146	\$ 2,312,196	84.0%
2044	\$ 428,624	\$ 25,092	\$ 564,834	\$ 2,201,078	77.8%
2045	\$ 439,340	\$ 24,030	\$ 332,099	\$ 2,332,348	85.7%
2046	\$ 450,323	\$ 25,393	\$ 779,609	\$ 2,028,455	71.0%
2047	\$ 461,581	\$ 22,406	\$ 404,708	\$ 2,107,735	82.6%
2048	\$ 473,121	\$ 23,252	\$ 295,478	\$ 2,308,629	87.8%
2049	\$ 484,949	\$ 25,315	\$ 304,931	\$ 2,513,962	88.6%
2050	\$ 497,072	\$ 27,424	\$ 129,966	\$ 2,908,492	95.4%
2051	\$ 509,499	\$ 31,427	\$ 570,573	\$ 2,878,845	83.5%
Totals:	\$ 11,173,466	\$ 570,153	\$ 9,913,715		

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.

Study Life = 30 years Initial Reserve Funds = \$1,048,941.00 Final Reserve Value = \$2,878,845.48

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	\$ 253.55	\$ 242,900
2022	\$ 259.89	\$ 248,973
2023	\$ 266.38	\$ 255,197
2024	\$ 273.04	\$ 261,577
2025	\$ 279.87	\$ 268,116
2026	\$ 286.87	\$ 274,819
2027	\$ 294.04	\$ 281,690
2028	\$ 301.39	\$ 288,732
2029	\$ 308.92	\$ 295,950
2030	\$ 316.65	\$ 303,349
2031	\$ 324.56	\$ 310,933
2032	\$ 332.68	\$ 318,706
2033	\$ 341.00	\$ 326,673
2034	\$ 349.52	\$ 334,840
2035	\$ 358.26	\$ 343,211
2036	\$ 367.21	\$ 351,792
2037	\$ 376.40	\$ 360,586
2038	\$ 385.80	\$ 369,601
2039	\$ 395.45	\$ 378,841
2040	\$ 405.34	\$ 388,312
2041	\$ 415.47	\$ 398,020
2042	\$ 425.86	\$ 407,970
2043	\$ 436.50	\$ 418,170
2044	\$ 447.42	\$ 428,624
2045	\$ 458.60	\$ 439,340
2046	\$ 470.07	\$ 450,323
2047	\$ 481.82	\$ 461,581
2048	\$ 493.86	\$ 473,121
2049	\$ 506.21	\$ 484,949
2050	\$ 518.86	\$ 497,072
2051	\$ 531.84	\$ 509,499

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

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	FY 2040
		<u> </u>	_1	1 1		I	Reserve Cate	gory : Amenity	Center Gro	unds		II.		1	1				
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 Single Lights												\$ 41,507							
Tennis Courts Double Lights												\$ 16,603							
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								\$ 37,736
Boats and Kayaks	\$ 4,52	0							\$ 5,520								\$ 6,741		
Kubota								\$ 12,145										\$ 15,590	
Trailer		\$ 3,492										\$ 4,483							
Category Subtotal :	\$ 4,52	0 \$ 11,576	\$ 131,175	\$ 39,655	\$ 34,027	\$ 16,007		\$ 29,498	\$ 12,099	\$ 9,871	\$ 30,902	\$ 108,251	\$ 26,116	\$ 57,120		\$ 38,223	\$ 23,671	\$ 181,622	\$ 37,736
							Reserve Ca	tegory : Comn	nunity Groun	ds									
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	
Community Split Rail Wooden Fencing	\$ 34,05	9														\$ 49,537			
Stormwater Drainage Repair Allowance					\$ 103,852										\$ 133,314				

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	FY 2040
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	\$ 49,436
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	\$ 49,436
								Reser	ve Category :	Pool Area										
Pool Furniture Phase 1							\$ 42,401	Reser	cuicgory .	OOLIICU					\$ 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																				\$ 50,260
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	\$ 50,260
								Reserve (Category : Act	ivities Center										
Tile Flooring																				
Roofing Asphalt Shingle														\$ 62,390						
Exterior Paint	\$ 1,816								\$ 2,217								\$ 2,708			
HVAC 5.0 Tons Lennox					\$ 8,384												\$ 11,314			
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	\$ 641
Life Safety Systems Modernization								\$ 7,937												

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	FY 2040
Inside Furniture						\$ 14,172														
Restrooms Refurbishment								\$ 34,192												
Kitchen Cabinets								\$ 15,875												
Kitchen Appliances			\$ 4,096															\$ 5,957		
Outdoor Lanai Furniture								\$ 4,518												\$ 6,097
Chandeliers													\$ 7,610							
Pool Table								\$ 7,937												
A/V Receiver								\$ 1,343										\$ 1,724		
Ping Pong Table										\$ 1,861										\$ 2,389
Category Subtotal :	\$ 1,816	\$ 409	\$ 4,515	\$ 430	\$ 8,825	\$ 14,624	\$ 9,277	\$ 72,277	\$ 2,704	\$ 2,360	\$ 512	\$ 525	\$ 8,148	\$ 62,942	\$ 566	\$ 580	\$ 14,617	\$ 8,291	\$ 12,518	\$ 9,127
								Reserve	Category : Fit	ness 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	\$ 2,880								\$ 3,517								\$ 4,295			
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	\$ 774
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	
Weight Benches and Barbells														\$ 4,965						
Category Subtotal :	\$ 3,362	\$ 494	\$ 76,924	\$ 36,323	\$ 97,971	\$ 546	\$ 560	\$ 15,106	\$ 19,129	\$ 21,316	\$ 16,940	\$ 179,089	\$ 71,627	\$ 7,425	\$ 684	\$ 103,175	\$ 5,014	\$ 737	\$ 20,042	\$ 774
								Rese	rve Category	: Lodge										
VCT Flooring								\$ 1,710												

											1									1
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	FY 2040
Roofing Asphalt Shingle														\$ 86,004						
Exterior Paint	\$ 3,316								\$ 4,049								\$ 4,945			
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	\$ 641
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 :	\$ 3,316	\$ 409	\$ 17,448	\$ 430	\$ 441	\$ 15,553	\$ 463	\$ 55,671	\$ 18,559	\$ 8,971	\$ 512	\$ 525	\$ 6,626	\$ 86,556	\$ 566	\$ 580	\$ 15,631	\$ 35,411	\$ 3,839	\$ 641
								Reserve	Category : Na	ture Center										
Furniture						\$ 7,551														
Tile Flooring																				
Roofing Asphalt Shingle														\$ 64,819						
Exterior Paint	\$ 1,624								\$ 1,983								\$ 2,422			
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	\$ 641
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												
Cabinets								\$ 13,188												
Screened Lanai Area Furniture			\$ 5,173															\$ 7,524		
Outdoor Lanai Furniture								\$ 4,152												\$ 5,603
Deck Walkway								\$ 16,705												
Category Subtotal :	\$ 8,299	\$ 409	\$ 5,592	\$ 8,607	\$ 441	\$ 26,531	\$ 463	\$ 71,276	\$ 2,470	\$ 499	\$ 13,147	\$ 9,026	\$ 538	\$ 65,371	\$ 566	\$ 21,323	\$ 3,017	\$ 8,134	\$ 625	\$ 6,244

