

### Preserve at Wilderness Lake Community Development District

# Board of Supervisors' Meeting April 7, 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 Vice Chairman
Bryan Norrie Assistant Secretary
Beth Edwards Assistant Secretary
Scott Diver 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

March 31, 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**, **April 7**, **2021 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the agenda for this meeting:

| 1.  | CALL TO ORDER/PLEDGE OF ALLEGIANCE  |
|-----|---|
| 2.  | AUDIENCE COMMENTS / BOARD & STAFF RESPONSES   |
| 3.  | BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS   |
| 4.  | GENERAL INTEREST ITEMS  |
|     | A. Landscaping Reports Tab 1  |
|     | B. District Counsel Report  |
|     | C. GHS Environmental ReportTab 2  |
|     | D. District Engineer Report   |
|     | Presentation of Report Regarding Control  |
|     | Structures at Whisper Wind and Wilderness Tab 3   |
|     | 2. Presentation of Roof Cleaning Proposal   |
|     | SummaryTab 4  |
|     | E. Lodge Manager's Report Tab 5   |
|     | Consideration of Proposal for Entry Monument  T    L    C    C    C    C    C    C          |
|     | Backlit Design  |
| 6   | F. Discussion Regarding Reserve Study (Steve Swartz) Tab 7 <b>BUSINESS ADMINISTRATION</b>   |
| 6.  |   |
|     | A. Consideration of Minutes of the Board of Supervisors' Meeting held on March 3, 2021Tab 8 |
|     | B. Consideration of Operation and Maintenance   |
|     | Expenditures for February 2021Tab 9   |
| 7.  | REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY  |
| ••  | A. Financial Statements for February 2021 Tab 10  |
|     | B. Reserve Study Report   |
| 8.  | STAFF REPORTS   |
|     | A. 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

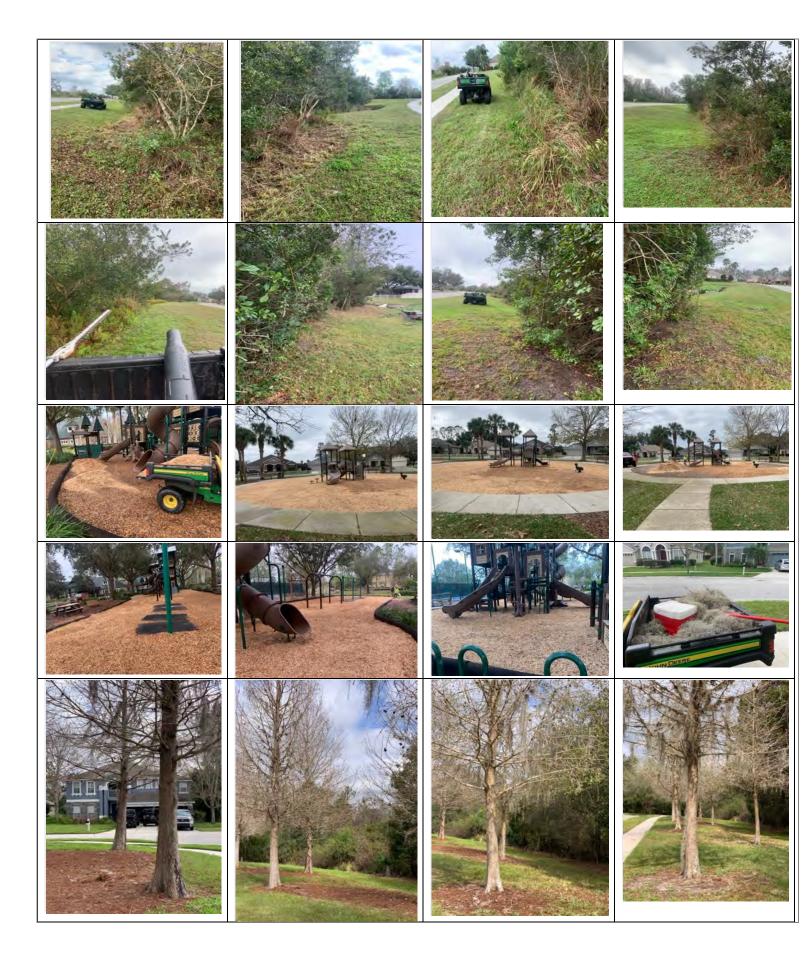
cc: John Vericker, Straley & Robin Greg Woodcock, Cardno Tish Dobson, Lodge Manager

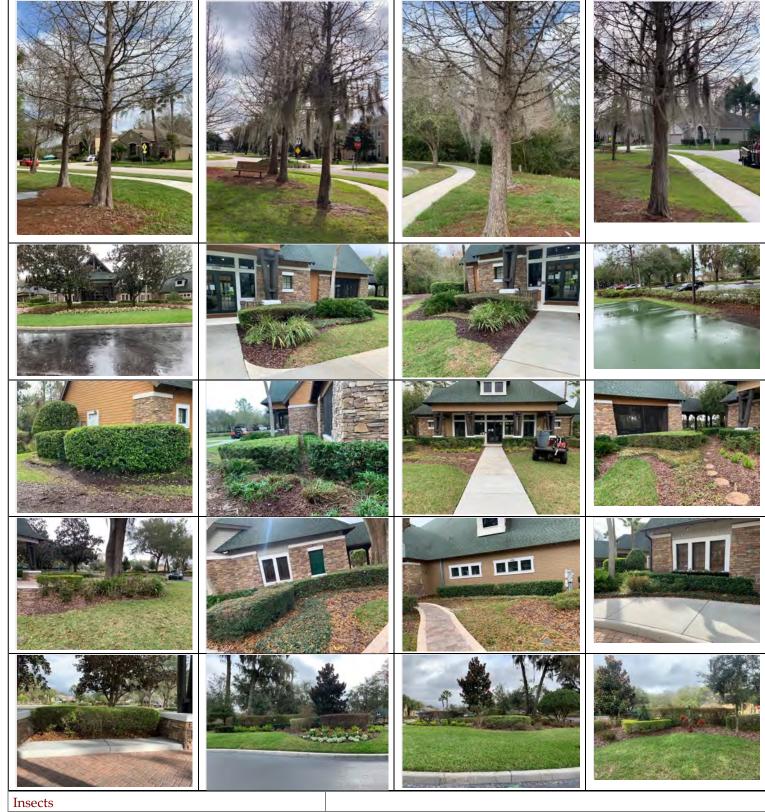
# Tab 1

| PSA <sub>.</sub> |    |    |    |    |    |    |
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Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

| Weekly Contractor Report  | Project Name: Preserve at Wilderness Lake CDD                                    |
|---------------------------|--|
| Supervisor Name           | Robert "RJ" Johnson  |
| Service Date              | 2/14-20/2021   |
| Start Time                | 7:30 AM  |
| Completion Time           | 4:30 PM  |
| Weather Conditions        | Cooler / Cold  |
| TURF                      | Includes Trimming, Edging and Cleanup  |
| Mowing Completed          | n/a  |
| 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: | <ul> <li>Worked on cutting back woodlines from the inspection report.</li> </ul> |
|                           | Throughout property – installed playground mulch various                         |
|                           | Roundabout to Main Entrance beds – put down 50 gallons of                        |
|                           | Roundup – all beds and hedges front and back.                                    |
|                           | Heavy moss removal from trees from the inspection report                         |
|                           | Clubhouse – pulled weeds and vines   |





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

NOTES: All items from previous Done report were completed to include:

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|---|----|-----|-----|----|----|

| 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                      | •  |
|  |  |
|  |  |
| EXTRA WORK RECOMMENDED                 |  |
| Task and Location                      | •  |

## PSA\_\_\_\_\_HORTICULTURAL

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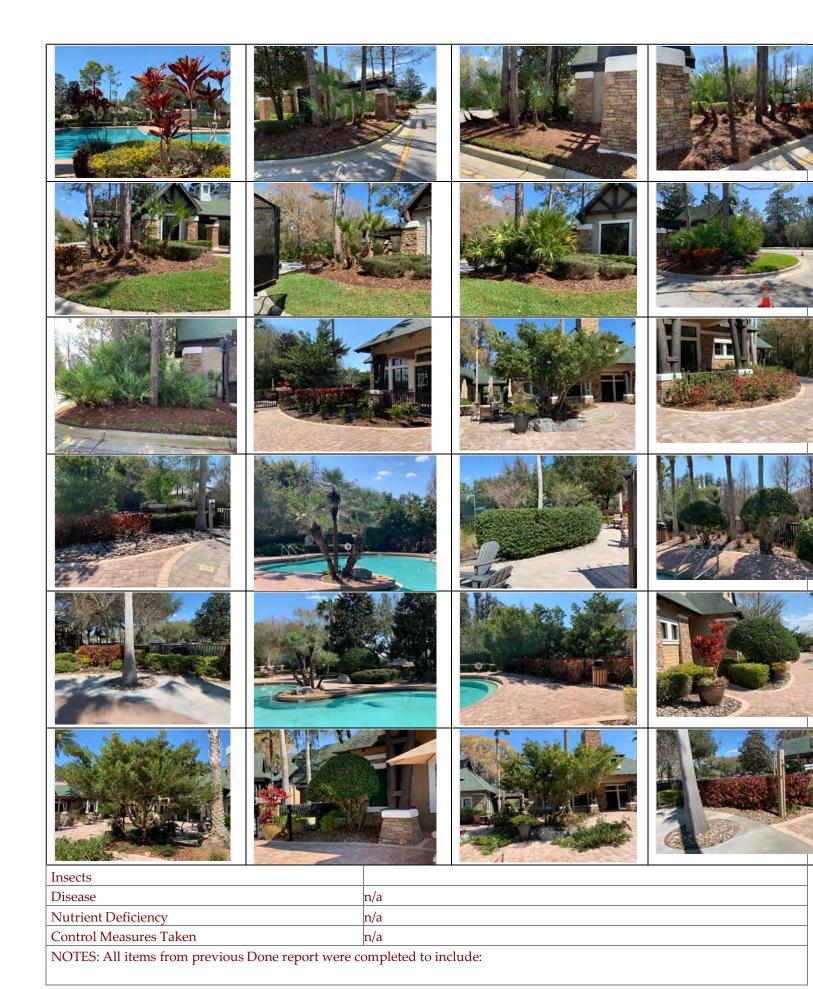
| Weekly Contractor Report  | Project Name: Preserve at Wilderness Lake CDD                  |
|---------------------------|--|
| Supervisor Name           | Robert "RJ" Johnson  |
| Service Date              | 2/21-27/2021   |
| Start Time                | 7:30 AM  |
| Completion Time           | 4:30 PM  |
| Weather Conditions        | Cooler / Cold  |
| TURF                      | Includes Trimming, Edging and Cleanup                          |
| Mowing Completed          | 2/25/21  |
| 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: | Stoneleigh Park & Oakhurst Park – installed playground mulch   |
|                           | Cut back Palmettos at Ranger station                           |
|                           | Pool deck – cut back cabbage Palms                             |
|                           | Caliente area – detailed                                       |
|                           | Main Blvd – detailed   |
|                           | Clubhouse & pool area – sprayed, pulled weed & vines, cut back |
|                           | Japanese blueberry on back patio                               |
|                           | Completed items on list from the last monthly report           |









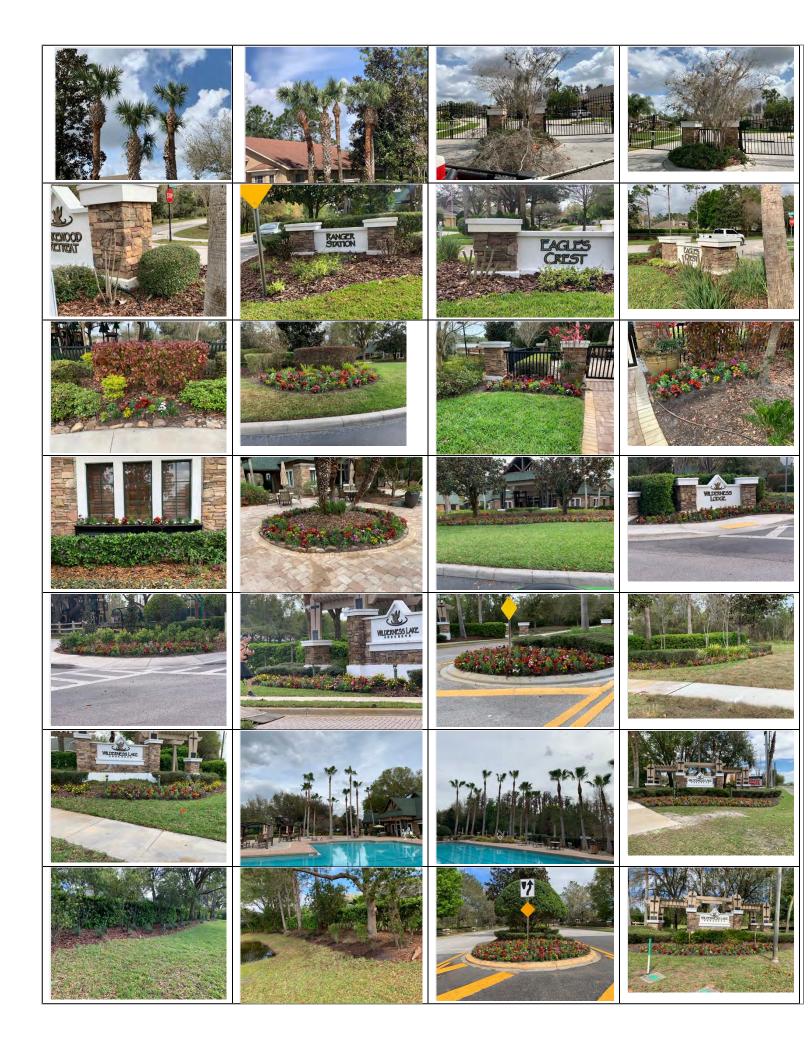


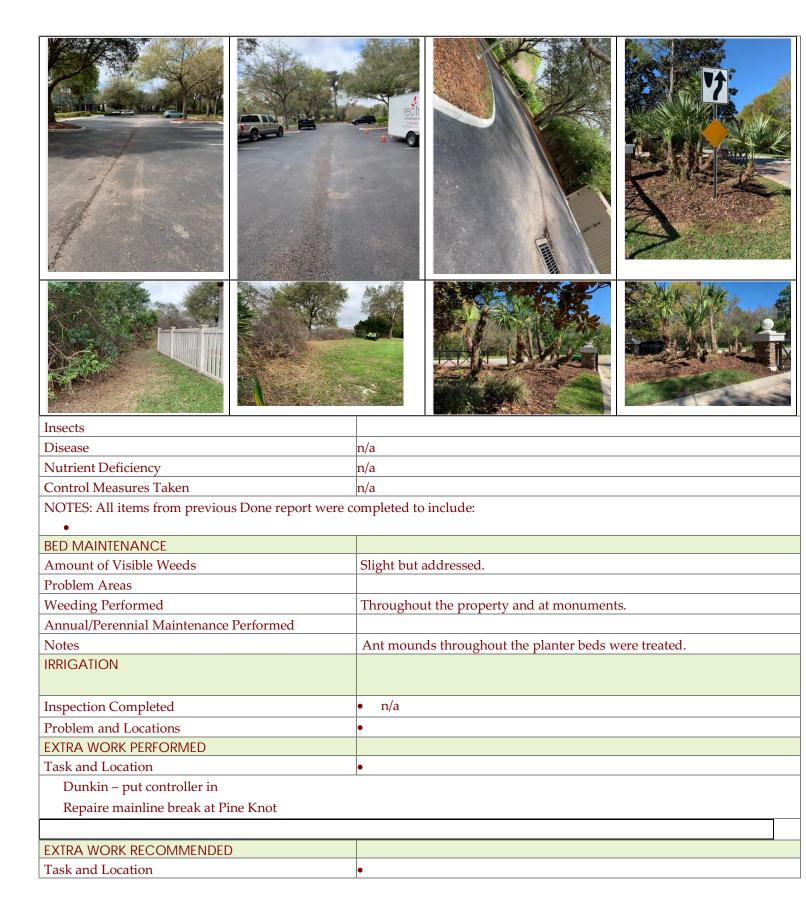
| BED MAINTENANCE                                |  |
|--|--|
| Amount of Visible Weeds                        | Slight but addressed.                                |
| Problem Areas                                  |  |
| Weeding Performed                              | Throughout the property and 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                              | •  |
| Dunkin – put controller in                     |  |
| Shut off pump at Deerfield – will complete rep | air after getting parts                              |
|  |  |
| EXTRA WORK RECOMMENDED                         |  |
| Task and Location                              | •  |

| PSA. |       |   |   |    |    | _  |
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Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

| Weekly Contractor Report  | Project Name: Preserve at Wilderness Lake CDD         |  |
|---------------------------|---|--|
| Supervisor Name           | Robert "RJ" Johnson                                   |  |
| Service Date              | 2/28 – 3/6/2021                                       |  |
| Start Time                | 7:30 AM   |  |
| Completion Time           | 4:30 PM   |  |
| Weather Conditions        | Cooler / Cold   |  |
| TURF                      | Includes Trimming, Edging and Cleanup                 |  |
| Mowing Completed          | n/a   |  |
| 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: | POOL AREA - Removed dead Pines and Holly trees        |  |
|                           | MAIN BLVD – trimming palm trees                       |  |
|                           | THROUGHOUT PROPERTY - install seasonal color          |  |
|                           | GREEN COURT – cut back woodline                       |  |
|                           | CLUBHOUSE – blew off entire parking lot               |  |
|                           | Cut back palmettos and other items on the done report |  |
|                           | OAKHURST PARK – Sprayed for weeds                     |  |
|                           | NEIGHBORHOOD PARK – Sprayed for weeds                 |  |