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	FY 2040
						· · · · · · · · · · · · · · · · · · ·		Reserve	Category : Rai	nger Station	1		1				1			
Roofing Asphalt Shingle									\$ 5,414											
HVAC Unit												\$ 5,803								
Category Subtotal :									\$ 5,414			\$ 5,803	,							
								Reserv	e Category : Pi	lavorounds										
Amenity Center Playground Play Structure											\$ 136,485									
Whispering Wind Playground Play Structure	\$ 16,610			<u> </u>												\$ 24,158				
Whispering Wind Vinyl Picket Fence 4'				 				\$ 10,814												
Whispering Wind Vinyl Fence 6'						I		\$ 21,712												_
Whispering Wind Swingset				<u> </u>													\$ 4,893			
Stoneleigh Playground Play Structure		\$ 28,383		<u> </u>		<u> </u>											\$ 41,281		ı	
Night Heron Playground Play Structure		\$ 22,601		 		 											\$ 32,872			
Night Heron Picket Vinyl Fencing				 																
Night Heron Horizontal Ladder				 		<u> </u>														
Pavilions Metal Roofing				ļ									\$ 8,135							
Picnic Tables				<u> </u>		<u> </u>								\$ 6,809						
Swingsets				ļ		<u> </u>		\$ 17,585												
Garden Swings				ļ'		ļ				\$ 3,081										\$ 3,955
Park Benches		\$ 10,249		ļ		ļ		<u> </u>									\$ 14,907			
Category Subtotal :	\$ 16,610	\$ 61,233		<u> </u>				\$ 50,111		\$ 3,081	\$ 136,485		\$ 8,135	\$ 6,809		\$ 24,158	\$ 93,953			\$ 3,955
								Reserve	Category : Pa	ırking Areas										
Amenity Center Parking Lot 1 Inch Mill and Overlay					\$ 55,634															
Amenity Center Parking Lot Sealcoat	\$ 9,230					- 														
Amenity Center Parking Lot Pavers						 		\$ 25,669												
Category Subtotal :	\$ 9,230			<u> </u>	\$ 55,634			\$ 25,669												
Expense Totals :	\$ 246,818	\$ 133,070	\$ 220,709	\$ 301,836	\$ 268,340	\$ 380,534	\$ 111,453	\$ 436,724	\$ 137,498	\$ 86,839	\$ 479,510	\$ 295,636	\$ 252,026	\$ 423,317	\$ 200,522	\$ 521,126	\$ 524,486	\$ 123,270	\$ 394,478	\$ 158,174

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
			Reser	ve Category :	Amenity Cente	er 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 Single Lights											
Tennis Courts Double Lights											
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								\$ 46,081			
Boats and Kayaks						\$ 8,231					
Kubota									\$ 20,013		
Trailer			\$ 5,754								
Category Subtotal :	\$ 3,886	\$ 3,729	\$ 82,917		\$ 91,223	\$ 8,231	\$ 36,584	\$ 50,709	\$ 20,013	\$ 27,399	\$ 35,439
			Rese	erve 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		
Community Split Rail Wooden Fencing											
Stormwater Drainage Repair Allowance						\$ 171,134					

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Pond Banks Erosion Control				\$ 118,910							
Entry Pergola Repair Allowance	\$ 8,786								\$ 10,729		
Landscaping Allowance	\$ 50,686	\$ 51,968	\$ 53,282	\$ 54,629	\$ 56,011	\$ 57,427	\$ 58,880	\$ 60,369	\$ 61,895	\$ 63,460	\$ 65,065
Category Subtotal:	\$ 89,884	\$ 51,968	\$ 62,873	\$ 205,770	\$ 56,011	\$ 476,647	\$ 92,638	\$ 60,369	\$ 109,142	\$ 63,460	\$ 104,104
				Reserve Cate	egory : Pool A	rea					
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											
Pool Area Pergolas				\$ 8,194							
Category Subtotal :	\$ 211,682	\$ 54,324	\$ 63,228	\$ 8,194			\$ 121,095	\$ 11,068	\$ 111,123		\$ 337,017
			R	eserve Catego	ry : Activities	Center					
Tile Flooring							\$ 46,319				
Roofing Asphalt Shingle											
Exterior Paint					\$ 3,307						
HVAC 5.0 Tons Lennox									\$ 15,267		
HVAC 5.0 Tons Goodman											\$ 16,049
HVAC UV Light System	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization											

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Inside Furniture						\$ 23,354					
Restrooms Refurbishment								\$ 56,344			
Kitchen Cabinets											
Kitchen Appliances											
Outdoor Lanai Furniture											
Chandeliers											
Pool Table											
A/V Receiver								\$ 2,214			
Ping Pong Table										\$ 3,067	
Category Subtotal :	\$ 657	\$ 674	\$ 691	\$ 708	\$ 4,033	\$ 24,099	\$ 47,082	\$ 59,341	\$ 16,070	\$ 3,890	\$ 16,893
			1	Reserve Catego	ory : Fitness C	'enter					
Tile Flooring											
Aerobics Rubber Exercise Flooring				\$ 34,041							
Equipment Rubber Exercise Flooring		\$ 15,133									
Roofing Asphalt Shingle											
Roofing Flat											
Exterior Paint					\$ 5,245						
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	\$ 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		
Weight Benches and Barbells									\$ 7,221		
Category Subtotal :	\$ 794	\$ 28,766	\$ 139,902	\$ 300,669	\$ 166,688	\$ 900	\$ 922	\$ 946	\$ 32,949	\$ 994	\$ 11,863
				Reserve Co	utegory : Lodg	re					
VCT Flooring											

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Roofing Asphalt Shingle											
Exterior Paint					\$ 6,038						
HVAC 3.5 Tons Lennox										\$ 27,500	
HVAC UV Light System	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization											
Lodge Furniture Replacement Phase 1				\$ 16,753							
Lodge Furniture Replacement Phase 2											
Restrooms Refurbishment								\$ 52,319			
Kitchen Cabinets											
Chandeliers											
Computers and Equipment				\$ 12,018							\$ 14,314
Network Switch Board									\$ 4,126		
Category Subtotal:	\$ 657	\$ 674	\$ 691	\$ 29,479	\$ 6,764	\$ 745	\$ 763	\$ 53,102	\$ 4,929	\$ 28,323	\$ 15,158
			1	Reserve Catego	ory : Nature C	enter					
Furniture	\$ 10,982										
Tile Flooring						\$ 39,204					
Roofing Asphalt Shingle											
Exterior Paint					\$ 2,957						
HVAC 5.0 Tons								\$ 14,891			
HVAC 3.0 Tons				\$ 11,472							
HVAC UV Light System	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 745	\$ 763	\$ 783	\$ 803	\$ 823	\$ 844
Life Safety Systems Modernization											
Theater Seats						\$ 30,532					
Theater Carpeting											\$ 14,119
Theater Projector and Screen			\$ 17,050								
Restrooms Refurbishment								\$ 44,270			
Cabinets											
Screened Lanai Area Furniture											
Outdoor Lanai Furniture											
Deck Walkway											
Category Subtotal :	\$ 11,639	\$ 674	\$ 17,741	\$ 12,180	\$ 3,683	\$ 70,481	\$ 763	\$ 59,944	\$ 803	\$ 823	\$ 14,963

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
			R	eserve Catego	ry: Ranger S	tation					
Roofing Asphalt Shingle							\$ 8,487				
HVAC Unit				\$ 7,830							
Category Subtotal :				\$ 7,830			\$ 8,487				
				Reserve Categ	ory : Playgro	unds					
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										\$ 5,077	
Park Benches											
Category Subtotal :			\$ 7,104		\$ 3,697	\$ 198,507			\$ 9,903	\$ 5,077	\$ 35,13
			1	Reserve Catego	ory : Parking	Areas					
Amenity Center Parking Lot 1 Inch Mill and Overlay							\$ 96,372				
Amenity Center Parking Lot Sealcoat											
Amenity Center Parking Lot Pavers											
Category Subtotal :							\$ 96,372				
Expense Totals :	\$ 319,199	\$ 140,808	\$ 375,146	\$ 564,834	\$ 332,099	\$ 779,609	\$ 404,708	\$ 295,478	\$ 304,931	\$ 129,966	\$ 570,573

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March 9, 2021

Expense Summary by Year

Year	Category	Item Name	Expense					
	Community Crown do	Interior Monument Signs	\$ 18,455					
	Community Grounds	Landscaping Allowance	\$ 30,759					
		Community Grounds Subtotal = \$ 49,214.00						
		Lap Pool Resurface	\$ 68,936					
		Resort Pool Resurface	\$ 49,823					
	Pool Area	Pool and Spa Heaters 1-3	\$ 22,556					
		Splash Pad Surface Replacement	\$ 9,597					
		Spa Resurface	\$ 4,060					
		Pool Area Subtotal = \$ 154,972.00						
FY 2021	Activities Center	Exterior Paint	\$ 1,816					
	Eita Conton	Exterior Paint	\$ 2,880					
	Fitness Center	HVAC UV Light System	\$ 482					
		Fitness Center Subtotal = \$ 3,362.00						
	Lodge	Exterior Paint	\$ 3,316					
	Natura Cantan	Exterior Paint	\$ 1,624					
	Nature Center	Theater Carpeting	\$ 6,675					
	Nature Center Subtotal = \$ 8,299.00							
	Playgrounds	Whispering Wind Playground Play Structure	\$ 16,610					
	Parking Areas	Amenity Center Parking Lot Sealcoat	\$ 9,230					
		FY 2021 Annual Expense To	otal = \$ 246,819					
	Amenity Center Grounds	Boats and Kayaks	\$ 4,520					
		Community Split Rail Wooden Fencing	\$ 34,059					
	Community Grounds	Landscaping Allowance	\$ 31,536					
		Community Grounds Subtotal = \$ 65,595.00						
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					

Year	Category	Item Name	Expense
	Playgrounds	Night Heron Playground Play Structure	\$ 22,601
FY 2022	Traygrounds	Park Benches	\$ 10,249
		Playgrounds Subtotal = \$ 61,233.00	
	1	FY 2022 Annual Expense T	otal = \$ 133,069
	A	Wood Pillars on Amenity Buildings Repair Allowance	\$ 8,084
	Amenity Center Grounds	Trailer	\$ 3,492
		Amenity Center Grounds Subtotal = \$ 11,576.00	
		Directional Signs	\$ 5,820
	Community Grounds	Landscaping Allowance	\$ 32,334
		Community Grounds Subtotal = \$ 38,154.00	
		Pool Furniture Phase 2	\$ 38,370
	Pool Area	Lap Pool Pumps and Equipment	\$ 14,550
		Resort Pool Pumps and Equipment	\$ 13,580
		Pool Area Subtotal = \$ 66,500.00	
	A di di G	HVAC UV Light System	\$ 419
EV. 2022	Activities Center	Kitchen Appliances	\$ 4,096
FY 2023		Activities Center Subtotal = \$ 4,515.00	
		HVAC UV Light System	\$ 507
	Fitness Center	Weight Machines Group 1	\$ 40,418
		Cardio Equipment Group 1	\$ 35,999
		Fitness Center Subtotal = \$ 76,924.00	
		HVAC UV Light System	\$ 419
	Lodge	Lodge Furniture Replacement Phase 2	\$ 9,916
		Computers and Equipment	\$ 7,113
		Lodge Subtotal = \$ 17,448.00	
		HVAC UV Light System	\$ 419
	Nature Center	Screened Lanai Area Furniture	\$ 5,173
		Nature Center Subtotal = \$ 5,592.00	
		FY 2023 Annual Expense To	otal = \$ 220,709
		Dock Deck Boards and Railings	\$ 105,869
	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 25,306
		Amenity Center Grounds Subtotal = \$ 131,175.00	,-
FY 2024		Sidewalk Repair Allowance	\$ 19,559
	Community Grounds	Pond Banks Erosion Control	\$ 72,160
		Landscaping Allowance	\$ 33,152
		Community Grounds Subtotal = \$ 124,871.00	,