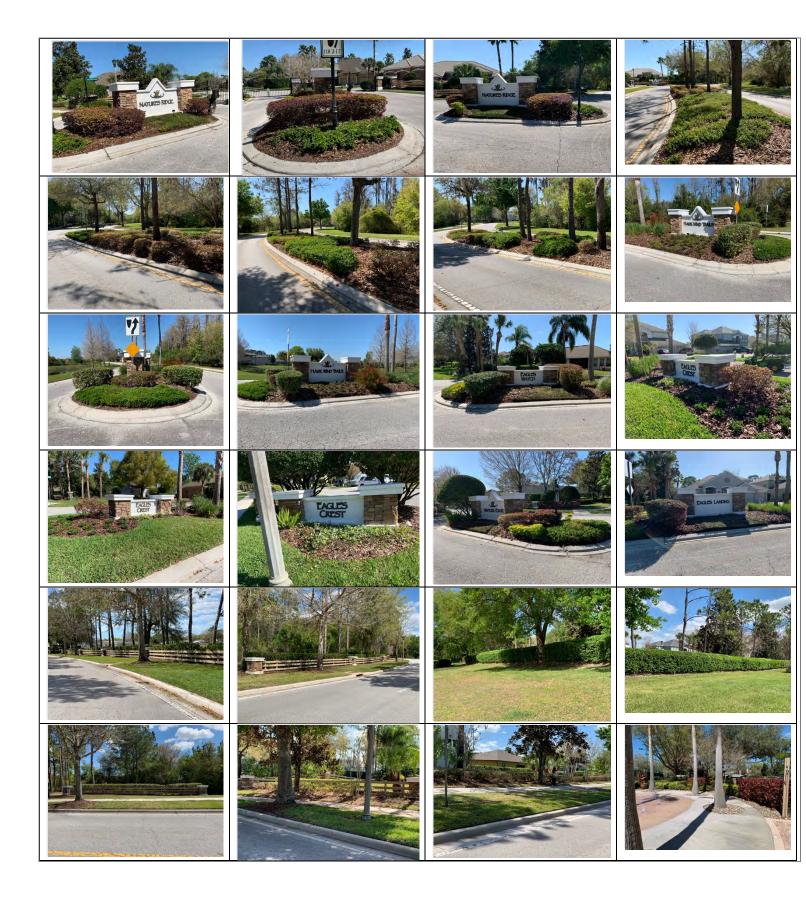


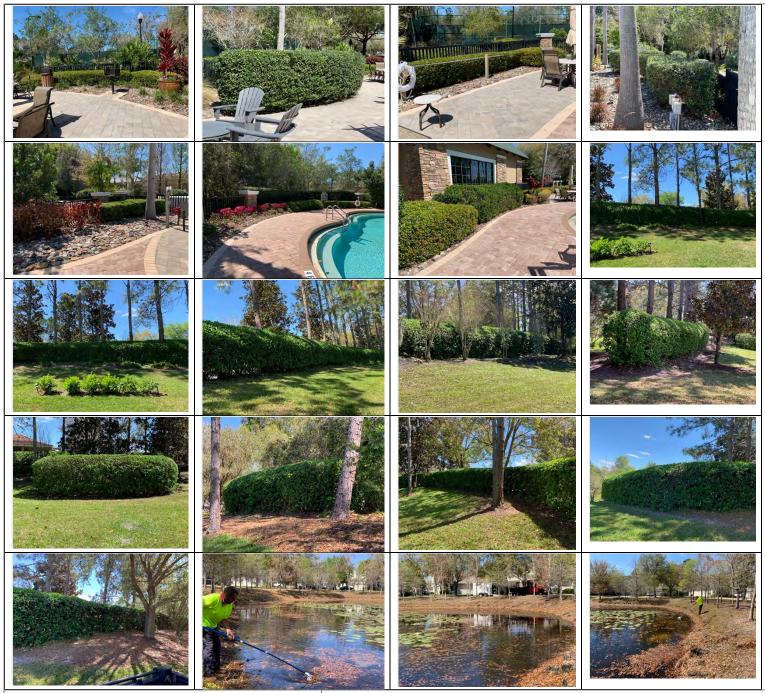


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Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

| Weekly Contractor Report  | Project Name: Preserve at Wilderness Lake CDD         |  |  |
|---------------------------|---|--|--|
| Supervisor Name           | Robert "RJ" Johnson                                   |  |  |
| Service Date              | 3/7-13/2021   |  |  |
| Start Time                | 7:30 AM   |  |  |
| Completion Time           | 4:30 PM   |  |  |
| Weather Conditions        | Warming up  |  |  |
| TURF                      | Includes Trimming, Edging and Cleanup                 |  |  |
| Mowing Completed          | 3/10  |  |  |
| 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: | MONUMENTS AND ISLANDS LEADING TO CLUBHOUSE –          |  |  |
|                           | Trimmed, whipped and edged. Weeds pulled and sprayed. |  |  |
|                           | CLUBHOUSE ENTRANCE TO 41- Trimmed everthing.          |  |  |
|                           | DEERFIELD BERM AND 2 HEDGES ALONG MAIN BLVD –         |  |  |
|                           | Trimmed   |  |  |
|                           | CLUBHOUSE – light trimming.                           |  |  |
|                           | MAIN BLVD – blew off roadway                          |  |  |
|                           | POND – scooped leaves and leaf debris out of pond     |  |  |





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

#### NOTES:

#### MAIN BLVD

- 24-2-11 Fertilizer application
- Ave South Herbicide
- Headway G. Fungicide in select locations

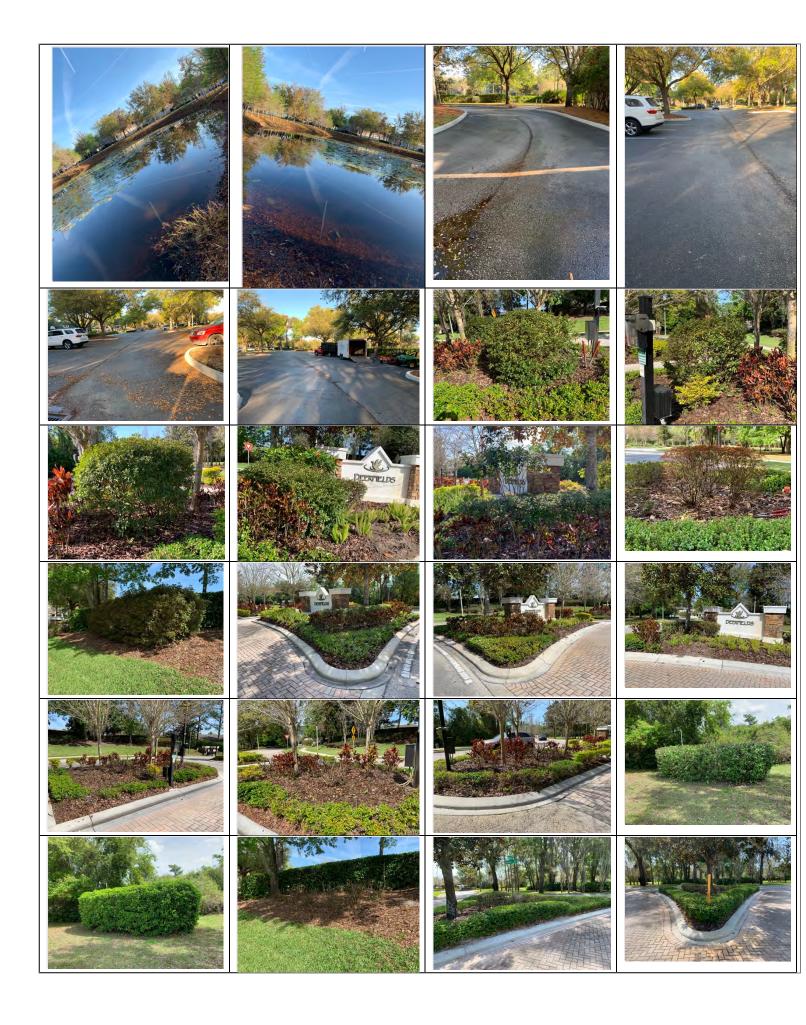
| Treatment of the service of the services |   |
|--|---|
| BED MAINTENANCE                          |   |
| Amount of Visible Weeds                  | Slight but addressed.                     |
| Problem Areas                            |   |
| Weeding Performed                        | Throughout the property and at monuments. |
| Annual/Perennial Maintenance Performed   |   |

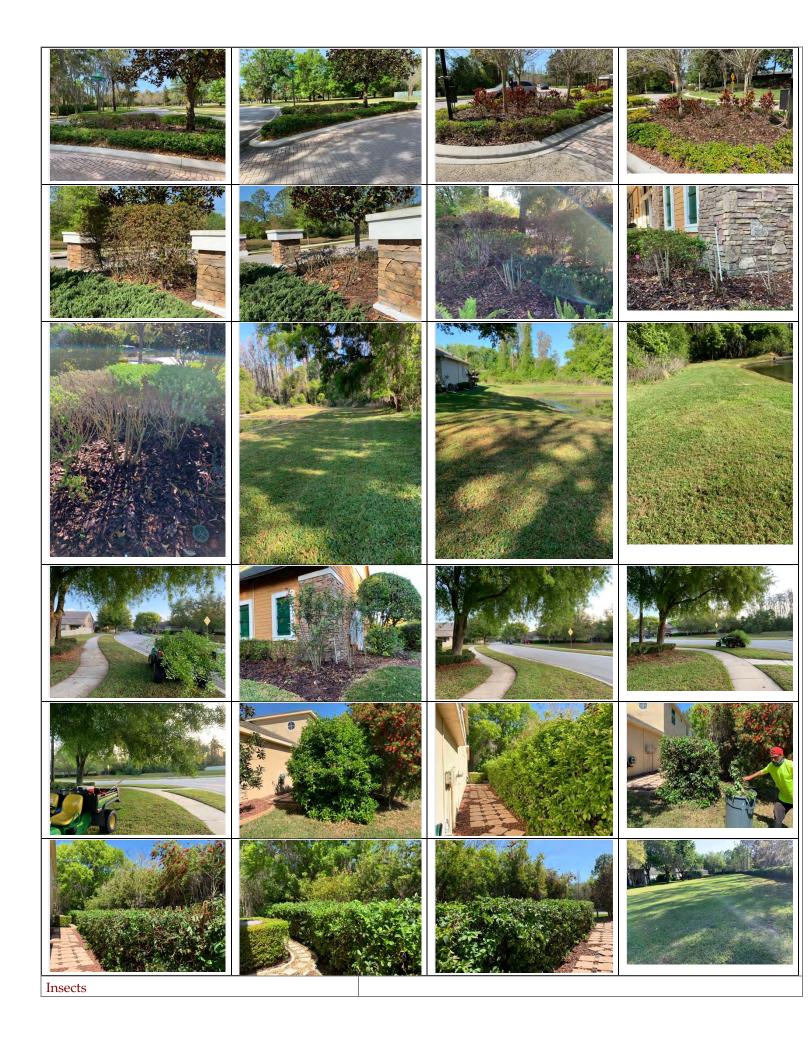
| Notes   | Ant mounds throughout the planter beds were treated. |  |  |  |
|---|--|--|--|--|
| IRRIGATION  |  |  |  |  |
|   |  |  |  |  |
| Inspection Completed  | • n/a  |  |  |  |
| Problem and Locations   | •  |  |  |  |
| EXTRA WORK PERFORMED  |  |  |  |  |
| Task and Location   | •  |  |  |  |
| Dunkin Donuts – turned pump back on.  |  |  |  |  |
| WLB & Americus – flagged area w/ cones – spoke to Tish and let her know we would be back on Monday to repair. |  |  |  |  |
|   |  |  |  |  |
| EXTRA WORK RECOMMENDED  |  |  |  |  |
| Task and Location   | •  |  |  |  |

| PSA. |       |    |   |    |    |    |
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Landscape Consulting & Contract Management "Protecting Your Landscape Investment"

| Weekly Contractor Report  | Project Name: Preserve at Wilderness Lake CDD               |
|---------------------------|---|
| Supervisor Name           | Robert "RJ" Johnson   |
| Service Date              | 3/14-20/2021  |
| Start Time                | 7:30 AM   |
| Completion Time           | 4:30 PM   |
| Weather Conditions        | Warming up  |
| TURF                      | Includes Trimming, Edging and Cleanup                       |
| Mowing Completed          | n/a   |
| 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: | POND – removed leaf debris                                  |
|                           | THROUGHOUT THE COMMUNITY – Performed cutbacks on            |
|                           | bushes, tree lifting, spot mowing, hard trim on some hedges |
|                           | PARKING LOT – Blew parking lot for leaf debris              |





| 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                      | •  |
| MATERICER CONTROLLER D : 1 :           | 1: 1 1 ( A . : 1 1011 1 1 . : 1 (                    |

WATER'S EDGE CONTROLLER – Repaired mainline leak at Americus, backfilled and pressurized system WATER'S EDGE CONTROLLER – Zone 2 valve on was cracked replaced valve, repiped mainline and did a full inspection

and minor repairs

CORNER OF NIGHT HERON & CALIENTE – checked all zones with annuals, found two zones – one flow control valve was completely shut off and other turned down so much that water bubbled out of the ground – both valves are up and working properly off the controller. Zone 37 on North East Corner of Caliente and Night Heron with valve flow completely shut off – repaired damaged rotors and pipes due to County's work.

LODGE CONTROLLER – Checked and cleaned filters for zone 11 inside the pool area and behind Lodge. Added more time to annual zones at Lodge due to weather warming up. Performed Inspection and minor repairs at Lodge controller.

PINE KNOT – another mainline issue there has been repaired

| 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: February 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 2, 2021 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 3, 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 turf was mowed, trimmed, edged and cleaned up in accordance with the specifications. Only mow turf panels that are actively growing and dedicate that mowing labor to items such as woodline and/or shrub cutbacks. Keep heavy leave drop off the turf to prevent the smothering of grass plants.

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

February February



PL

PSA-LAKE WILDERNESS 2/21

Oakhurst park- remove leaf drop. **COMPLETED** 

Kendall Heath/Waverly Shores- remove leaf drop. **COMPLETED** 

21819 Waverly Shores common area- remove leaf drop. **COMPLETED** 

Rear lodge- remove leaf drop. **COMPLETED** 

#### 2 WOODLINE MAINTENANCE

Whispering Wind inbound close to Boulevard- cut back woodline. **COMPLETED** 

Across from 7544 Whispering Wind- cut back pepper trees. *Photo below*. **COMPLETED** 



Eagle's Landing along Blvd and Palmetto Pines- cut back woodline. **COMPLETED** 

Boulevard across from Hawk Wind monument- cut back woodline. **COMPLETED** 

Most of the woodlines were maintained in accordance with the specifications.

#### 2 TURF COLOR

Boulevard from Lodge to main entry- turf color was a mottled medium green with the color adversely affected by patch disease by the ranger station.

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

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

Stoneleigh park- turf color of common Bermudagrass was a straw color as it is now dormant. The St. Augustine turf color was a mottled medium green.

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

Oakhurst park- turf color of common Bermudagrass was a straw color as it is now dormant. The St. Augustine turf color was a mottled medium green.

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PSA-LAKE WILDERNESS 2/21

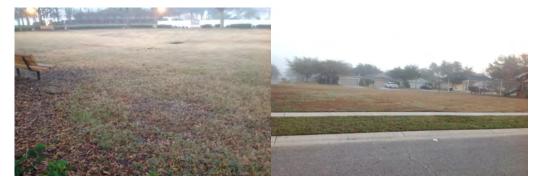
Kendall Heath/Waverly Shores- turf color of common Bermudagrass was a straw color as it is now dormant. The St. Augustine turf color was a mottled medium green with the color adversely affected by patch disease

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

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

*February* 

February



*February* 



January

January



#### January

#### December





December

December





November

November



November

November



#### **3 TURF DENSITY**

Kendall Heath/Waverly Shores- the common Bermudagrass density was poor, as it is now dormant. The St. Augustine density was good.

Boulevard from Lodge to main entry- density was strong. Continue to treat patch disease to prevent thinning.

Citrus Blossom park-density was strong.

Citrus Blossom common area- density was strong.

Stoneleigh park- the common Bermudagrass density was poor, as it is now dormant. The St. Augustine density was good.

Oakhurst park- the common Bermudagrass density was poor, as it is now dormant. 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 was good.

Tennis court- density around the tennis court was good on the backside of the court and fair along the boulevard. The backside is being affected by patch disease.

The Bahia turf density remained fair throughout the community. It is growing very slowly as it is now in its dormant period.

#### 3 TURF WEED CONTROL

Lodge exit drive- spot treat broadleaf weeds along curb. **COMPLETED** 

Main exit monument- spot treat broadleaf weeds. **COMPLETED** 

Boulevard sidewalk at pediatric office- spot treat broadleaf weeds in parkway. **COMPLETED** 

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

Boulevard outbound from bridge to main exit- spot treat broadleaf weeds. **COMPLETED** 

#### 2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Main inbound bridge- treat ant mounds along sidewalk. **COMPLETED** 

Pine Knot- treat patch disease. **COMPLETED** 

Kendall Heath/Waverly Shores- treat patch disease. **COMPLETED** 

Boulevard parkway inbound at ranger station- treat patch disease. **COMPLETED** 

PL

Boulevard across from Americus- treat patch disease, large area. **COMPLETED** 

Pine Knot- treat patch disease, large area. **COMPLETED** 

Roundabout- treat patch disease. **COMPLETED** 

Bircholm stop sign- treat patch disease **COMPLETED** 

Behind tennis court- treat patch disease It has increased in size since last month. *Photo below*. **COMPLETED** 



Boulevard outbound at ranger station- treat patch disease. It has increased in size since last month. *Photo below.* **COMPLETED** 



The turf was cut at the proper height. The color of the St. Augustine turf was generally a mottled medium green. The density remained strong. The Common Bermudagrass and Bahiagrass were in their dormant period so their color and density were both greatly diminished. There was a slight increase in the volume of broadleaf winter weeds which can still be controlled by spot treating. The contractual application of pre-emergent herbicide must be applied to help control grassy weeds. There was no indication of turf insect activity, but patch disease was still present in many locations, with some areas showing in increase in severity.

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#### 3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Roundabout- dead oak tree. **COMPLETED, TREE REMOVED** 

Deerfields monument- treat ant mound. **COMPLETED** 

Draycott cul de sacs- ornamental grasses have been installed. Remove and replace dead ones. WARRANTY WORK. *Photo below.* WILL BE COMPLETED BY NEXT WALK THROUGH



Natures Ridge outbound- remove and replace allamanda. WARRANTY WORK.

WILL BE COMPLETED BY NEXT WALK THROUGH

Main entry medians- remove leaf litter and rake pine bark away from base of azaleas. **COMPLETED** 

Rear of tennis court- remove and replace six declining azaleas. WARRANTY WORK.

WILL BE COMPLETED BY NEXT WALK THROUGH

Lodge dock- remove declining shrub on right side and sod over. **COMPLETED** 

Oakhurst lift station- treat Fakahatchee grass for spider mites. **COMPLETED** 

Boulevard at Lakewood Retreat- remove declining juniper under Walters viburnum. **COMPLETED** 

Butterfly garden- all plants are healthy and properly pruned and cut back. Photo below.

November December



PL

PSA-LAKE WILDERNESS 2/21

#### January February



#### **2 BED WEED CONTROL**

Front of nature center- remove bed weeds. **COMPLETED** 

Behind activity center- remove large bed weeds from azalea bed. Photo below. COMPLETED



Pine Knot- remove vines from hedge. **COMPLETED** 

Eagle's Cove monument- remove bed weeds. **COMPLETED** 

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

Sparrow Wood- remove bed weeds. **COMPLETED** 

Deerfields berm- remove vines and ferns from schilling hollies. **COMPLETED** 

#### **3 IRRIGATION MANAGEMENT**

There were no significant irrigation breaks or leaks noted.

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)

Boulevard at Grasmere large common area- prune ligustrum hedge. **COMPLETED** 

Waverly Shores odd side across from Kendall Heath- cut back grasses under pine trees. **COMPLETED** 

Natures Ridge gate median- prune dead sections out of juniper. **COMPLETED** 

Natures Ridge inbound fence- cut back large palmetto cluster. **COMPLETED** 

Bircholm- cut back jatropha. **COMPLETED** 

Nature Center- cut back Fakahatchee grass and jatropha. **COMPLETED** 

Activity center- cut back jatropha and hibiscus. **COMPLETED** 

Median behind ranger station- prune all palmettos. *Photo below*. **COMPLETED** 



Ranger station- cut back firebush in front of sign. Photo below. **COMPLETED** 



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

PSA-LAKE WILDERNESS 2/21

Lodge patio- lightly prune Japanese blueberry. **COMPLETED** 

Lodge exit drive- cut back jatropha. **COMPLETED** 

Butterfly garden- cut back porter weed. **COMPLETED** 

#### **3 TREE PRUNING**

Stoneleigh common area along creek- remove dead branch from oak in woodline. **COMPLETED** 

Eleanor Woods pond- remove heavy moss accumulation from cypress trees. **COMPLETED** 

Cormorant Cove dock- prune oak trees away from roof lines, remove limb from sycamore on right side of dock. Remove heavy moss accumulation from trees. **COMPLETED** 

Natures Ridge inbound fence- prune dead section out of ligustrum tree. **COMPLETED** 

Exit monument- prune crape myrtles behind fence. **MISSED FROM LAST MONTH.** *Photo below.* **COMPLETED** 



General work order- prune crape myrtles. Remove dead wood, water sprouts, sucker growth and crossing branches. **COMPLETED** 

Natures Ridge- remove moss accumulation from crape myrtle. **COMPLETED** 

Waters Edge gate median- remove moss accumulation from crape myrtle. **COMPLETED** 

Minnow Brook- remove heavy moss accumulations from cypress trees. **COMPLETED** 

#### **3 CLEANUP/RUBBISH REMOVAL**

Tennis court walkway- clean up palmetto pruning debris. **COMPLETED** 

Deerfields interior berm- rake up vegetative debris. **COMPLETED** 

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

#### **3 APPEARANCE OF SEASONAL COLOR**

The seasonal color display of petunias and Dusty Miller was providing a colorful display in most locations though the petunias were beginning to decline in vigor. The flowers are scheduled to be changed out in a few weeks. The petunias need to be deadheaded. The beds were essentially weed free.

*February* 

February





**February** 



January January



#### January

#### December



December

December



#### (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 February 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 REMOVED** 

Provide proposal to close in empty bed space on the Deerfields berm. **SUBMITTED** 

Boulevard median at lodge- Provide proposal to remove azaleas and close up beds with sod. **SUBMITTED** 

Provide proposal to remove all dead and declining hollies in center median. Provide flush cut and full removal price. **SUBMITTED** 

PL

#### **SUMMARY**

RedTree performed to contractual standards for this inspection. The turf was cut at the proper height. The edging, trimming and cleanup were neatly performed. The color of the St. Augustine turf was generally a mottled medium green. Its density remained strong. The common Bermudagrass and Bahia were in their dormant period so their color and density was only fair. There was a slight increase in the volume of broadleaf winter weeds which can still be controlled by spot treating. The contractual application of pre-emergent herbicide must be applied to help control grassy weeds. There was no indication of turf insect activity, but patch disease was still present in some locations. A few woodlines needed to be cut back and some required touch up work. Shrubs and trees were generally healthy, except for spider mite activity. Some pruning was needed on some trees and shrubs. The bed and crack weed volume was a little high. There were no significant irrigation issues noted. The turf, shrubs and flowers appear to be receiving sufficient irrigation. The seasonal color display was providing a decent curb appeal in all locations, though the petunias were beginning to decline. RedTree is maintaining the grounds using proper horticultural techniques.

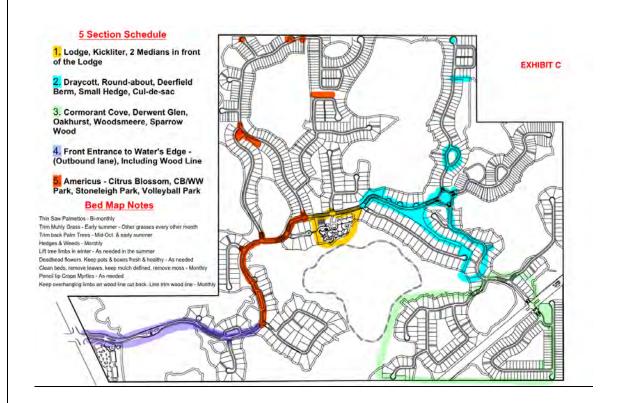
RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

| Signature_ | Peter Lucadano |  |  |  |  |  |
|------------|----------------|--|--|--|--|--|
|            |                |  |  |  |  |  |

Print Name Peter Lucadano

Company RedTree Landscape Systems, LLC

Date 3/3/2021





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.

Kendall Heath/Waverly Shores- remove leaf drop.

21819 Waverly Shores common area- remove leaf drop.

Eleanor Wood pond- remove leaf drop.

Garden Walk- remove leaf drop.

Lodge rear lawn- remove leaf drop.

Tennis court- remove leaf drop.

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.

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.

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



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

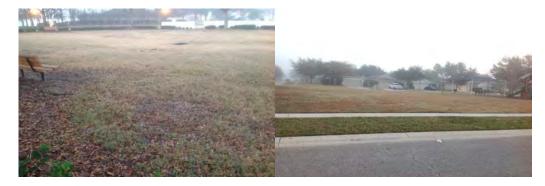


March



### 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.

#### 3 TURF WEED CONTROL

There was not a significant amount of broadleaf and grassy weeds.

Lodge exit drive- spot treat broadleaf weeds along curb.

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

Boulevard outbound from bridge to main exit- spot treat broadleaf weeds.

#### 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.

Lodge- schedule core aeration after community events in April.

Pine Knot- patch disease is subsiding.

Boulevard across from Americus- treat patch disease, large area.

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.

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



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

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



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

Oakhurst lift station- treat Fakahatchee grass for spider mites.

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

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

#### 3 BED / CRACK WEED CONTROL

Whispering Winds- remove crack weeds

Pine Knot- remove weeds from hedge.

Lodge exit monument- remove bed weeds behind monument.

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

Nature Center front- remove bed weeds.

Kendall Heath/Waverly Shores- remove crack weeds.

Osprey Pointe monument- remove bed weeds.

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

#### **2 IRRIGATION MANAGEMENT**

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



Lodge patio- potted bougenvillea is wilting. Photo below.



Night Heron at east Pine Knot- turf appears dry. It may also be some remaining patch disease. *Photo below.* 



Butterfly garden-repair dripline. Photo below.



Grasmere/Deerfields berm- hedge and soil is dry.

Eagle's Crest at Americus- turf is dry.

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

Tennis court rear- azaleas are wilting.

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.

Nature Center rear- prune jatropha.

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

Pool deck- shuck shell ginger.

Lodge exit drive- cut back jathopha and firebush.

Lodge pool deck- cut back ti plants.

Lodge dock- cut back vegetation growing onto the dock.

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



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

Deerfields median- cut back firebush and jatropha.

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

Grasmere monument and median- cut back allamanda and firebush.

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

#### **2 TREE PRUNING**

Cormorant Cove dock- prune oaks encroaching roof lines.

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

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



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.

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

Lodge patio-remove moss from crape myrtle.

#### 3 CLEANUP/RUBBISH REMOVAL

Nature Center rear- clear drainage grate.

Roundabout- remove log that is laying in landscape bed.

Tennis court walkway- clean up palmetto pruning debris.

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.

Provide proposal to close in empty bed space on the Deerfields berm.

Boulevard median at lodge- Provide proposal to remove azaleas and close up beds with sod.

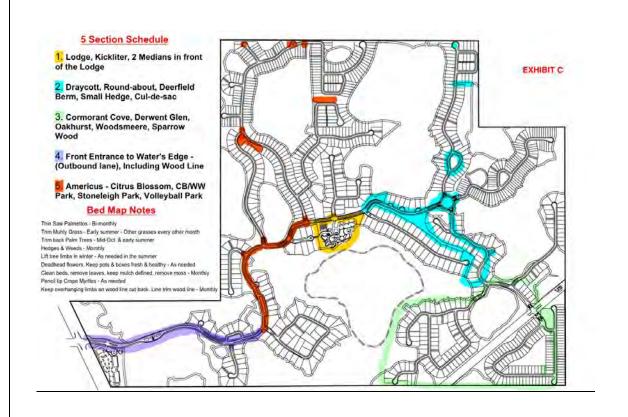
Provide proposal to remove all dead and declining hollies in center median. Provide flush cut and full removal price.

#### **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  | <br> | <br> |
|------------|------|------|
| Print Name |      |      |
| Company    | <br> |      |
| Date       |      |      |



# Tab 2



March 29, 2021

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

## Re: The Preserve at Wilderness Lake Community Development District (CDD) March 2021 Summary Report

Dear Mr. Huber,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of March 2021 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

**Dates Worked Performed:** March 3, 5, 16, 23, 24, 26 and 29

#### **Summary of Monthly Objectives/Goals Achieved:**

- **1.** Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
- **2.** Removed trash from stormwater ponds.
- **3.** Field review with T. Dobson and property owner to discuss corrective actions for the conservation area encroachment located behind 21301 Morning Mist.
- **4.** Field review of conservation area with T. Dobson and B. Ortolano to review vines in the trees behind 7543 Deer Path.
- **5.** Review bank erosion located adjacent to BB-I3 with T. Dobson. T. Dobson to follow up with CDD engineer.
- **6.** Field review with T. Dobson and property owner to discuss allowable vegetation removal per the Southwest Florida Water Management District (SWFWMD) and CDD guidelines located behind 7845 Stoneleigh Drive.
- 7. Field review with T. Dobson and property owner to review location of a dead pine tree located behind 7041 Timber Ridge and discuss available options for removal.
- **8.** Research available dock permit information on SWFWMD database per T. Dobson to determine if docks were permitted on a previous permit. Prepare and submit email requesting additional information to SWFWMD staff.
- **9.** Performed touch up herbicide treatment of nuisance/exotic species along the edge of Wetland T.
- **10.** Field checked the control structure (CS-P2) located in Wetland P to ensure there are no blockages and water is flowing as designed.
- **11.**GHS performed maintenance activities on W-19 and treated nuisance/exotic species in Maintenance Area 11.
- **12.** Phone and e-mail coordination with WLP staff (T. Dobson).
- **13.** Prepared and submitted monthly summary report.