Year	Category	Item Name	Expense						
	Activities Center	HVAC UV Light System	\$ 430						
	E'. C	HVAC UV Light System	\$ 519						
	Fitness Center	Sauna Electronics and Controls	\$ 35,804						
		Fitness Center Subtotal = \$ 36,323.00							
FY 2024	Lodge	HVAC UV Light System	\$ 430						
	N. G.	HVAC 5.0 Tons	\$ 8,177						
	Nature Center	HVAC UV Light System	\$ 430						
	Nature Center Subtotal = \$ 8,607.00								
		FY 2024 Annual Expense To	tal = \$ 301,836						
	Amenity Center Grounds	Community Security System 30 Cameras	\$ 39,655						
		Entry Pergola Repair Allowance	\$ 5,892						
	Community Grounds	Landscaping Allowance	\$ 33,990						
	Community Grounds Subtotal = \$ 39,882.00								
		Lap Pool Lift	\$ 8,498						
	Pool Area	Resort Pool Lift	\$ 8,498						
		Spa Pool Lift	\$ 8,498						
		Pool Area Subtotal = \$ 25,494.00							
FY 2025		HVAC 5.0 Tons Lennox	\$ 8,384						
	Activities Center	HVAC UV Light System	\$ 441						
		HVAC UV Light System	\$ 533						
	Fitness Center	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 To	tal = \$ 268,343						
		Basketball Court Color Coat	\$ 2,500						
	Amenity Center Grounds	Tennis Fencing Chain Link	\$ 18,981						
		Access System	\$ 12,546						
		Amenity Center Grounds Subtotal = \$ 34,027.00	+ -=,- : -						
FY 2026		Well Pumps and Irrigation System Upgrades	\$ 150,550						
	Community Grounds	Stormwater Drainage Repair Allowance	\$ 103,852						
	-	Landscaping Allowance	\$ 34,850						
		Community Grounds Subtotal = \$ 289,252.00							
	Activities Center	HVAC UV Light System	\$ 452						

Year	Category	Item Name	Expense					
	Activities Center	Inside Furniture	\$ 14,172					
		Activities Center Subtotal = \$ 14,624.00						
	Fitness Center	HVAC UV Light System	\$ 546					
	I - J	HVAC 3.5 Tons Lennox	\$ 15,101					
EV 2026	Lodge	HVAC UV Light System	\$ 452					
FY 2026		Lodge Subtotal = \$ 15,553.00						
		Furniture	\$ 7,551					
	Nature Center	HVAC UV Light System	\$ 452					
		Theater Seats	\$ 18,528					
	Nature Center Subtotal = \$ 26,531.00							
		FY 2026 Annual Expense To	otal = \$ 380,533					
		Tennis Volley Machine	\$ 2,739					
	Amenity Center Grounds	Dock Repair Allowance	\$ 13,268					
		Amenity Center Grounds Subtotal = \$ 16,007.00	. ,					
	Community Grounds	Landscaping Allowance	\$ 35,731					
		Pool Furniture Phase 1	\$ 42,401					
	Pool Area	Pool Heater 4	\$ 6,551					
FY 2027		Pool Area Subtotal = \$ 48,952.00						
	A 1: 1: G 1	HVAC 5.0 Tons Goodman	\$ 8,814					
	Activities Center	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 To	otal = \$ 111,453					
	Community Grounds	Landscaping Allowance	\$ 36,634					
	-	Pool Fence 4' Aluminum	\$ 26,499					
		Pool and Spa Heaters 1-3	\$ 26,865					
	Pool Area	Splash Pad Surface Replacement	\$ 11,430					
		Pool Equipment Housing Boxes	\$ 45,183					
FY 2028		Pool Area Subtotal = \$ 109,977.00						
		HVAC UV Light System	\$ 475					
		Life Safety Systems Modernization	\$ 7,937					
	Activities Center	Restrooms Refurbishment	\$ 34,192					
		Kitchen Cabinets	\$ 15,875					
		Outdoor Lanai Furniture	\$ 4,518					

Year	Category	Item Name	Expense					
	A -4:-::4: C4	Pool Table	\$ 7,937					
	Activities Center	A/V Receiver	\$ 1,343					
		Activities Center Subtotal = \$ 72,277.00						
	Eita Cantan	HVAC UV Light System	\$ 574					
	Fitness Center	Life Safety Systems Modernization	\$ 14,532					
	Fitness Center Subtotal = \$ 15,106.00							
		VCT Flooring	\$ 1,710					
		HVAC UV Light System	\$ 475					
	Lodge	Life Safety Systems Modernization	\$ 8,548					
		Restrooms Refurbishment	\$ 31,750					
		Kitchen Cabinets	\$ 13,188					
EV 2020								
FY 2028		HVAC UV Light System	\$ 475					
		Life Safety Systems Modernization	\$ 9,891					
	N. G.	Restrooms Refurbishment	\$ 26,865					
	Nature Center	Cabinets	\$ 13,188					
		Outdoor Lanai Furniture	\$ 4,152					
		Deck Walkway	\$ 16,705					
		Nature Center Subtotal = \$ 71,276.00						
		Whispering Wind Vinyl Picket Fence 4'	\$ 10,814					
	Playgrounds	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 To	tal = \$ 436,721					
		Tennis Court Color Coat	\$ 17,353					
	Amenity Center Grounds	Kubota	\$ 17,333					
		Amenity Center Grounds Subtotal = \$ 29,498.00	\$ 12,143					
			\$ 22 161					
	Community Grounds	Sidewalk Repair Allowance	\$ 22,161					
		Landscaping Allowance	\$ 37,561					
FY 2029		Community Grounds Subtotal = \$59,722.00	¢ 2 217					
	Activities Center	Exterior Paint	\$ 2,217					
		HVAC UV Light System	\$ 487					
		Activities Center Subtotal = \$ 2,704.00	ф 2 2 1 =					
		Exterior Paint	\$ 3,517					
	Fitness Center	HVAC UV Light System	\$ 588					
		Cardio Equipment Group 2	\$ 15,024					