The Preserve at Wilderness Lake Community Development District March 2021 Report 3/29/21 Page 2



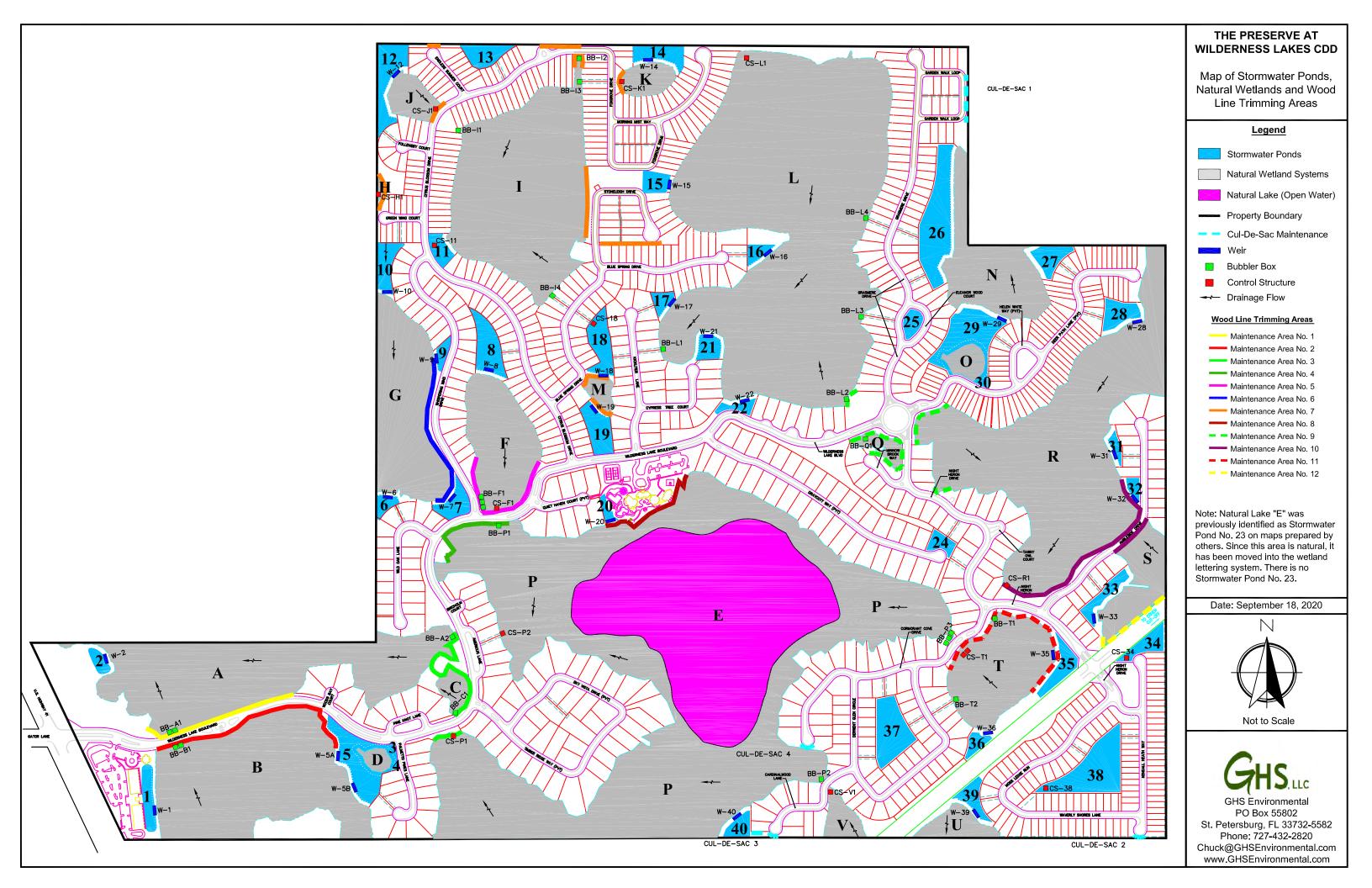
We appreciate the opportunity to assist you with this project. Please do not hesitate to call us at (727) 432-2820 with any questions or if you need any additional information.

Sincerely yours,

**GHS Environmental** 

**Chuck Burnite** 

Senior Environmental Scientist



# Tab 3

# Wilderness Lake Preserve Drainage Maintenance Proposals Updated 3-26-2021



| Contractor                | Contact      | Proposal Amount |          | Notes |
|---------------------------|--------------|-----------------|----------|-------|
|                           |              |                 |          |       |
| Sitemasters               | Tim Cooney   |                 | \$12,400 |       |
|                           |              |                 |          |       |
| Cross Creek Environmental | Derek Wagner |                 | \$13,740 |       |
|                           |              |                 |          |       |
| Finn Outdoor              | Rob          |                 | \$11,350 |       |

#### Site Masters of Florida, LLC

5551 Bloomfield Blvd. Lakeland, FL 33810 Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

#### **PROPOSAL**

#### Wilderness Lake Preserve CDD

#### **Drainage Maintenance**

#### 3/24/2021

#### Area 1

- remove trees and vegetation
- fill and re-grade slope
- restore with coconut mesh fabric and sod
- reconstruct the grate frame

Sub-Total \$4,200

#### Area 2

- provide fill at both ends of skimmer to restore erosion
- remove silt deposit for 6" clearance under skimmer
- restore all disturbed area with Bahia sod

Sub-Total \$1,400

#### Area 3

- provide fill at both ends of skimmer to restore erosion
- remove silt deposit for 6" clearance under skimmer
- restore all disturbed area with Bahia sod

Sub-Total \$1,400

#### Area 4 - Whispering Winds Dr.

- replace grates and frames on 3 outfall structures
- reconstruct concrecte grate supports as needed

Sub-Total \$5,400

TOTAL \$12,400



#### Crosscreek Environmental Inc. 111 Palmview Rd Palmetto, FL 34221

## **Estimate**

| Date      | Estimate # |  |  |
|-----------|------------|--|--|
| 3/24/2021 | 7579       |  |  |

#### Name / Address

Wilderness Lake CDD C/O Cardno 380 Park Place Blvd., Ste 300 Clearwater, FL 33759 Attn: Frank Nolte

\* Estimate Good For 30 Days

| Description   |      | Total        |
|---|------|--------------|
| AREA #1   |      | 5,750.00     |
| Scope includes: * Remove trees and vegetation   |      |              |
| * Grade area and add TRM  * Sod area with Bahia   |      |              |
| * Clean structure  * Replace outfall grate  |      |              |
| Replace outian grate  |      |              |
| AREA #2   |      | 2,050.00     |
| Scope includes: * Rebuilding the adjacent shoreline to the edge of the skimmer  |      |              |
| * Removal of sediment to a minimum of 6" under skimmer  |      |              |
| AREA #3   |      | 2,050.00     |
| Scope includes:   |      | , . <b>0</b> |
| * Rebuilding the adjacent shoreline to the edge of the skimmer * Removal of sediment to a minimum of 6" under skimmer |      |              |
|   |      |              |
| WHISPERING WIND   |      | 3,890.00     |
| Scope includes: * Replacement of all three (3) outfall grates   |      |              |
|   |      |              |
| 30% deposit due prior to commencement of work. Amount to be deducted from final invoice.                              |      |              |
|   |      |              |
|   |      |              |
|   |      |              |
|   |      |              |
|   |      |              |
| Please sign and return if accepted  | otal | \$13,740.00  |

#### Finn Outdoor

1901 6th St W
Palmetto, FL 34221 US
(813)957-6075
robb@finnoutdoor.com



## Estimate

**ADDRESS** 

Wilderness Lake CDD

**ESTIMATE #** 1784 **DATE** 03/23/2021

| ACTIVITY  | QTY | RATE     | AMOUNT   |
|---|-----|----------|----------|
| Grading and Sod Installation  Area 1 - Behind 7929 Foxgrove Dr - Area to be cleared and graded, stabilized with erosion control mat and sod. Inlet grate will be replaced | 1   | 3,250.00 | 3,250.00 |
| Erosion/Pond Bank Restoration  Area 2 - Restore eroding pond bank adjacent to the skimmer, stabilize the area, and clear below the skimmer.                               | 1   | 2,400.00 | 2,400.00 |
| Erosion/Pond Bank Restoration  Area 3 - Restore eroding pond bank adjacent to the skimmer, stabilize the area, and clear below the skimmer.                               | 1   | 2,400.00 | 2,400.00 |
| Control Structure Maintenance Whispering Winds Dr - Replace inlet grates  | 3   | 1,100.00 | 3,300.00 |
| ТОТ   | AL  | \$1      | 1,350.00 |

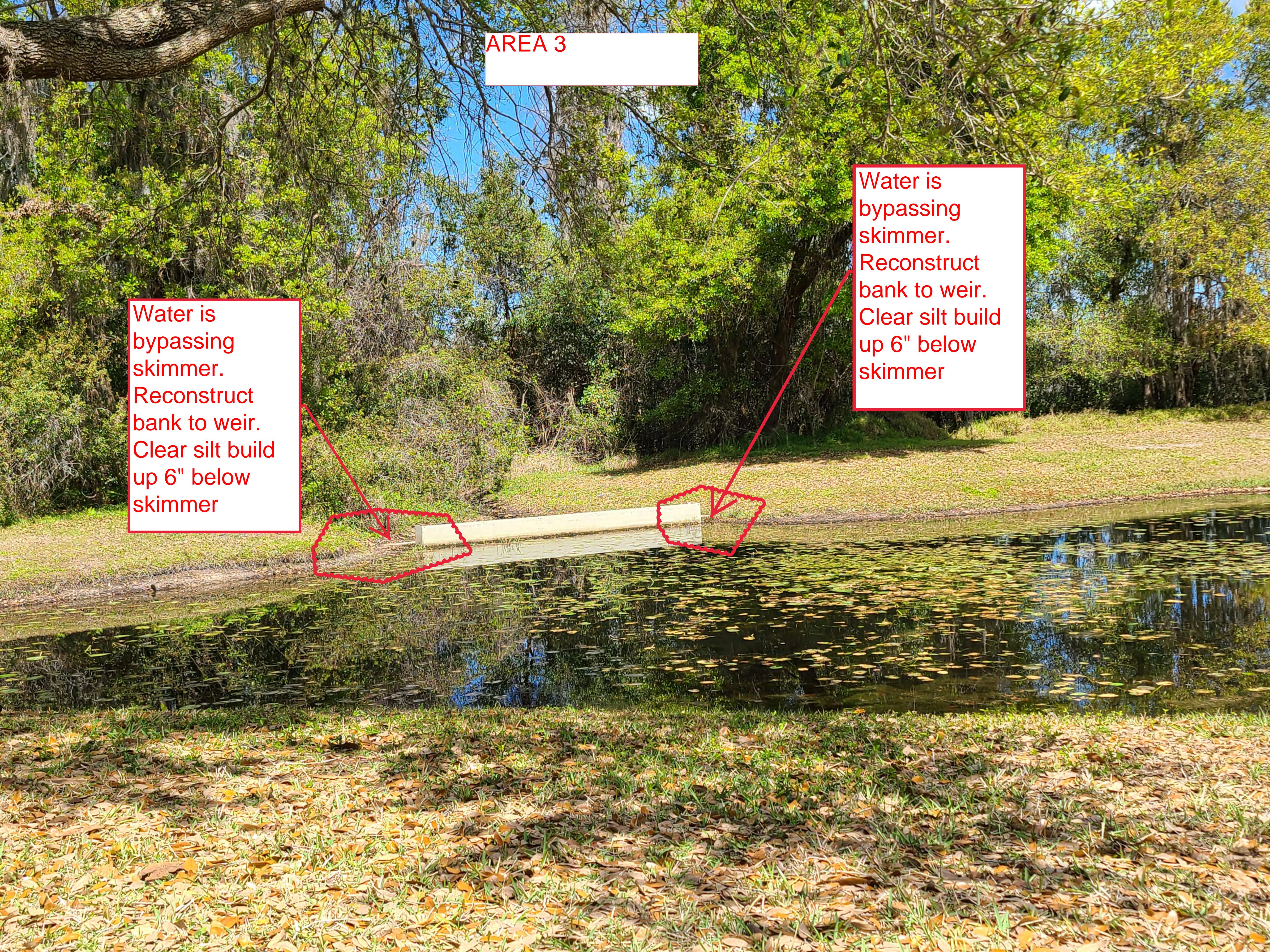
Accepted By Accepted Date

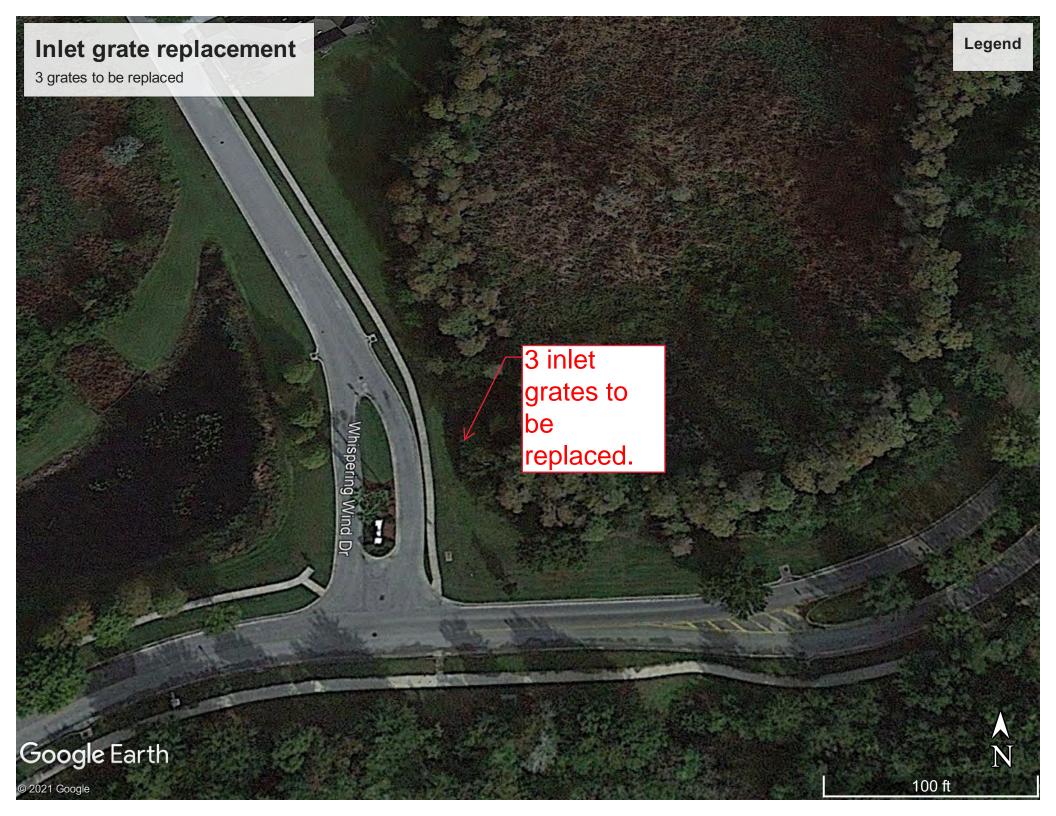












# February 14, 2020 Photo



# Tab 4



# Wilderness Lake Preserve Amenity Building Roof Cleaning Proposal Summary Updated 2-2-2021



| Contractor                | Contact         | Proposal Amount | Notes   |
|---------------------------|-----------------|-----------------|---|
|                           |                 |                 |   |
| Nautical Pressure Washing | Marvin Williams | \$4,750         | Soft Cleaned chemically prepped                                   |
|                           |                 |                 | Soft Cleaned chemically prepped. Uses Buddy's Pressure washing as |
| Pasco Pressure Washing    | Mark Foti       | \$4,800         | Subcontractor.  |
|                           |                 |                 |   |
| Superior Peaks            | Anthony Rizzo   | \$5,500         | Soft Cleaned chemically prepped                                   |

#### **References:**

**Nautical Pressure Washing:** 

40 Reviews on Google (All 5 star)

**Customer Reviews:** 

#### Chris M.

I needed pressure washing on my eaves, walkway, driveway and garden path stones. It was a significant job. We found Nautical Pressure Washing through Home Advisors. They responded quickly to the request and came to our home the same day to provide a quote. The quote was fair. The team was helpful, professional and thorough. The results exceeded our expectation. We are very happy with and highly recommend Nautical Pressure Washing.

#### Theodora G.

The best pressure washing we have ever had. I called 3 other companies, one guy I spoke with face to face. They never got back to me. Marvin is extremely responsive and he had a great team. He called be back the same day and was here 2 days later! I wish I had taken before pictures! I highly recommend Nautical Pressure washing.

#### Donna G.

Very professional. Explained all work to be done along with timeframe. Would definitely hire them again. The work they did for us was on 7 buildings for condo association.

#### **Buddy's Pressure Washing (Subcontractor to Pasco Pressure Washing)**

24 Reviews on Google (4.6 star average)

#### **Customer Reviews:**

#### Kevin M.

Buddy is known for his excellence in what he does, from his roof cleaning to his flat work. He will take his time to ensure that is customers are 100% happy with the work performed.

#### Steve F.

Buddy is a leader in the pressure washing industry. He has a proven, long standing record of providing excellent service to homeowners commercial properties.

#### Antoine D.

We have been doing business with Buddys Pressure Washing for the past 6 years and we are very satisfied with the services provided as well as their responsiveness.

#### **Superior Peaks:**

61 Reviews on Google (All 5 star)

References:

#### **First In Property Management**

6013 Wesley Grove Blvd. Suite 102, Wesley Chapel, FL

(813) 345-8559

Roof Cleaning

#### **Arbours at Fort King LLC**

12861 Stately Oak St, Dade City, FL 33525

(352) 521-0053

Roof Cleaning

#### **Myrtle Lake Baptist Church**

2017 Reigler Rd, Land O Lakes, FL 34639

(813) 949-5516

Roof Cleaning

#### **Customer Reviews:**

#### Jenny M.

Excellent service and staff. My sales person Anthony not only promised but definitely delivered. A company I can trust. My roof looks amazing, while walking around during the estimate, I mentioned I was ripping off my deck. Anthony said, no need to rip off my deck, he said I can clean it instead of replacing it. I said it was worth a shot. Now it's like new and the painter is needing to come and stain it. Superior peaks for the Win!!!! Definitely a promoter of Superior peaks 5 stars!

#### Chad B.

Superior Peaks made our roof look like new! We are so pleased with how bright and fresh our whole home looks now. Anthony took great care not only with our roof, brick and siding but also with ensuring we had minimal grass and plant loss. They even cleaned and brightened up our sidewalk! Superior peaks truly takes pride in their service delivered, we have already started to tell people about Superior peaks.

#### Stan K.

Outstanding company. Owner and crew did a fantastic job. They were quick, efficient and communicated with us. Quality job. I highly recommend them for roof Cleaning and I also understand they offer a broad range of cleaning services. I would not hesitate for a second hiring them again or referring them to my friends and neighbors.

### **INVOICE**

### **Nautical Pressure Washing**

DATE:12/13/2020

22715 Saint Thomas Circle

Lutz, Fl. 33549

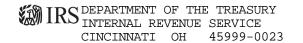
Bill To:

WILDERNESS Lake CDD

12750 Citrus Park Lake suite 115

Tampa FL 33625

| Description   | Price     |
|---|-----------|
| Soft wash Roof cleaning   |           |
| The roofs would be cleaned chemically prep will be provided to each building including tarps and cones in areas where work is in progress. Pressure washing roofs would cause damage to the shingles and roof structure. There will be a four man team and two pressure washing trailers to get project done in 1 to 2 days. The brezzeways as well will be soft cleaned chemically . all plant life will be wet over and over to dilute and splashing from roof down below.  All 4 roofs to be cleaned and breezeways are included in pricing. |           |
| TOTAL   | \$4750.00 |



Date of this notice: 12-15-2017

Employer Identification Number:

82-3713237

Form: SS-4

Number of this notice: CP 575 B

NAUTICAL PRESSURE WASHING MARVIN D WILLIAMS JR MBR 14933 EDGEMERE DR SPRING HILL, FL 34609

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 82-3713237. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065 03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

## Electronic Articles of Organization For Florida Limited Liability Company

L17000250149 FILED 8:00 AM December 06, 2017 Sec. Of State jareyes

## **Article I**

The name of the Limited Liability Company is: NAUTICAL PRESSURE WASHING LLC

### **Article II**

The street address of the principal office of the Limited Liability Company is:

14933 EDGEMERE DR SPRING HILL, FL. 34609

The mailing address of the Limited Liability Company is:

14933 EDGEMERE DR SPRING HILL, FL. 34609

## **Article III**

The name and Florida street address of the registered agent is:

MARVIN D WILLIAMS JR 14933 EDGEMERE DR SPRING HILL, FL. 34609

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MARVIN D WILLIAMS, JR

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: AMBR MARVIN D WILLIAMS JR 14933 EDGEMERE DR SPRING HILL, FL. 34609

Title: AMBR MY B WILLIAMS 14933 EDGEMERE DR SPRING HILL, FL. 34609 L17000250149 FILED 8:00 AM December 06, 2017 Sec. Of State jareyes

## Article V

The effective date for this Limited Liability Company shall be:

01/01/2018

Signature of member or an authorized representative

Electronic Signature: MARVIN D WILLIAMS, JR

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



Department of State / Division of Corporations / Search Records / Search by FEI/EIN Number /

## **Detail by FEI/EIN Number**

Florida Limited Liability Company NAUTICAL PRESSURE WASHING LLC

**Filing Information** 

**Document Number** L17000250149 **FEI/EIN Number** 82-3713237 **Date Filed** 12/06/2017 **Effective Date** 01/01/2018

State FL **Status ACTIVE** 

**Principal Address** 

22715 SAINT THOMAS CIR LUTZ, FL 33549

Changed: 06/26/2020

**Mailing Address** 

22715 SAINT THOMAS CIR

LUTZ, FL 33549

Changed: 06/26/2020

Registered Agent Name & Address

WILLIAMS, MARVIN D, JR 22715 SAINT THOMAS CIR LUTZ, FL 33549

Address Changed: 06/26/2020 Authorized Person(s) Detail

Name & Address

Title AMBR

WILLIAMS, MARVIN D, JR 22715 SAINT THOMAS CIR LUTZ, FL 33549

Title AMBR

WILLIAMS, MY B

22715 SAINT THOMAS CIR

ZZI IO OMINI TITOMAO OM

LUTZ, FL 33549

#### **Annual Reports**

Report Year **Filed Date** 2019 04/24/2019 2020 06/26/2020

#### **Document Images**

| 06/26/2020 ANNUAL REPORT             | View image in PDF format |
|--------------------------------------|--------------------------|
| 04/24/2019 ANNUAL REPORT             | View image in PDF format |
| 12/06/2017 Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations



QUOTE
Wildernesslake CDC

**BILL TO** 

Frank Nolte Wilderness Lake CDD Frank Nolte 12750 Citrus Park Lake Ste 115 Tampa, 33625

7276087766 frank.nolte@cardno.com Estimate Number: 423

Estimate Date: December 17, 2020

Expires On: January 1, 2021

| ITEMS   | QUANTITY | PRICE      | AMOUNT     |
|---|----------|------------|------------|
| 4 Roof /Breezeway cleaning<br>Scope of work: Prepare and water all vegetation prior | 1        | \$4,800.00 | \$4,800.00 |

to starting, Chemically clean all roof areas on four buildings per attachment, including breezeways, and concrete under each breezeways.

**Total:** \$4,800.00

Grand Total (USD): \$4,800.00

**Notes / Terms** 

per email request12/9





### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in liquid found and remont(s).

|             | SUBROGATION IS WAIVED, subject to<br>his certificate does not confer rights to |       |       | •                                | •   | •                  | may require       | an endorsement. A state                             | ment o  | on     |
|-------------|--|-------|-------|----------------------------------|---|--------------------|-------------------|---|---------|--------|
|             | DUCER  |       |       | Tato Holder III lied of oddi     | CONTACT Corola Darker   |                    |                   |   |         |        |
|             | eph D Walters Insurance  |       |       |                                  | NAME: Strain Faixer PHONE (A/C, No, Ext): (800) 878-3808 (A/C, No, Ext): (724) 929-3738 |                    |                   |   |         |        |
|             | 2 Route 51 South   |       |       |                                  | I E-MAIL carab @iveganay.com  |                    |                   |   |         |        |
|             |  |       |       |                                  | ADDRES  | 33                 |                   | ADINO COVEDA OF                                     |         | NAIG # |
| Ros         | straver Township   |       |       | PA 15012                         |   | 01:1: 0 - 1        | curity Ins. Co.   | RDING COVERAGE                                      |         | 24082  |
|             | JRED   |       |       | 177 10012                        | INSURE  |                    | Junty 1110: 00:   |   |         | 21002  |
|             | Buddy's Pressure Washing LLC   |       |       |                                  | INSURE  |                    |                   |   |         |        |
|             | 301 N Wilder Rd Lot 23   |       |       |                                  | INSURE  |                    |                   |   |         |        |
|             | OUT IN WINGEL ING LOT 20   |       |       |                                  | INSURE  |                    |                   |   |         |        |
|             | Plant City   |       |       | FL 33566                         | INSURE  |                    |                   |   |         |        |
|             |  | FIEIC | ATE   | 2/22 2/11                        | INSURE  | RF:                |                   | DEVISION NUMBER.                                    |         |        |
| _           | VERAGES CERTIFY THAT THE POLICIES OF I   |       |       | ITO III DEI TI                   |   | TO THE INSUE       |                   | REVISION NUMBER:                                    | OD      |        |
|             | IDICATED. NOTWITHSTANDING ANY REQUIR   |       |       |                                  |   |                    |                   |   |         |        |
|             | ERTIFICATE MAY BE ISSUED OR MAY PERTA  | ,     |       |                                  |   |                    |                   | UBJECT TO ALL THE TERMS,                            |         |        |
|             | XCLUSIONS AND CONDITIONS OF SUCH PO  | ADDL  | SUBR  |                                  | REDUC   | POLICY FFF         | POLICY EXP        |   |         |        |
| INSR<br>LTR |  | INSD  | WVD   | POLICY NUMBER                    |   | (MM/DD/YYYY)       | (MM/DD/YYYY)      | LIMITS  | 4.00    | 0,000  |
|             |  |       |       |                                  |   |                    |                   | EACH OCCURRENCE DAMAGE TO RENTED                    | 300     |        |
|             | CLAIMS-MADE OCCUR  |       |       |                                  |   |                    |                   | PREMISES (Ea occurrence)                            | \$ 300, |        |
|             |  |       |       | DI/055040000                     |   | 00/40/0000         | 00/40/0004        | MED EXP (Any one person)                            | \$ 15,0 |        |
| Α           |  |       |       | BKS55946860                      |   | 02/19/2020         | 02/19/2021        | PERSONAL & ADV INJURY                               | φ .     | 0,000  |
|             | GEN'L AGGREGATE LIMIT APPLIES PER:   |       |       |                                  |   |                    |                   | GENERAL AGGREGATE                                   | φ .     | 0,000  |
|             | POLICY PRO-  |       |       |                                  |   |                    |                   | PRODUCTS - COMP/OP AGG                              | φ .     | 0,000  |
|             | OTHER:   |       |       |                                  |   |                    |                   |   | \$      |        |
|             | AUTOMOBILE LIABILITY   |       |       |                                  |   |                    |                   | (Ea accident)                                       | \$      |        |
|             | ANY AUTO OWNED SCHEDULED   |       |       |                                  |   |                    |                   | ` ' '   | \$      |        |
|             | AUTOS ONLY AUTOS   |       |       |                                  |   |                    |                   | , , ,   | \$      |        |
|             | HIRED AUTOS ONLY NON-OWNED AUTOS ONLY  |       |       |                                  |   |                    |                   | (Per accident)                                      | \$      |        |
|             |  |       |       |                                  |   |                    |                   |   | \$      |        |
|             | UMBRELLA LIAB OCCUR  |       |       |                                  |   |                    |                   | EACH OCCURRENCE                                     | \$      |        |
|             | EXCESS LIAB CLAIMS-MADE  |       |       |                                  |   |                    |                   | AGGREGATE   | \$      |        |
|             | DED RETENTION \$   |       |       |                                  |   |                    |                   | LDED LOTH   | \$      |        |
|             | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N                              |       |       |                                  |   |                    |                   | PER OTH-<br>STATUTE ER                              |         |        |
|             | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?                      | N/A   |       |                                  |   |                    |                   | E.L. EACH ACCIDENT                                  | \$      |        |
|             | (Mandatory in NH)  If yes, describe under                                      |       |       |                                  |   |                    |                   | E.L. DISEASE - EA EMPLOYEE                          | \$      |        |
|             | DESCRIPTION OF OPERATIONS below  |       |       |                                  |   |                    |                   | E.L. DISEASE - POLICY LIMIT                         | \$      |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
| DES         | CRIPTION OF OPERATIONS / LOCATIONS / VEHICLE                                   | S (AC | ORD 1 | 01, Additional Remarks Schedule, | may be a  | ttached if more sp | pace is required) |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  |   |                    |                   |   |         |        |
| CEI         | RTIFICATE HOLDER   |       |       |                                  | CANC  | ELLATION           |                   |   |         |        |
|             |  |       |       |                                  | CIIO  | III D ANV OF T     | UE ABOVE DE       | CODIDED DOLLOISE DE CAN                             | ^F!!F   | PETODE |
|             |  |       |       |                                  |   |                    |                   | SCRIBED POLICIES BE CAN<br>, NOTICE WILL BE DELIVER |         | BEFORE |
|             | Sentry Management Inc  |       |       |                                  |   |                    |                   | PROVISIONS.   |         |        |
|             | 601 E Oak St, ste C  |       |       |                                  |   |                    |                   |   |         |        |
|             |  |       |       |                                  | AUTHO   | RIZED REPRESEN     |                   |   |         |        |
|             | Kissimmee  |       |       | FL 34744                         |   | ۷,                 | and               | Marke   | _       |        |
| 1           | 1  |       |       |                                  | i   | _                  | ,                 | <del>                                 </del>        | _       |        |



## **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY) 2/1/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                | s certificate does not confer rights to   | the ce                      | tificate                       | e holder in lieu of             | _   | \ /                         |  |  |  |  |
|----------------|---|-----------------------------|--------------------------------|---------------------------------|---|-----------------------------|--|--|--|--|
|                | UCER  |                             |                                |                                 | CONTACT<br>NAME:  | GEICO                       |  |  |  |  |
| GEICC<br>One G | EICO Boulevard  |                             |                                |                                 | PHONE 1-866-509-9444 FAX  |                             |  |  |  |  |
|                | icksburg, VA 22412  |                             |                                |                                 | (A/C, No, Ext): 1-806-303-3444 (A/C, No):  Email Address: R1COMMEND@GEICO.COM |                             |  |  |  |  |
|                |   |                             |                                |                                 | Address:  |                             |  |  |  |  |
|                |   |                             |                                |                                 | INGLIDED  |                             | URER(S) AFFORDI                          | INSURANCE COMPANY                                  | 22063  |  |
| NSUR           | RED   |                             |                                |                                 | INSURER   |                             | r purpoter9                              | INSURANCE CUMPANI                                  | 22003  |  |
| BUDD           | YS PRESSURE WASHING   |                             |                                |                                 | INSURER   | C:                          |  |  |  |  |
|                | COUNTY ROAD 547 N<br>NPORT, FL 33837-8705   |                             |                                |                                 | INSURER   |                             |  |  |  |  |
|                |   |                             |                                |                                 | INSURER   |                             |  |  |  |  |
| OVE            | RAGES C   | ERTIF                       | ICATE                          | NUMBER:                         |   |                             | R  | EVISION NUMBER:                                    | l  |  |
| INE<br>CE      | IS IS TO CERTIFY THAT THE POLICIES<br>DICATED. NOTWITHSTANDING ANY REQ<br>RTIFICATE MAY BE ISSUED OR MAY I<br>CLUSIONS AND CONDITIONS OF SUCH P | UIREMI<br>PERTAI<br>OLICIES | ENT, TI<br>N, THE<br>S. LIMIT: | ERM OR CONDITION INSURANCE AFFO | N OF AN   | Y CONTRACT ( Y THE POLICIE  | OR OTHER DO<br>S DESCRIBED<br>ID CLAIMS. | CUMENT WITH RESPECT TO                             | WHICH THIS                                       |  |
| INSR<br>LTR    | TYPE OF INSURANCE   | ADDL<br>INSD                | SUBR<br>WVD                    | POLICY NUMB                     | ER  | POLICY EFF<br>(MM/DD/YYYY)  | POLICY EXP<br>(MM/DD/YYYY)               | LIMITS   |  |  |
|                | COMMERCIAL GENERAL LIABILITY  |                             |                                |                                 |   | (                           |  | EACH OCCURRENCE                                    | \$   |  |
| j              | CLAIMS-MADE OCCUR   |                             |                                |                                 |   |                             |  | DAMAGE TO RENTED                                   | \$   |  |
| ŀ              | +   |                             |                                |                                 |   |                             |  | PREMISES (Ea occurrence) MED. EXP (Any one person) | \$   |  |
| ŀ              |   |                             |                                |                                 |   |                             |  | PERSONAL & ADV INJURY                              | \$   |  |
|                | GEN'L AGGREGATE LIMIT APPLIES PER:  |                             |                                |                                 |   |                             |  | GENERAL AGGREGATE                                  | \$   |  |
|                | POLICY PRO-<br>JECT LOC   |                             |                                |                                 |   |                             |  | PRODUCTS - COMP/OP AGG.                            | \$   |  |
|                | OTHER   |                             |                                |                                 |   |                             |  |  | \$   |  |
|                | AUTOMOBILE LIABILITY  |                             |                                |                                 |   |                             |  | COMBINED SINGLE LIMIT (Ea accident)                | \$   |  |
| A              | ANY AUTO  |                             |                                | 9100203255 02                   |   | 5/15/2020                   | 5/15/2021                                | BODILY INJURY (Per person)                         | \$ 250,00  |  |
| ŀ              | OWNED X SCHEDULED   | Y                           |                                |                                 |   |                             |  | BODILY INJURY (Per accident)                       | \$ 500,00  |  |
| ŀ              | HIRED NON-OWNED   | ^                           |                                |                                 |   |                             |  | PROPERTY DAMAGE                                    | \$ 50,00   |  |
| ŀ              | AUTOS ONLY AUTOS ONLY   |                             |                                |                                 |   |                             |  | (Per accident)                                     | <del>                                     </del> |  |
| ļ              | 1,1,  |                             |                                |                                 |   |                             |  |  | \$   |  |
|                | UMBRELLA LIAB OCCUR   |                             |                                |                                 |   |                             |  | EACH OCCURRENCE                                    | \$   |  |
|                | EXCESS LIAB CLAIMS-MADE   |                             |                                |                                 |   |                             |  | AGGREGATE  | \$   |  |
|                | DED RETENTION\$   |                             |                                |                                 |   |                             |  |  | \$   |  |
|                | WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY Y / N  |                             |                                |                                 |   |                             |  | PER OTH-<br>STATUTE ER                             |  |  |
|                | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?   | N/A                         |                                |                                 |   |                             |  | E.L. EACH ACCIDENT                                 | \$   |  |
|                | (Mandatory in NH)   |                             |                                |                                 |   |                             |  | E.L. DISEASE - EA EMPLOYEE                         | \$   |  |
|                | If yes, describe under DESCRIPTION OF OPERATIONS below  |                             |                                |                                 |   |                             |  | E.L. DISEASE - POLICY LIMIT                        | \$   |  |
|                |   |                             |                                |                                 |   |                             |  |  |  |  |
|                |   |                             |                                |                                 |   |                             |  |  |  |  |
| DESCR          | I<br>IPTION OF OPERATIONS / LOCATIONS / VEHICLE:  | S (ACOR                     | D 101, A                       | dditional Remarks Sche          | dule, may b   | e attached if more s        | pace is required)                        |  |  |  |
|                | ROLL MANAGEMENT GROUP, L  |                             |                                |                                 |   |                             |  |  |  |  |
|                |   |                             |                                |                                 |   |                             |  |  |  |  |
|                |   |                             |                                |                                 |   |                             |  |  |  |  |
|                |   |                             |                                |                                 |   |                             |  |  |  |  |
| EDT            | TEICATE HOLDED  |                             |                                |                                 |   | ANCELLATION                 | ıl                                       |  |  |  |
|                | <mark>TIFICATE HOLDER</mark><br>ROLL MANAGEMENT GROUP, I  | J.C                         |                                |                                 |   | ANCELLATION HOULD ANY OF    |  | SCRIBED POLICIES BE CANCE                          | LLED BEFORE                                      |  |
| 370            | ROLL MANAGEMENT GROOF, I<br>8 COUNTY ROAD 547 N<br>ENPORT, FL 33837-8705  | יחר                         |                                |                                 | T<br>A  | HE EXPIRATIO<br>CCORDANCE W | N DATE THE                               | REOF, NOTICE WILL BE I                             |  |  |
| JA V I         | TNI OKI, II 33031-0103  |                             |                                |                                 | AUT   | THORIZED REPRESE            |  | 7 ****   |  |  |
|                |   |                             |                                |                                 |   |                             | Ami                                      | rnda Pittma  | n  |  |