Year	Category	Item Name	Expense				
		Fitness Center Subtotal = \$ 19,129.00					
		Exterior Paint	\$ 4,049				
		HVAC UV Light System	\$ 487				
	Lodge	Lodge Furniture Replacement Phase 1	\$ 11,519				
		Network Switch Board	\$ 2,504				
		Lodge Subtotal = \$ 18,559.00					
		Exterior Paint	\$ 1,983				
	Nature Center	HVAC UV Light System	\$ 487				
		Nature Center Subtotal = \$ 2,470.00					
	Ranger Station	Roofing Asphalt Shingle	\$ 5,414				
		Annual Expense To	tal = \$ 137,496				
		Basketball Court Resurface	\$ 6,579				
	Amenity Center Grounds	Boats and Kayaks	\$ 5,520				
	Amenity Center Grounds Subtotal = \$ 12,099.00						
	Community Grounds	Landscaping Allowance	\$ 38,511				
		HVAC UV Light System	\$ 499				
	Activities Center	Ping Pong Table	\$ 1,861				
		Activities Center Subtotal = \$ 2,360.00					
		Equipment Rubber Exercise Flooring	\$ 11,214				
FY 2030	Fitness Center	HVAC 5.0 Tons Unit 2	\$ 9,499				
		HVAC UV Light System	\$ 603				
		Fitness Center Subtotal = \$ 21,316.00					
		HVAC UV Light System	\$ 499				
	Lodge	Computers and Equipment	\$ 8,472				
		Lodge Subtotal = \$ 8,971.00					
	Nature Center	HVAC UV Light System	\$ 499				
	Playgrounds	Garden Swings	\$ 3,081				
		FY 2030 Annual Expense T	total = \$ 86,837				
	Amenity Center Grounds	Wood Pillars on Amenity Buildings Repair Allowance	\$ 9,871				
		Interior Monument Signs	\$ 23,691				
	Community Grounds	Landscaping Allowance	\$ 39,485				
EN 2021		Community Grounds Subtotal = \$ 63,176.00					
FY 2031		Pool Furniture Phase 2	\$ 46,855				
		Lap Pool Pumps and Equipment	\$ 17,768				
	Pool Area	Lap Pool Resurface	\$ 88,493				
		Resort Pool Pumps and Equipment	\$ 16,584				

Year	Category	Item Name	Expense			
	Pool Area	Resort Pool Resurface	\$ 63,957			
	1 001 Alea	Spa Resurface	\$ 5,212			
		Pool Area Subtotal = \$ 238,869.00				
	Activities Center	HVAC UV Light System	\$ 512			
		HVAC 5.0 Tons Unit 1	\$ 9,740			
	Fitness Center	HVAC UV Light System	\$ 619			
FY 2031		Weight Machines Group 2	\$ 6,581			
		Fitness Center Subtotal = \$ 16,940.00				
	Lodge	HVAC UV Light System	\$ 512			
		HVAC UV Light System	\$ 512			
	Nature Center	Theater Projector and Screen	\$ 12,635			
		Nature Center Subtotal = \$ 13,147.00				
	Playgrounds	Amenity Center Playground Play Structure	\$ 136,485			
	1	Annual Expense To	tal = \$ 479,512			
	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 30,902			
		Front and Rear Entry Monument Signs Refurbishment	\$ 23,210			
	Community Grounds	Landscaping Allowance	\$ 40,483			
		Community Grounds Subtotal = \$ 63,693.00				
	Pool Area	Pool Area Pergolas	\$ 6,072			
	Activities Center	\$ 525				
		Aerobics Rubber Exercise Flooring	\$ 25,226			
FY 2032	Fitness Center	Addison HVAC Units	\$ 153,229			
		HVAC UV Light System	\$ 634			
		Fitness Center Subtotal = \$ 179,089.00				
	Lodge	HVAC UV Light System	\$ 525			
		HVAC 3.0 Tons	\$ 8,501			
	Nature Center	HVAC UV Light System	\$ 525			
		Nature Center Subtotal = \$ 9,026.00				
	Ranger Station	HVAC Unit	\$ 5,803			
		Annual Expense To	tal = \$ 295,635			
		Tennis Court Resurface	\$ 45,658			
		Tennis Courts Single Lights	\$ 41,507			
	Amenity Center Grounds	Tennis Courts Double Lights	\$ 16,603			
FY 2033		Trailer	\$ 4,483			
	Amenity Center Grounds Subtotal = \$ 108,251.00					

Year	Category	Item Name	Expense				
	Community Grounds	Landscaping Allowance	\$ 41,507				
		Community Grounds Subtotal = \$ 48,702.00					
	A di idi Co d	HVAC UV Light System	\$ 538				
	Activities Center	Chandeliers	\$ 7,610				
		Activities Center Subtotal = \$ 8,148.00					
		Tile Flooring	\$ 24,766				
	Fitness Center	HVAC UV Light System	\$ 650				
FY 2033		Cardio Equipment Group 1	\$ 46,211				
		HVAC UV Light System	\$ 538				
	Lodge	Chandeliers	\$ 6,088				
	Lodge Subtotal = \$ 6,626.00						
	Nature Center	HVAC UV Light System	\$ 538				
	Playgrounds Pavilions Metal Roofing						
	7.0	FY 2033 Annual Expense To	tal = \$ 252,027				
		<u> </u>					
		Basketball Court Color Coat	\$ 3,053				
	Amenity Center Grounds	Tennis Volley Machine	\$ 3,263				
		Covered Walkways Asphalt Shingle Roofing	\$ 19,800				
		Amenity Center Grounds Subtotal = \$ 26,116.00					
		Sidewalk Repair Allowance	\$ 25,108				
	Community Grounds	Pond Banks Erosion Control	\$ 92,631				
		Landscaping Allowance	\$ 42,557				
	Community Grounds Subtotal = \$ 160,296.00						
	Pool Area	Pool Heater 4	\$ 7,802				
		Roofing Asphalt Shingle	\$ 62,390				
	Activities Center	HVAC UV Light System	\$ 552				
FY 2034		Activities Center Subtotal = \$ 62,942.00					
		Roofing Flat	\$ 1,793				
	Fitness Center	HVAC UV Light System	\$ 667				
		Weight Benches and Barbells	\$ 4,965				
		Fitness Center Subtotal = \$ 7,425.00					
		Roofing Asphalt Shingle	\$ 86,004				
	Lodge	HVAC UV Light System	\$ 552				
		Lodge Subtotal = \$ 86,556.00					
		Roofing Asphalt Shingle	\$ 64,819				
	Nature Center	HVAC UV Light System	\$ 552				
		Nature Center Subtotal = \$ 65,371.00	+				

Year	Category	Item Name	Expense	
FY 2034	Playgrounds	Picnic Tables	\$ 6,809	
	1	Annual Expense To	tal = \$ 423,317	
	A '' C ' C ' I	Dock Roofing Asphalt Shingle	\$ 6,215	
	Amenity Center Grounds	Community Security System 30 Cameras	\$ 50,905	
	Amenity Center Grounds Subtotal = \$ 57,120.00			
	Community Grounds	Landscaping Allowance	\$ 43,633	
		Pool Furniture Phase 1	\$ 51,777	
EV. 2025	Pool Area	Pool and Spa Heaters 1-3	\$ 31,997	
FY 2035		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 To	tal = \$ 200,522	
		Well Pumps and Irrigation System Upgrades	\$ 193,260	
	Community Grounds	Stormwater Drainage Repair Allowance	\$ 133,314	
	Community Grounds	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	
FY 2036	Fitness Center Subtotal = \$ 103,175.00			
	Lodge	HVAC UV Light System	\$ 580	
		HVAC 5.0 Tons	\$ 11,035	
	Nature Center	HVAC UV Light System	\$ 580	
		Theater Carpeting	\$ 9,708	
	Nature Center Subtotal = \$ 21,323.00			
	Playgrounds	Whispering Wind Playground Play Structure	\$ 24,158	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Annual Expense To		
	T			
	Amenity Center Grounds	Tennis Court Color Coat	\$ 21,191	
		Dock Repair Allowance	\$ 17,032	
FY 2037		Amenity Center Grounds Subtotal = \$ 38,223.00		
FY 2037	Community Grounds	Community Split Rail Wooden Fencing	\$ 49,537	
	Community Grounds	Landscaping Allowance	\$ 45,867	

Year	Category	Item Name	Expense
		Lap Pool Lift	\$ 11,467
	D 14	Resort Pool Lift	\$ 11,467
	Pool Area	Pool and Amenity Pavers	\$ 224,229
		Spa Pool Lift	\$ 11,467
		Pool Area Subtotal = \$ 258,630.00	
		Exterior Paint	\$ 2,708
	Activities Center	HVAC 5.0 Tons Lennox	\$ 11,314
		HVAC UV Light System	\$ 595
		Activities Center Subtotal = \$ 14,617.00	
		Exterior Paint	\$ 4,295
	Fitness Center	HVAC UV Light System	\$ 719
		Fitness Center Subtotal = \$ 5,014.00	
FY 2037		Exterior Paint	\$ 4,945
	Lodge	HVAC UV Light System	\$ 595
		Computers and Equipment	\$ 10,091
		Lodge Subtotal = \$ 15,631.00	
		Exterior Paint	\$ 2,422
	Nature Center	HVAC UV Light System	\$ 595
	Nature Center Subtotal = \$ 3,017.00		
		Whispering Wind Swingset	\$ 4,893
	Playgrounds	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 To	tal = \$ 524,489
	T		
	Amenity Center Grounds	Access System	\$ 16,930
	Boats and Kayaks		\$ 6,741
		Amenity Center Grounds Subtotal = \$ 23,671.00	
	Community Grounds	Landscaping Allowance	\$ 47,027
		HVAC UV Light System	\$ 610
FY 2038	Activities Center	Kitchen Appliances	\$ 5,957
		A/V Receiver	\$ 1,724
		Activities Center Subtotal = \$ 8,291.00	
	Fitness Center	HVAC UV Light System	\$ 737
		HVAC 3.5 Tons Lennox	\$ 20,379
	Lodge	HVAC UV Light System	\$ 610
		Lodge Furniture Replacement Phase 2	\$ 14,422

Year	Category	Item Name	Expense	
	Lodge Subtotal = \$ 35,411.00			
	Nature Center	HVAC UV Light System	\$ 610	
	Nature Center	Screened Lanai Area Furniture	\$ 7,524	
		Nature Center Subtotal = \$ 8,134.00		
		FY 2038 Annual Expense To	tal = \$ 123,271	
		Dock Deck Boards and Railings	\$ 153,978	
	Amenity Center Grounds	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	
	Community Grounds	Landscaping Allowance	\$ 48,217	
		Community Grounds Subtotal = \$ 76,665.00		
		Pool Furniture Phase 2	\$ 57,217	
	Pool Area	Lap Pool Pumps and Equipment	\$ 21,697	
		Resort Pool Pumps and Equipment	\$ 20,251	
FY 2039		Pool Area Subtotal = \$ 99,165.00		
	Activities Center	HVAC 5.0 Tons Goodman	\$ 11,893	
	Activities Center	HVAC UV Light System	\$ 625	
		Activities Center Subtotal = \$ 12,518.00		
	Eita ee Cantan	HVAC UV Light System	\$ 755	
	Fitness Center	Cardio Equipment Group 2	\$ 19,287	
	Fitness Center Subtotal = \$ 20,042.00			
	Lodge	HVAC UV Light System	\$ 625	
		Network Switch Board	\$ 3,214	
	Lodge Subtotal = \$ 3,839.00			
	Nature Center	HVAC UV Light System	\$ 625	
		Annual Expense To	tal = \$ 394,476	
	Amenity Center Grounds	Outdoor Furniture on Grounds	\$ 37,736	
	Community Grounds	Landscaping Allowance	\$ 49,436	
	Pool Area	Pools and Spa Coping Stone	\$ 50,260	
		HVAC UV Light System	\$ 641	
FY 2040	Activities Center	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	

Year	Category	Item Name	Expense	
FY 2040	Nature Center	HVAC UV Light System	\$ 641	
	Nature Center	Outdoor Lanai Furniture	\$ 5,603	
F1 2040		Nature Center Subtotal = \$ 6,244.00		
	Playgrounds	Garden Swings	\$ 3,955	
	1	Annual Expense To	tal = \$ 158,173	
	Amenity Center Grounds	Tennis Volley Machine	\$ 3,886	
		Interior Monument Signs	\$ 30,412	
	Community Grounds	Entry Pergola Repair Allowance	\$ 8,786	
		Landscaping Allowance	\$ 50,686	
		Community Grounds Subtotal = \$ 89,884.00		
		Lap Pool Resurface	\$ 113,598	
		Resort Pool Resurface	\$ 82,101	
	Pool Area	Pool Heater 4	\$ 9,292	
FY 2041		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	
	N. C.	Furniture	\$ 10,982	
	Nature Center	HVAC UV Light System	\$ 657	
		Nature Center Subtotal = \$ 11,639.00		
		FY 2041 Annual Expense To	tal = \$ 319,199	
	Amenity Center Grounds	Basketball Court Color Coat	\$ 3,729	
	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	
FY 2042		Equipment Rubber Exercise Flooring	\$ 15,133	
	Fitness Center	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	
	1	FY 2042 Annual Expense To	tal = \$ 140,809	
FY 2043	Amenity Center Grounds	Dock Frame and Pilings	\$ 77,163	
1 1 2043	7 memty Center Grounds	Dock Frame and Finings	ψ //,103	