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/01/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the noticy/ies) must have ADDITIONAL INSURED provisions or be endorsed

|                      | SUBROGATION IS WAIVED, subject to is certificate does not confer rights to  |                           | terms                      |   | licy, ce                           | rtain policies                |                      |   | ement   | on .     |
|----------------------|---|---------------------------|----------------------------|---|------------------------------------|-------------------------------|----------------------|---|---------|----------|
| PRO                  | DUCER   |                           |                            |   | CONTAC<br>NAME:                    | CT Sarah Par                  | ker                  |   |         |          |
| Jose                 | eph D Walters Insurance   |                           |                            |   | PHONE<br>(A/C, No                  | (800) 87                      | '8-3808              | FAX<br>(A/C, No):   | (724) 9 | 929-3738 |
| 455                  | 2 Route 51 South  |                           |                            |   | E-MAIL ADDRESS: sarah@jwagency.com |                               |                      |   |         |          |
|                      |   |                           |                            |   | ADDICE                             |                               | SURFR(S) AFFOR       | DING COVERAGE   |         | NAIC#    |
| Ros                  | traver Township   |                           |                            | PA 15012  | INSURE                             | Ohi- C                        | urity Ins. Co.       | DING GOVERNOL   |         | 24082    |
| INSU                 | RED   |                           |                            |   | INSURE                             | RB:                           |                      |   |         |          |
|                      | Buddy's Pressure Washing LLC  |                           |                            |   | INSURE                             | RC:                           |                      |   |         |          |
|                      | 301 N Wilder Rd Lot 23  |                           |                            |   | INSURE                             | R D :                         |                      |   |         |          |
|                      |   |                           |                            |   | INSURE                             | RE:                           |                      |   |         |          |
|                      | Plant City  |                           |                            | FL 33566  | INSURE                             | RF:                           |                      |   |         |          |
| CO                   | /ERAGES CER   | TIFIC                     | ATE                        | NUMBER: 2/21-22 Maste   | r                                  |                               |                      | REVISION NUMBER:  |         |          |
| IN<br>CI<br>EX       | IIS IS TO CERTIFY THAT THE POLICIES OF I<br>DICATED. NOTWITHSTANDING ANY REQUI<br>ERTIFICATE MAY BE ISSUED OR MAY PERTA<br>(CLUSIONS AND CONDITIONS OF SUCH PO                                | REME<br>AIN, TI<br>ILICIE | NT, TE<br>HE INS<br>S. LIM | ERM OR CONDITION OF ANY (<br>BURANCE AFFORDED BY THE<br>ITS SHOWN MAY HAVE BEEN | CONTRA<br>E POLIC                  | ACT OR OTHER<br>IES DESCRIBED | DOCUMENT VECTOR IS S | VITH RESPECT TO WHICH T   | HIS     |          |
| INSR<br>LTR          | TYPE OF INSURANCE   | INSD                      | SUBR<br>WVD                | POLICY NUMBER   |                                    | (MM/DD/YYYY)                  | (MM/DD/YYYY)         | LIMIT   |         |          |
|                      | COMMERCIAL GENERAL LIABILITY  |                           |                            |   |                                    |                               |                      | EACH OCCURRENCE DAMAGE TO RENTED                                      | φ .     | 00,000   |
|                      | CLAIMS-MADE X OCCUR   |                           |                            |   |                                    |                               |                      | PREMISES (Ea occurrence)  | \$      | ,000     |
|                      |   |                           |                            | _   |                                    |                               |                      | MED EXP (Any one person)  | \$ 15,0 |          |
| Α                    |   | Υ                         |                            | BKS55946860   |                                    | 02/19/2021                    | 02/19/2022           | PERSONAL & ADV INJURY   | φ .     | 0,000    |
|                      | GEN'L AGGREGATE LIMIT APPLIES PER:  |                           |                            |   |                                    |                               |                      | GENERAL AGGREGATE   | φ .     | 00,000   |
|                      | POLICY PRO- LOC   |                           |                            |   |                                    |                               |                      | PRODUCTS - COMP/OP AGG  | φ .     | 00,000   |
|                      | OTHER:  |                           |                            |   |                                    |                               |                      | Limited Pollution  COMBINED SINGLE LIMITORS                           | \$      |          |
|                      | AUTOMOBILE LIABILITY  |                           |                            |   |                                    |                               |                      | (Ea accident)   | \$      |          |
|                      | ANY AUTO OWNED SCHEDULED  |                           |                            |   |                                    |                               |                      | BODILY INJURY (Per person)  | \$      |          |
|                      | AUTOS ONLY AUTOS HIRED NON-OWNED  |                           |                            |   |                                    |                               |                      | BODILY INJURY (Per accident) PROPERTY DAMAGE                          | \$      |          |
|                      | AUTOS ONLY AUTOS ONLY   |                           |                            |   |                                    |                               |                      | (Per accident)  | \$      |          |
|                      |   |                           |                            |   |                                    |                               |                      |   | \$      |          |
|                      | UMBRELLA LIAB OCCUR   |                           |                            |   |                                    |                               |                      | EACH OCCURRENCE   | \$      |          |
|                      | EXCESS LIAB CLAIMS-MADE   | -                         |                            |   |                                    |                               |                      | AGGREGATE   | \$      |          |
|                      | DED RETENTION \$ WORKERS COMPENSATION   |                           |                            |   |                                    |                               |                      | PER OTH-<br>STATUTE ER  | \$      |          |
|                      | AND EMPLOYERS' LIABILITY Y/N  |                           |                            |   |                                    |                               |                      | <del> </del>  |         |          |
|                      | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?   | N/A                       |                            |   |                                    |                               |                      | E.L. EACH ACCIDENT  | \$      |          |
|                      | (Mandatory in NH)  If yes, describe under   |                           |                            |   |                                    |                               |                      | E.L. DISEASE - EA EMPLOYEE  | \$      |          |
|                      | DÉSCRIPTION OF OPERATIONS below   |                           |                            |   |                                    |                               |                      | E.L. DISEASE - POLICY LIMIT   | \$      |          |
|                      |   |                           |                            |   |                                    |                               |                      |   |         |          |
|                      |   |                           |                            |   |                                    |                               |                      |   |         |          |
| Cari<br>insu<br>by v | CRIPTION OF OPERATIONS / LOCATIONS / VEHICLE roll Management Group, LLC and its affiliate red on the commercial general liability policy ritten contract).  ument-Code 600B4170BDEC0572600180 | s, and                    | d the c                    | lirect and indirect owners and  | advisoi                            | rs of their mana              | ged properties       |   | ed      |          |
|                      | RTIFICATE HOLDER  |                           |                            |   | CANO                               | ELLATION                      |                      |   |         |          |
| CER                  | Carroll Management Group LLC<br>7644 SW Mohawk St #J  | c/o N                     | letVer                     | odor  | SHO<br>THE<br>ACC                  | ULD ANY OF T                  | ATE THEREOF          | SCRIBED POLICIES BE CAN<br>F, NOTICE WILL BE DELIVER<br>7 PROVISIONS. |         | D BEFORE |
|                      | Tualatin  |                           |                            | OR 97062  |                                    | S                             | and                  | Marke   | ~       |          |

## Electronic Articles of Organization For Florida Limited Liability Company

L15000103589 FILED 8:00 AM June 15, 2015 Sec. Of State tscott

## Article I

The name of the Limited Liability Company is: BUDDYS PRESSURE WASHING LLC

## **Article II**

The street address of the principal office of the Limited Liability Company is:

301 N WILDER ROAD LOT 23 PLANT CITY, FL. UN 33566

The mailing address of the Limited Liability Company is:

301 N WILDER ROAD LOT 23 PLANT CITY, FL. UN 33566

## **Article III**

The name and Florida street address of the registered agent is:

DOYLE E ROUP 301 N WILDER ROAD LOT 23 PLANT CITY, FL. 33566

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DOYLE ROUP

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: CEO DOYLE E ROUP 301 N WILDER ROAD LOT 23 PLANT CITY, FL. 33566 UN L15000103589 FILED 8:00 AM June 15, 2015 Sec. Of State tscott

Signature of member or an authorized representative

Electronic Signature: DOYLE ROUP

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

#### 2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L15000103589

Entity Name: BUDDYS PRESSURE WASHING LLC

**Current Principal Place of Business:** 

3708 COUNTY ROAD 547 N DAVENPORT, 33837

**Current Mailing Address:** 

3708 COUNTY ROAD 547 N DAVENPORT, 33837 UN

FEI Number: 46-2475857 Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

HENSON, DARRIAN W 3708 COUNTY ROAD 547 N DAVENPORT, FL 33837 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DARRIAN HENSON 04/28/2020

Electronic Signature of Registered Agent

Date

FILED Apr 28, 2020

**Secretary of State** 

7902441545CC

Authorized Person(s) Detail:

Title CEO

Name HENSON, DARRIAN W

Address 3708 COUNTY ROAD 547 N

City-State-Zip: DAVENPORT 33837

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

Electronic Signature of Signing Authorized Person(s) Detail

CEO

## **ESTIMATE**



#### **Superior Peaks IIc**

Corporate Address 5323 war admiral dr Wesley chapel fl 33544 904-240-2822

BILL TO

Frank Nolte

Wilderness Lake CDD 12750 Citrus Park Lake Suite 115 Tampa, FL 33625 727-608-7766

C/O Frank Nolte

Service address The Lodge at Wilderness Lake Preserve

21320 Wilderness Lake Boulevard Land O' Lakes, Florida 34637

Phone: 813-995-2437

**ESTIMATE** # **ESTIMATE DATE** 

17819

12/24/2020

| QTY | DESCRIPTION  | UNIT PRICE | AMOUNT   |
|-----|--|------------|----------|
| 1   | Soft wash roof cleaning and Breezeway cleaning                                     | 5,500.00   | 5,500.00 |
|     | •  |            |          |
|     | Our Soft Wash Roof Cleaning method lasts 4 to                                      |            |          |
|     | 6 times longer than standard Pressure Washing, and poses zero risk of roof damage. |            |          |
|     | Our Soft Wash Roof Cleaning method achieves  |            |          |
|     | a 100% Kill Ratio on roof algae, mold, mildew                                      |            |          |
|     | and bacteria growth.   |            |          |



Cash, check or credit card

TOTAL

\$5,500.00 USD

Superior peaks will need 3 days to complete this cleaning. Call to schedule and coordinate times .

## Electronic Articles of Organization For Florida Limited Liability Company

L17000171493 FILED 8:00 AM August 11, 2017 Sec. Of State

## **Article I**

The name of the Limited Liability Company is: SUPERIOR PEAKS, LLC

## **Article II**

The street address of the principal office of the Limited Liability Company is:

5323 WAR ADMIRAL DRIVE WESLEY CHAPEL, FL. US 33544

The mailing address of the Limited Liability Company is:

5323 WAR ADMIRAL DRIVE WESLEY CHAPEL, FL. US 33544

## **Article III**

The name and Florida street address of the registered agent is:

INCORP SERVICES INC 17888 67TH COURT NORTH LOXAHATCHEE, FL. 33470

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER SMITH

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR ANTHONY RIZZO SR 5323 WAR ADMIRAL DR WESLEY CHAPEL, FL. 33544 US

Title: MGR STEPHANIE A ROSENBERG MS. 5323 WAR ADMIRAL DR WESLEY CHAPEL, FL. 33544 US L17000171493 FILED 8:00 AM August 11, 2017 Sec. Of State crico

### Article V

The effective date for this Limited Liability Company shall be:

08/14/2017

Signature of member or an authorized representative

Electronic Signature: ANTHONY RIZZO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**TAMPBAY-03** 

**XMIRANDA** 

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/7/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.

| tł           | SUBROGATION IS WAIVED, subjection is certificate does not confer rights to address.   |                     |                        |   | ıch end                   | dorsement(s).               |   | require an endo                                  | orsemen             | t. As | tatement on |
|--------------|---|---------------------|------------------------|---|---------------------------|-----------------------------|---|--|---------------------|-------|-------------|
|              | ian Fernandez Insurance, Inc  |                     |                        |   | CONTA<br>NAME:<br>PHONE   | (012) 0                     | 72 0404                                   |  | FAX                 | (012) | 879-3505    |
| 611          | 5 N Armenia Ave   |                     |                        |   | E-MAIL<br>ADDRE           | o, Ext): (013 <i>)</i> 0    | 7 2-040 1                                 |  | (A/C, No):          | (013) | 679-3303    |
| ıan          | npa, FL 33604   |                     |                        |   | ADDRE                     |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             | • •                                       | DING COVERAGE                                    |                     |       | NAIC #      |
|              | 1000  |                     |                        |   |                           | R A : Westerr               | 1 world ins                               | urance Co  |                     |       |             |
| INSU         | JRED  |                     | _                      |   | INSURE                    |                             |   |  |                     |       |             |
|              | Tampa Bay Pressure Washir<br>12911 N Albany Ave   | ng LL               | _C                     |   | INSURER C:                |                             |   |  |                     |       |             |
|              | Tampa, FL 33612   |                     |                        |   | INSURE                    |                             |   |  |                     |       |             |
|              |   |                     |                        |   | INSURE                    |                             |   |  |                     |       |             |
|              | VED 4 0 E 0   |                     |                        | · NUMBER                                      | INSURE                    | RF:                         |   |  | IDED                |       |             |
| T<br>IN<br>C | VERAGES CER' HIS IS TO CERTIFY THAT THE POLICIE NDICATED. NOTWITHSTANDING ANY RI ERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH I | S OI<br>EQUI<br>PER | F INS<br>REME<br>TAIN, | ENT, TERM OR CONDITION<br>THE INSURANCE AFFOR | DED B                     | ANY CONTRAC<br>Y THE POLICI | TO THE INSUF<br>CT OR OTHER<br>ES DESCRIB | DOCUMENT WIT                                     | /E FOR T<br>H RESPE | CT TC | WHICH THIS  |
| INSR<br>LTR  | TYPE OF INSURANCE   | ADDL<br>INSD        | SUBR<br>WVD            | POLICY NUMBER                                 |                           | POLICY EFF<br>(MM/DD/YYYY)  | POLICY EXP<br>(MM/DD/YYYY)                |  | LIMIT               | s     |             |
| Α            | X COMMERCIAL GENERAL LIABILITY  |                     |                        |   |                           |                             |   | EACH OCCURRENC                                   | E                   | \$    | 1,000,000   |
|              | CLAIMS-MADE X OCCUR   |                     |                        | NPP1553889                                    |                           | 8/7/2020                    | 8/7/2021                                  | DAMAGE TO RENTE<br>PREMISES (Ea occu             | ED<br>(rrence)      | \$    | 100,000     |
|              |   |                     |                        |   |                           |                             |   | MED EXP (Any one                                 |                     | \$    | 5,000       |
|              |   |                     |                        |   |                           |                             |   | PERSONAL & ADV I                                 | NJURY               | \$    | 1,000,000   |
|              | GEN'L AGGREGATE LIMIT APPLIES PER:  |                     |                        |   |                           |                             |   | GENERAL AGGREG                                   | ATE                 | \$    | 2,000,000   |
|              | X POLICY PRO-<br>JECT LOC   |                     |                        |   |                           |                             |   | PRODUCTS - COMP                                  | OP AGG              | \$    | 1,000,000   |
|              | OTHER:  |                     |                        |   |                           |                             |   |  |                     | \$    |             |
|              | AUTOMOBILE LIABILITY  |                     |                        |   |                           |                             |   | COMBINED SINGLE (Ea accident)                    | LIMIT               | \$    |             |
|              | ANY AUTO  |                     |                        |   |                           |                             |   | BODILY INJURY (Pe                                | r person)           | \$    |             |
|              | OWNED AUTOS ONLY SCHEDULED AUTOS  |                     |                        |   |                           |                             |   | BODILY INJURY (Pe                                | r accident)         | \$    |             |
|              | HIRED AUTOS ONLY NON-OWNED AUTOS ONLY   |                     |                        |   |                           |                             |   | PROPERTY DAMAG<br>(Per accident)                 | E                   | \$    |             |
|              |   |                     |                        |   |                           |                             |   |  |                     | \$    |             |
|              | UMBRELLA LIAB OCCUR   |                     |                        |   |                           |                             |   | EACH OCCURRENCE                                  | E                   | \$    |             |
|              | EXCESS LIAB CLAIMS-MADE   |                     |                        |   |                           |                             |   | AGGREGATE  |                     | \$    |             |
|              | DED RETENTION \$  |                     |                        |   |                           |                             |   | PER  | OTH-                | \$    |             |
|              | WORKERS COMPENSATION<br>AND EMPLOYERS' LIABILITY  |                     |                        |   |                           |                             |   | PER<br>STATUTE                                   | OTH-<br>ER          |       |             |
|              |   | N/A                 |                        |   |                           |                             |   | E.L. EACH ACCIDEN                                |                     | \$    |             |
|              | (Mandatory in NH)  If yes, describe under   |                     |                        |   |                           |                             |   | E.L. DISEASE - EA E                              |                     |       |             |
|              | DÉSÉRIPTION OF OPERATIONS below   |                     |                        |   |                           |                             |   | E.L. DISEASE - POL                               | ICY LIMIT           | \$    |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
| DEC          | CRIPTION OF OPERATIONS / LOCATIONS / VEHICL   | E9 //               | ACOB!                  | 101 Additional Remarks School                 | ilo may b                 | o attached if ma-           | o enaco lo rocul                          | od)  |                     |       |             |
| סבט          | ON HON OF OFERATIONS / LOCATIONS / VEHICL   | .LJ (F              | JOURL                  | , ivi, Additional Remarks Schedu              | ne, may E                 | e attacheu ii mor           | e space is requir                         | eu)  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
|              |   |                     |                        |   |                           |                             |   |  |                     |       |             |
| ÇE           | RTIFICATE HOLDER  |                     |                        |   | CANO                      | CELLATION                   |   |  |                     |       |             |
|              | Citrus Spark LLC and RPM R<br>Agent   |                     |                        | nagement LLC as its                           | THE                       | EXPIRATION                  | N DATE TH                                 | ESCRIBED POLIC<br>EREOF, NOTICE<br>Y PROVISIONS. |                     |       |             |
|              | 14502 N. Dale Mabry Hwy Su<br>Tampa, FL 33618   | ne 3                | აა                     |   | AUTHORIZED REPRESENTATIVE |                             |   |  |                     |       |             |

#### 2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000171493

Entity Name: SUPERIOR PEAKS, LLC

**Current Principal Place of Business:** 

5323 WAR ADMIRAL DRIVE WESLEY CHAPEL. FL 33544

**Current Mailing Address:** 

5323 WAR ADMIRAL DR

WESLEY CHAPEL. FL 33544 US

FEI Number: 82-2450780 Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SMITH, PETER C II 17888 67TH COURT NORTH LOXAHATCHEE, FL 33470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: PETER SMITH 05/14/2020

Electronic Signature of Registered Agent

Authorized Person(s) Detail:

Title **OWNER** 

Name ROSENBERG, STEPHANIE A MS.

Address 5323 WAR ADMIRAL DR

City-State-Zip: WESLEY CHAPEL FL 33544

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHANIE ROSENBERG

Electronic Signature of Signing Authorized Person(s) Detail

**OWNER** 

05/14/2020

**FILED** May 14, 2020

**Secretary of State** 

9891332863CC

Date

Date



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## **Detail by Entity Name**

Florida Limited Liability Company SUPERIOR PEAKS, LLC

#### **Filing Information**

 Document Number
 L17000171493

 FEI/EIN Number
 82-2450780

 Date Filed
 08/11/2017

 Effective Date
 08/14/2017

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 10/12/2018

**Principal Address** 

5323 WAR ADMIRAL DRIVE WESLEY CHAPEL, FL 33544

**Mailing Address** 

5323 war admiral dr wesley chapel, FL 33544

Changed: 05/14/2020

**Registered Agent Name & Address** 

Smith, Peter C, II

17888 67TH COURT NORTH LOXAHATCHEE, FL 33470

Name Changed: 05/14/2020 <u>Authorized Person(s) Detail</u>

Name & Address

Title Owner

ROSENBERG, STEPHANIE A, MS. 5323 WAR ADMIRAL DR WESLEY CHAPEL, FL 33544

#### **Annual Reports**

Report Year Filed Date
2018 10/12/2018

|                                     | 0.0                        |
|-------------------------------------|----------------------------|
| 2019 05/02/2                        | 019                        |
| 2020 05/14/2                        | 020                        |
|                                     |                            |
| Document Images                     |                            |
|                                     |                            |
| 05/14/2020 ANNUAL REPORT            | View image in PDF format   |
| 05/02/2019 ANNUAL REPORT            | View image in PDF format   |
| 10/12/2018 REINSTATEMENT            | View image in PDF format   |
| 08/11/2017 Florida Limited Liabilit | y View image in PDF format |
|                                     |                            |
|                                     |                            |
|                                     |                            |

Florida Department of State, Division of Corporations

## Tab 5



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

#### March 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, Wine Sampling Under the Stars, Adult Art Class, Tie Dye Day, Taco Tuesday, Leprechaun Safari, Bubble Mania, Drive-In Movie Night, and several resident events.
- Repaired two landscape lights.
- Repaired the center support beam on the boat house.
- Repainted the fence line at the end of Grasmere Drive.
- Repainted one trash receptacle at the Whispering Wind/Citrus Blossom Park.
- Installed swings at all of the playgrounds.
- Repainted the Osprey Point monument.
- Repaired and painted the fence line between the Tennis Courts and Nature's Ridge.
- Installed one replacement observation area canopy on the Tennis Courts. The 2<sup>nd</sup> canopy is on order.
- Pressure washed the Lodge campus sidewalks.
- Repaired several poolside pavers.
- Assembled and set up seven poolside lounge chaise chairs.
- Began training the new Maintenance Team member.
- Assisted with the reprogramming of the surveillance camera system.
- Installed a new dog waste station at Cormorant Cove Dock.
- Cleaned the Whispering Wind/Citrus Blossom picket fence.
- Repainted several windowsills.
- Repaired the fence bordering the outbound lane of WL Blvd.
- Repaired two toilet seats in the Women's Locker Room.
- Installed several surveillance cameras.
- Painted the Garden Swing frame at the Oakhurst/Woodsmere Park.
- Assisted with the cleanup in several conservation areas.
- Assisted in closing off a broken water line in the Activities Center.
- Removed and distributed the soil left over from the installation of the new pump and well.
- Repainted several dog waste stations.
- 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.

#### 4th Quarter 2020/2021 Projected Projects

- Consider updating the 4 entryway monuments.
  - o Romaner Graphics Proposal and renderings submitted for review.
  - o Premier Signs Proposal and rendering forthcoming.
  - Signs Insight Proposal and rendering forthcoming.

#### **Landscape Lighting**

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



#### **ACPLM**

• Thursday, March 11 & Friday, March 12, completed the roadway paver repairs at the front entrance of the community.

#### **Advanced Recreational Concepts**

• Tuesday, March 23, contacted the manufacturer of the Lodge playground to replace the plexiglass observation panel, due to vandalism.

#### A Total Solution, Inc.

- Thursday, March 11, performed the Semi-annual Life Support Sprinkler and Equipment Inspection. Inspection results: Passed
- Friday, March 26, assisted the Lodge Manager with upgrading, networking, and reprogramming the back entrance surveillance cameras, due to the required upgrades performed by Frontier.
- Preparing a proposal to add a surveillance camera near the Lodge playground.

#### **Bravo Fence**

• Thursday, March 11, coordinated the fence repair with the homeowner on Cardinalwood Lane.

#### **Cool Coast Heating & Cooling**

- Friday, March 19, replaced the Coil and TXV unit on the Nature Center AC unit.
- Saturday, March 27, added refrigerant and reset the TXV unit on the Nature Center AC unit. The Compressor may need to be replaced at a later date.

#### **Fitness Logic**

- Monday, March 1, adjusted the barbell hooks on the Nautilus Smith Machine.
- Monday, March 15, performed the monthly maintenance: tested and cleaned all the equipment. Made the necessary adjustments.
- Friday, March 19, installed the reupholstered back pad on the Leg Press.

#### **Frontier**

• Friday, March 26, upgraded the modem and changed the IP address that is associated with the back entrance surveillance cameras.

#### **Ideal Network Solutions**

- Friday, March 12, assessed the sound system in the Activities Center to allow for global broadcasting from the Polycom conferencing system, and assessed the Assistant Manager's office for installation of networking, internet, and a phone line.
- Saturday, March 20, completed the network Sonicwall firmware update.



#### **PSA**

• Thursday, March 11, conducted the monthly Landscape Inspection.

#### **RedTree Landscape Systems**

- Thursday, March 11, present during the monthly Landscape Inspection.
- Responded to several irrigation issues throughout the community. (Night Heron Drive, Pine Knot Lane, and Americus Lane)
- Installed an incorrect type of playground mulch, as the contracted vendor is unable to supply ADA mulch. (The Lodge Manager is in the process of securing ADA mulch proposals from 3<sup>rd</sup> party vendors.)

#### **Romaner Graphics**

- Tuesday, March 2, installed a new screen door in the Nature Center Classroom and added new adhesive door decals to the newly painted entryway doors.
- Tuesday, March 16, repaired several articulated signs in the community. (Crane, Deer, Turtle, and Turkey signs)
- Wednesday, March 24, completed the repair on the stucco around the upper window dormer of the Activities Center. The stucco was compromised, due to wildlife nesting. (The nest was abandoned before the repair commenced.)
- Thursday, March 25, completed the installation of the Oakhurst/Woodsmere Garden swing. Also assisted with an emergency door repair, due to a mishap with a RedTree mower.

#### **Site Masters**

• Tuesday, March 9, made additional adjustments to the pavers between the Fitness Center and Lodge.

#### Sir Speedy

• Completed the April newsletter.

#### Wildlife Trapper

• To date, removed 8 hogs from the Deerfield's, and added additional traps in the corridor between Ambleside Drive and Deer Path Lane.

#### **Tropicare Termite and Pest Control**

Friday, March 12, performed the quarterly indoor/outdoor pest control treatment.



#### Pasco Sheriff's Special Detail Report on Citations & Warnings

- 2/24 Conducted patrols of the community and amenities. No infractions to report.
- 2/26 Conducted multiple foot patrols around the Lodge and patrolled the community.
- 2/27 Patrolled the community and amenities without incident.
- 3/5 Observed two teens making their way towards the pool after hours, made contact with the teens, one admitted to sneaking out of the house, contacted the parents, and advised the parents of the violation.
- 3/6 Conducted hourly foot patrols of the amenities and patrolled the community. No incidents to report.
- 3/10 Patrolled the community, parks, docks, and amenities without incident.
- 3/12 Conducted hourly patrols of the community, clubhouse, pools, and Jacuzzi.
- 3/13 Provided traffic control throughout the community and security patrol around the Lodge.
- 3/16 Conducted hourly patrols of the community and Lodge. No incidents to report.
- 3/17 Issued 4 illegal parking warnings, encountered 3 residents entering the pool area after hours, advised them of the hours of operation, and they left without incident.
- 3/20 Conducted routine patrols of the Lodge and community.
- 3/24 Performed hourly patrols of the community and Lodge.
- 3/26 Conducted routine patrols without incident.
- 3/27 Conducted hourly foot patrols of the Lodge and routine patrols of the community. No illegal parking issues to report.

#### **Playground Equipment & Dock Safety Checks**

- 2/24 Replaced a bolt on the Lodge swing set.
- 3/9 Minor adjustments to bolts on all play equipment.
- 3/17 Replaced a swing on the Lodge swing set.
- 3/25 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.

- 3/1 Lodge Event Playground
- 3/1 ARC Mtg. A/C
- 3/1 Resident Event Theatre
- 3/1 Girl Scouts Classroom
- 3/3 CDD Mtg. A/C
- 3/3 Resident Event Theatre
- 3/3 Lodge Event Lodge Parking Lot
- 3/4 Boy Scouts Classroom
- 3/6 Lodge Event Courtyard & A/C
- 3/7 Private Event A/C
- 3/7 Private Event Classroom



- 3/8 Lodge Event Playground
- 3/8 Resident Event Theatre
- 3/8 Girl Scouts Classroom
- 3/8 Resident Event A/C & Classroom
- 3/9 Girl Scouts Classroom
- 3/10 Resident Event Theatre
- 3/11 Boy Scouts Classroom
- 3/13 Lodge Event A/C
- 3/13 Lodge Event Lodge Parking Lot
- 3/15 Lodge Event Playground
- 3/15 Lodge Event Courtyard
- 3/15 Resident Event Theatre
- 3/15 ARC Mtg. A/C
- 3/16 Lodge Event Courtyard
- 3/17 Lodge Event Lodge Campus
- 3/17 Resident Event Theatre
- 3/18 Lodge Event Courtyard
- 3/19 Lodge Event Lodge Parking Lot
- 3/22 Lodge Event Playground
- 3/22 Resident Event A/C
- 3/22 Girl Scouts Classroom
- 3/22 Resident Event Theatre
- 3/22 Resident Event A/C & Classroom
- 3/23 HOA Mtg. A/C
- 3/26 Lodge Event Lodge Parking Lot
- 3/27 Private Event A/C
- 3/28 Private Event Classroom
- 3/29 Lodge Event Playground
- 3/29 Resident Event Theatre
- 3/29 ARC Mtg. A/C
- 3/31 Resident Event Theatre

#### **Upcoming Events**

#### > April

- o Saturday, April 3 Spring Picnic & Egg Hunts
- o Saturday, April 10 Community Garage Sale
- o Saturday, April 10 Kids' & Adult Art Class
- o Friday, April 16 Family Movie Night
- o Saturday, April 17 Grill & Chill



- Tuesday, April 27 Charm City Eats Food Truck
- o Friday, April 30 Bacon Boss Food Truck

#### > May

- o 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
- o Friday, May 21 Bacon Boss Food Truck
- o Monday, May 31 BBQ

#### **Board of Supervisors' Requests**

#### Poolside Snack Bar and Order to Go Plan

- Snack Bar options for 2022 spring and summer are in the planning stages.
- Summer 2021 Order to Go Plan is underway with the scheduling of food trucks and staff/volunteer groups manning of the grill. Ready-made items will also be available for purchase. Items to include pizzas, corndogs, select sandwiches, fruit and salad bowls, and refreshing non-alcoholic beverages. **The purchase of specialty carts may be required.**