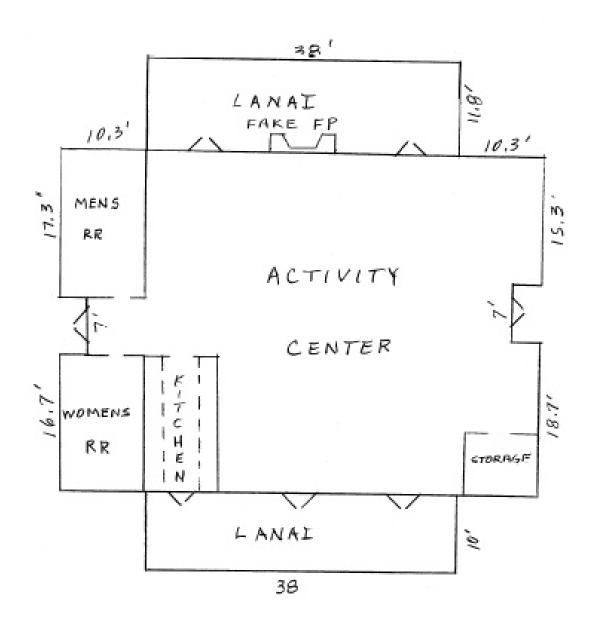
Year	Category	Item Name	Expense
	Amenity Center Grounds	Trailer	\$ 5,754
	Amenity Center Grounds Subtotal = \$82,917.00		
	Community Crown do	Directional Signs	\$ 9,591
	Community Grounds	Landscaping Allowance	\$ 53,282
		Community Grounds Subtotal = \$ 62,873.00	
	Pool Area	Pool Furniture Phase 1	\$ 63,228
	Activities Center	HVAC UV Light System	\$ 691
		HVAC 5.0 Tons Unit 1	\$ 13,143
FY 2043	Eita ee Conton	HVAC UV Light System	\$ 835
	Fitness Center	Weight Machines Group 1	\$ 66,603
		Cardio Equipment Group 1	\$ 59,321
		Fitness Center Subtotal = \$ 139,902.00	
	Lodge	HVAC UV Light System	\$ 691
	N. C.	HVAC UV Light System	\$ 691
	Nature Center	Theater Projector and Screen	\$ 17,050
		Nature Center Subtotal = \$ 17,741.00	
	Playgrounds	Night Heron Horizontal Ladder	\$ 7,104
	1	Annual Expense To	tal = \$ 375,147
		C.I. II D. · AII	¢ 22 221
		Sidewalk Repair Allowance	\$ 32,231
	Community Grounds	Pond Banks Erosion Control	\$ 118,910
		Landscaping Allowance	\$ 54,629
	D 14	Community Grounds Subtotal = \$ 205,770.00	ф. о. 1 о. 4
	Pool Area	Pool Area Pergolas	\$ 8,194
	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
FY 2044		Sauna Electronics and Controls	\$ 59,000
		Fitness Center Subtotal = \$ 300,669.00	
		HVAC UV Light System	\$ 708
	Lodge	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

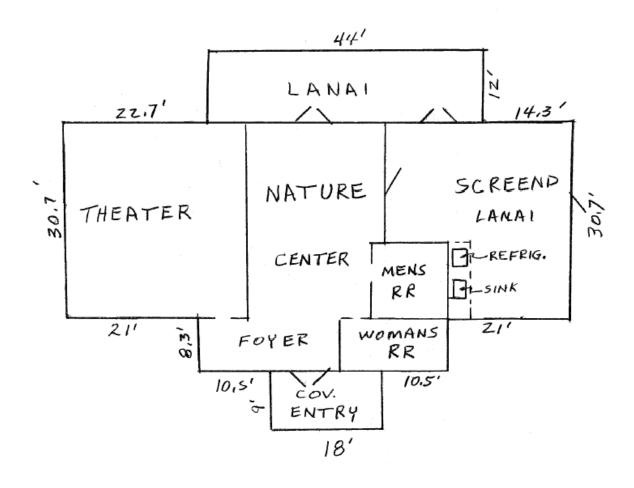
Year	Category	Item Name	Expense	
		Annual Expense To	tal = \$ 564,830	
	A .: C . C . I	Tennis Court Color Coat	\$ 25,877	
	Amenity Center Grounds	Community Security System 30 Cameras	\$ 65,346	
	Amenity Center Grounds Subtotal = \$ 91,223.00			
	Community Grounds	Landscaping Allowance	\$ 56,011	
	A district G	Exterior Paint	\$ 3,307	
	Activities Center	HVAC UV Light System	\$ 726	
	Activities Center Subtotal = \$ 4,033.00			
		Exterior Paint	\$ 5,245	
	Fitness Center	HVAC UV Light System	\$ 878	
FY 2045		Locker Room Refurbishment	\$ 160,565	
		Fitness Center Subtotal = \$ 166,688.00		
		Exterior Paint	\$ 6,038	
	Lodge	HVAC UV Light System	\$ 726	
		Lodge Subtotal = \$ 6,764.00		
	N. G.	Exterior Paint	\$ 2,957	
	Nature Center	HVAC UV Light System	\$ 726	
	Nature Center Subtotal = \$ 3,683.00			
	Playgrounds	Night Heron Picket Vinyl Fencing	\$ 3,697	
	1	Annual Expense To	tal = \$ 332,099	
	Amenity Center Grounds	Boats and Kayaks	\$ 8,231	
		Well Pumps and Irrigation System Upgrades	\$ 248,086	
	Community Grounds	Stormwater Drainage Repair Allowance	\$ 171,134	
		Landscaping Allowance	\$ 57,427	
	Community Grounds Subtotal = \$ 476,647.00			
	A di titi G	HVAC UV Light System	\$ 745	
	Activities Center	Inside Furniture	\$ 23,354	
FY 2046	Activities Center Subtotal = \$ 24,099.00			
	Fitness Center	HVAC UV Light System	\$ 900	
	Lodge	HVAC UV Light System	\$ 745	
		Tile Flooring	\$ 39,204	
	Nature Center	HVAC UV Light System	\$ 745	
		Theater Seats	\$ 30,532	
	Nature Center Subtotal = \$ 70,481.00			
	Playgrounds	Amenity Center Playground Play Structure	\$ 198,507	

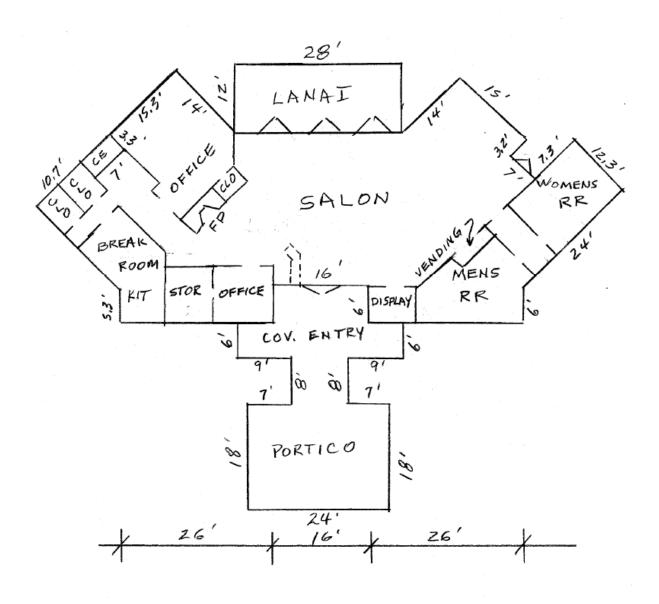
Year	Category	Item Name	Expense
	Amonity Contar Grounds	Dock Repair Allowance	\$ 21,864
	Amenity Center Grounds	Wood Pillars on Amenity Buildings Repair Allowance	\$ 14,720
		Amenity Center Grounds Subtotal = \$ 36,584.00	
	C	Front and Rear Entry Monument Signs Refurbishment	\$ 33,758
	Community Grounds	Landscaping Allowance	\$ 58,880
		Community Grounds Subtotal = \$ 92,638.00	
		Pool Furniture Phase 2	\$ 69,870
	Pool Area	Lap Pool Pumps and Equipment	\$ 26,496
		Resort Pool Pumps and Equipment	\$ 24,729
FY 2047		Pool Area Subtotal = \$ 121,095.00	
		Tile Flooring	\$ 46,319
	Activities Center	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 To	tal = \$404,706
	Amenity Center Grounds	Tennis Volley Machine Outdoor Furniture on Grounds	\$ 4,628 \$ 46,081
	Amenity Center Grounds	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$50,709.00	\$ 4,628
	Amenity Center Grounds Community Grounds	Tennis Volley Machine Outdoor Furniture on Grounds	\$ 4,628
		Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$50,709.00	\$ 4,628 \$ 46,081
	Community Grounds	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance	\$ 4,628 \$ 46,081 \$ 60,369
	Community Grounds	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068
	Community Grounds Pool Area	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783
FY 2048	Community Grounds Pool Area	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344
FY 2048	Community Grounds Pool Area	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344
FY 2048	Community Grounds Pool Area Activities Center Fitness Center	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214
FY 2048	Community Grounds Pool Area Activities Center	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00 HVAC UV Light System	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214
FY 2048	Community Grounds Pool Area Activities Center Fitness Center	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00 HVAC UV Light System HVAC UV Light System HVAC UV Light System	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214 \$ 946 \$ 783
FY 2048	Community Grounds Pool Area Activities Center Fitness Center	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00 HVAC UV Light System HVAC UV Light System Restrooms Refurbishment	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214 \$ 946 \$ 783
FY 2048	Community Grounds Pool Area Activities Center Fitness Center	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00 HVAC UV Light System HVAC UV Light System Restrooms Refurbishment Lodge Subtotal = \$ 53,102.00	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214 \$ 946 \$ 783 \$ 52,319
FY 2048	Community Grounds Pool Area Activities Center Fitness Center Lodge	Tennis Volley Machine Outdoor Furniture on Grounds Amenity Center Grounds Subtotal = \$ 50,709.00 Landscaping Allowance Pool Heater 4 HVAC UV Light System Restrooms Refurbishment A/V Receiver Activities Center Subtotal = \$ 59,341.00 HVAC UV Light System HVAC UV Light System Restrooms Refurbishment Lodge Subtotal = \$ 53,102.00 HVAC 5.0 Tons	\$ 4,628 \$ 46,081 \$ 60,369 \$ 11,068 \$ 783 \$ 56,344 \$ 2,214 \$ 946 \$ 783 \$ 52,319 \$ 14,891

Year	Category	Item Name	Expense		
	Amenity Center Grounds	Kubota	\$ 20,013		
	·	Sidewalk Repair Allowance	\$ 36,518		
	Community Grounds	Entry Pergola Repair Allowance	\$ 10,729		
		Landscaping Allowance	\$ 61,895		
		Community Grounds Subtotal = \$ 109,142.00			
		Lap Pool Lift	\$ 15,474		
		Resort Pool Lift	\$ 15,474		
	Pool Area	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			
FY 2049	Activities Center	HVAC 5.0 Tons Lennox	\$ 15,267		
	Activities Center	HVAC UV Light System	\$ 803		
		Activities Center Subtotal = \$ 16,070.00			
		HVAC UV Light System	\$ 970		
	Fitness Center	Cardio Equipment Group 2	\$ 24,758		
		Weight Benches and Barbells	\$ 7,221		
	Fitness Center Subtotal = \$ 32,949.00				
	Lodge	HVAC UV Light System	\$ 803		
		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 To	tal = \$ 304,932		
		Basketball Court Color Coat	\$ 4,553		
	Amenity Center Grounds	Access System	\$ 22,846		
	Amenity Center Grounds Subtotal = \$ 27,399.00				
	Community Grounds	Landscaping Allowance	\$ 63,460		
		HVAC UV Light System	\$ 823		
	Activities Center	Ping Pong Table	\$ 3,067		
FY 2050	Activities Center Subtotal = \$ 3,890.00				
	Fitness Center	HVAC UV Light System	\$ 994		
		HVAC 3.5 Tons Lennox	\$ 27,500		
	Lodge	HVAC UV Light System	\$ 823		
		Lodge Subtotal = \$ 28,323.00			
		5			

Year	Category	Item Name	Expense
FY 2050	Playgrounds	Garden Swings	\$ 5,077
	ı	FY 2050 Annual Expense To	otal = \$ 129,966
	Amenity Center Grounds	Tennis Fencing Chain Link	\$ 35,439
		Interior Monument Signs	\$ 39,039
	Community Grounds	Landscaping Allowance	\$ 65,065
		Community Grounds Subtotal = \$ 104,104.00	
		Pool Furniture Phase 1	\$ 77,211
	D. I.A.	Lap Pool Resurface	\$ 145,824
	Pool Area	Resort Pool Resurface	\$ 105,393
		Spa Resurface	\$ 8,589
	Pool Area Subtotal = \$ 337,017.00		
	Activities Center	HVAC 5.0 Tons Goodman	\$ 16,049
EX. 2051		HVAC UV Light System	\$ 844
FY 2051	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		
	T 1	HVAC UV Light System	\$ 844
	Lodge	Computers and Equipment	\$ 14,314
	Lodge Subtotal = \$ 15,158.00		
	N. C.	HVAC UV Light System	\$ 844
	Nature Center	Theater Carpeting	\$ 14,119
	Nature Center Subtotal = \$ 14,963.00		
	Playgrounds	Whispering Wind Playground Play Structure	\$ 35,135
	I	Annual Expense To	otal = \$ 570,572







LODGE