#### **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.

#### **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.



## Radar Speed Sign #1 located on Wilderness Lake Blvd. 2/17/2021 – 3/18/2021 Radar Results

|           |               | 2021 – 3/18/2021 | Radai Results |          | % of      |
|-----------|---------------|------------------|---------------|----------|-----------|
|           |               |                  |               | Average  | Violators |
|           |               | # of Violators   | Peak Speed    | Speed of | for the   |
| Date:     | # of Vehicles | 21mph & up       | of the Day    | the Day  | Day       |
| 2/17/2021 | 777           | 444              | 40            | 21.42    | 57.14     |
| 2/18/2021 | 1151          | 691              | 38            | 21.56    | 60.03     |
| 2/19/2021 | 1278          | 617              | 37            | 20.49    | 48.28     |
| 2/20/2021 | 1293          | 733              | 41            | 21.18    | 56.69     |
| 2/21/2021 | 1134          | 648              | 40            | 21.27    | 57.14     |
| 2/22/2021 | 685           | 393              | 39            | 21.20    | 57.37     |
| 2/23/2021 | 1104          | 632              | 39            | 21.20    | 57.25     |
| 2/24/2021 | 1369          | 752              | 43            | 21.06    | 54.93     |
| 2/25/2021 | 1246          | 671              | 40            | 21.05    | 53.85     |
| 2/26/2021 | 1406          | 697              | 43            | 20.82    | 49.57     |
| 2/27/2021 | 1247          | 707              | 38            | 21.14    | 56.70     |
| 2/28/2021 | 658           | 378              | 46            | 21.31    | 57.45     |
| 3/1/2021  | 1284          | 723              | 38            | 21.11    | 56.31     |
| 3/2/2021  | 1287          | 686              | 37            | 20.85    | 53.30     |
| 3/3/2021  | 1324          | 688              | 41            | 20.68    | 51.96     |
| 3/4/2021  | 1332          | 750              | 40            | 21.11    | 56.31     |
| 3/5/2021  | 1360          | 819              | 37            | 21.39    | 60.22     |
| 3/6/2021  | 888           | 531              | 38            | 21.38    | 59.80     |
| 3/7/2021  | 1066          | 660              | 40            | 21.62    | 61.91     |
| 3/8/2021  | 1237          | 685              | 51            | 21.16    | 55.38     |
| 3/9/2021  | 1258          | 706              | 40            | 21.03    | 56.12     |
| 3/10/2021 | 1235          | 697              | 40            | 21.09    | 56.44     |
| 3/11/2021 | 1229          | 682              | 47            | 21.11    | 55.49     |
| 3/12/2021 | 1311          | 668              | 61            | 20.88    | 50.95     |
| 3/13/2021 | 1122          | 650              | 39            | 21.35    | 57.93     |
| 3/14/2021 | 1019          | 618              | 42            | 21.68    | 60.65     |
| 3/15/2021 | 1054          | 637              | 45            | 21.54    | 60.44     |
| 3/16/2021 | 1128          | 661              | 39            | 21.22    | 58.60     |
| 3/17/2021 | 1130          | 700              | 41            | 21.63    | 61.95     |
| 3/18/2021 | 1116          | 627              | 55            | 21.34    | 56.18     |
| Totals:   | 34728         | 19551            | Avg. 41.8     | 21.17    | 56.30     |
|           |               |                  | High 61       |          |           |



## Radar Speed Sign #2 located on Night Heron Drive 2/19/2021 - 3/19/2021 Radar Results

|           |               |                |            |          | % of      |
|-----------|---------------|----------------|------------|----------|-----------|
|           |               |                |            | Average  | Violators |
|           |               | # of Violators | Peak Speed | Speed of | for the   |
| Date:     | # of Vehicles | 21mph & up     | of the Day | the Day  | Day       |
| 2/19/2021 | 1041          | 295            | 34         | 18.50    | 28.34     |
| 2/20/2021 | 948           | 297            | 34         | 19.04    | 31.33     |
| 2/21/2021 | 849           | 296            | 43         | 19.23    | 34.86     |
| 2/22/2021 | 984           | 324            | 69         | 19.21    | 32.93     |
| 2/23/2021 | 878           | 313            | 43         | 19.43    | 35.65     |
| 2/24/2021 | 1045          | 357            | 45         | 19.31    | 34.16     |
| 2/25/2021 | 992           | 329            | 38         | 19.18    | 33.17     |
| 2/26/2021 | 1100          | 381            | 42         | 19.20    | 34.64     |
| 2/27/2021 | 110           | 35             | 33         | 18.96    | 31.82     |
| 2/28/2021 | 371           | 128            | 34         | 19.13    | 34.50     |
| 3/1/2021  | 1036          | 299            | 40         | 18.96    | 28.86     |
| 3/2/2021  | 1057          | 333            | 39         | 17.43    | 31.50     |
| 3/3/2021  | 1025          | 301            | 38         | 18.85    | 29.37     |
| 3/4/2021  | 461           | 180            | 34         | 19.28    | 39.05     |
| 3/5/2021  | 721           | 238            | 39         | 19.24    | 33.01     |
| 3/6/2021  | 909           | 308            | 43         | 19.22    | 33.88     |
| 3/7/2021  | 859           | 284            | 36         | 19.07    | 33.06     |
| 3/8/2021  | 989           | 318            | 39         | 19.12    | 32.15     |
| 3/9/2021  | 722           | 250            | 54         | 19.13    | 34.63     |
| 3/10/2021 | 844           | 287            | 35         | 19.41    | 34.00     |
| 3/11/2021 | 1041          | 348            | 37         | 19.29    | 33.43     |
| 3/12/2021 | 1124          | 358            | 33         | 19.14    | 31.85     |
| 3/13/2021 | 911           | 331            | 39         | 19.46    | 36.33     |
| 3/14/2021 | 812           | 300            | 45         | 19.53    | 36.95     |
| 3/15/2021 | 897           | 335            | 35         | 19.45    | 37.35     |
| 3/16/2021 | 956           | 342            | 38         | 19.21    | 35.77     |
| 3/17/2021 | 566           | 207            | 38         | 19.39    | 36.57     |
| 3/18/2021 | 583           | 184            | 38         | 19.15    | 31.56     |
| 3/19/2021 | 908           | 289            | 45         | 19.14    | 31.83     |
| Totals:   | 24739         | 8247           | Avg. 40    | 19.11    | 33.34     |
|           |               | 5277           | High 69    |          | 35.51     |

## **Event's Summary Report 10/2020 - 3/2021**

2020/2021 Yearly

| Events                         | Event Budget | Attendance | Sponsorship | Expenses   | Revenue  | Profit/Loss  | Budget \$30,000 |
|--------------------------------|--------------|------------|-------------|------------|----------|--------------|-----------------|
| Community Fall Garage Sale     | Lvent Baaget | Attendance | Оронзогзир  | LAPENSES   | Revenue  | 110110/2033  | Baager 400,000  |
| 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           |              |            |             |            |          |              |                 |
| 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 |          | ·       |            | \$26,359.62 |
| Kid's Art Class 1/9/2021           | \$0   | 0  | \$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 |          |         |            | \$25,458.44 |
| Badminton Bash 2/14/2021           | \$0   | 0  | \$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 |          |         | (\$353.48) | \$24,944.96 |
| Kid's Art Class 3/13/2021          | \$0   | 0  | \$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  | ·       | (\$68.18)  | \$24,530.25 |
| Bubble Mania 3/18/2021             | \$100 | 25 | \$0.00 | \$83.72  | \$0.00  | (\$83.72)  | \$24,446.53 |
| Drove-In Movie Night 3/19/2021     |       |    |        |          |         |            |             |
| Credit on file from January.       | \$770 | 27 | \$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 |

| Totals:    | \$8,945 | \$555.00 | \$5,553,47 | \$1.711.67 | (\$3.674.62) | \$24,446.53    |
|------------|---------|----------|------------|------------|--------------|----------------|
| 1 0 101.01 | Ψ0,0.0  | 4000.00  | 40,000     | Ψ.,        | (40,0: ::0=) | Ψ= :, : : σ:σσ |

Events highlighted in yellow were canceled due to COVID-19

## **General Events Supplies**

| Linens - Laundry Service        |  | \$33.00    |  | \$24,413.53 |
|---------------------------------|--|------------|--|-------------|
| CDD meetings                    |  | \$0.00     |  | \$24,413.53 |
| Storage unit, storage supplies, |  |            |  |             |
| electronic communication        |  |            |  |             |
| program, movie license, and     |  |            |  |             |
| props                           |  | \$1,481.77 |  | \$22,931.76 |
| Misc. items                     |  | \$0.00     |  | \$22,931.76 |
| Totals:                         |  | \$1,514.77 |  | \$22,931.76 |

<sup>\*</sup> 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 6



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      |
|   |                         |
| Than  | k You: Romaner Graphics |







# Tab 7

# ${\bf Florida\ Reserve\ Study\ and\ Appraisal, Inc.}$

12407 N.Florida Avenue Tampa, FL 33612 Phone: 813.932.1588 Fax: 813.388.4189

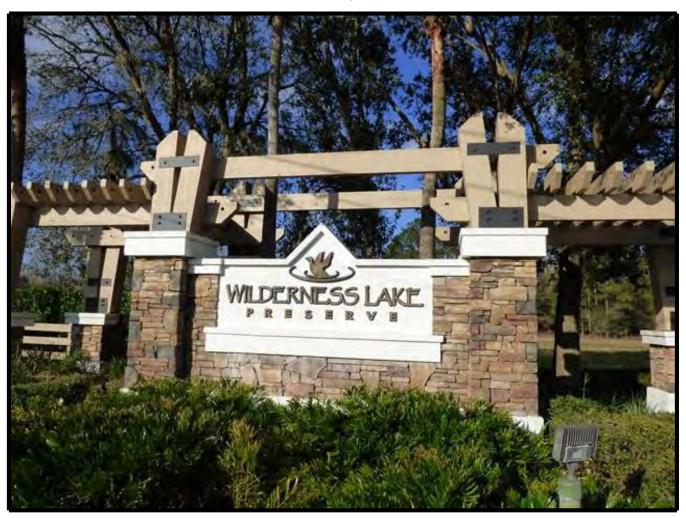
www.reservestudyfl.com

# **Funding Reserve Analysis**

for

# **Preserve at Wilderness Lake CDD**

March 9, 2021



# **Funding Reserve Analysis**

for

# **Preserve at Wilderness Lake CDD**

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# 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 <sup>1</sup> | \$ 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            |

<sup>&</sup>lt;sup>1</sup> 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<br>Calendar<br>Year | Owner Total<br>Annual<br>Assessment | District Annual<br>Reserve<br>Assessment | Proposed Reserve<br>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                |

<sup>\*</sup> 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



Basketball Court



Tennis Courts



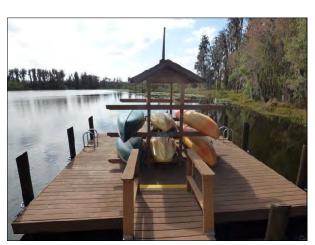
Tennis Court Fencing



Tennis Court Lights



Dock



Dock



Amenity Access System



Amenity Camera System



Typical Well



**Entry Monuments** 



Entry Monuments



Interior Monuments



Sidewalks



Community Split Rail Fencing



Stormwater Drainage



Pond



Pond Berm



Shrubs



Sod



Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



Pool Equipment



Pool Equipment Housing Boxes



Amenity Pavers



Pool Pavers



Pool Fencing



Pool Heaters



Splash Pad



Spa



Pool Coping Stone



Pool Pergolas



Activity Center Front View



Activity Center Rear View



Activity Center Interior



Activity Center Kitchen



Activity Center HVAC



Activity Center Restroom



Fitness Center



Fitness Center



Fitness Center Aerobics Area



Fitness Center Equipment Area



Fitness Center HVAC



Fitness Center Locker Room



Fitness Center Sauna



Lodge



Lodge



Lodge Interior



Lodge Interior



Lodge Interior



Lodge HVAC



Lodge Restroom



Nature Center



Nature Center



Nature Center Interior



Nature Center Interior



Nature Center HVAC



Nature Center Restroom



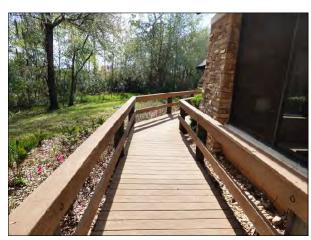
Nature Center Theater



Nature Center Theater



Nature Center Lanai



Nature Center Walkway



Ranger Station



Ranger Station HVAC



Amenity Center Playground



Amenity Center Swingset



Whispering Wind Park



Whispering Wind Play Structure



Whispering Wind Vinyl Picket Fence



Stoneleigh Park



Stoneleigh Play Structure



Night Heron Play Structure



Night Heron Vinyl Picket Fencing



Night Heron Horizontal Ladder



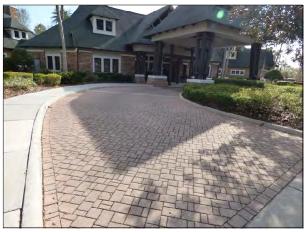
Night Heron Pavilion



Park Benches



Amenity Center Parking Lot



Amenity Center Parking Lot Pavers

# Preserve at Wilderness Lake CDD Reserve Study Expense Item Summary

| Reserve Items  | Current<br>Cost When<br>New | Estimated<br>Remaining Life | Expected<br>Life When<br>New | First Replacement Cost | Repeating Item? |
|--|-----------------------------|-----------------------------|------------------------------|------------------------|-----------------|
|  | A                           | menity Center Gro           | ounds                        |                        |                 |
| Basketball Court Color<br>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<br>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<br>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<br>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<br>Buildings Repair<br>Allowance | \$ 7,500                    | 2 Years                     | 8 Years                      | \$ 8,084               | Yes             |
| Access System  | \$ 10,800                   | 5 Years                     | 12 Years                     | \$ 12,546              | Yes             |
| Community Security<br>System 30 Cameras                  | \$ 35,000                   | 4 Years                     | 10 Years                     | \$ 39,655              | Yes             |
| Outdoor Furniture on<br>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<br>System Upgrades             | \$ 129,600                  | 5 Years                     | 10 Years                     | \$ 150,550             | Yes             |
| Front and Rear Entry<br>Monument Signs<br>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<br>Wooden Fencing                   | \$ 32,400                   | 1 Years                     | 15 Year                      | \$ 34,059              | Yes             |
| Stormwater Drainage<br>Repair Allowance                  | \$ 89,400                   | 5 Years                     | 10 Years                     | \$ 103,852             | Yes             |

| Reserve Items                        | Current<br>Cost When<br>New | Estimated<br>Remaining Life | Expected<br>Life When<br>New | First Replacement Cost | Repeating Item? |
|--------------------------------------|-----------------------------|-----------------------------|------------------------------|------------------------|-----------------|
| Pond Banks Erosion<br>Control        | \$ 65,300                   | 3 Years                     | 10 Years                     | \$ 72,160              | Yes             |
| Entry Pergola Repair<br>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<br>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<br>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<br>Boxes      | \$ 37,000                   | 7 Years                     | 25 Years                     | \$ 45,183              | Yes             |
| Pools and Spa Coping<br>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<br>Modernization | \$ 6,500                    | 7 Years                     | 25 Years                     | \$ 7,937               | Yes             |
| Inside Furniture                     | \$ 12,200                   | 5 Years                     | 20 Years                     | \$ 14,172              | Yes             |

| Reserve Items                        | Current<br>Cost When<br>New | Estimated<br>Remaining Life | Expected<br>Life When<br>New | First<br>Replacement<br>Cost | Repeating<br>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<br>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<br>Modernization | \$ 11,900                   | 7 Years                     | 25 Years                     | \$ 14,532                    | Yes                |
| Locker Room<br>Refurbishment         | \$ 86,000                   | 4 Years                     | 20 Years                     | \$ 97,438                    | Yes                |
| Sauna Electronics and<br>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<br>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<br>Cost When<br>New | Estimated<br>Remaining Life | Expected<br>Life When<br>New | First<br>Replacement<br>Cost | Repeating Item? |
|---|-----------------------------|-----------------------------|------------------------------|------------------------------|-----------------|
| Life Safety Systems<br>Modernization        | \$ 7,000                    | 7 Years                     | 25 Years                     | \$ 8,548                     | Yes             |
| Lodge Furniture<br>Replacement Phase 1      | \$ 9,200                    | 8 Years                     | 15 Years                     | \$ 11,519                    | Yes             |
| Lodge Furniture<br>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<br>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<br>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<br>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             |
|   | -                           | Playgrounds                 | •                            | -                            | •               |
| Amenity Center<br>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<br>Cost When<br>New | Estimated<br>Remaining Life | Expected<br>Life When<br>New | First<br>Replacement<br>Cost | Repeating Item? |
|--|-----------------------------|-----------------------------|------------------------------|------------------------------|-----------------|
| Whispering Wind<br>Playground Play Structure       | \$ 16,200                   | 0 Years                     | 15 Years                     | \$ 16,610                    | Yes             |
| Whispering Wind Vinyl<br>Picket Fence 4'           | \$ 8,856                    | 7 Years                     | 25 Years                     | \$ 10,814                    | Yes             |
| Whispering Wind Vinyl<br>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<br>Play Structure            | \$ 27,000                   | 1 Years                     | 15 Year                      | \$ 28,383                    | Yes             |
| Night Heron Playground<br>Play Structure           | \$ 21,500                   | 1 Years                     | 15 Year                      | \$ 22,601                    | Yes             |
| Night Heron Picket Vinyl<br>Fencing                | \$ 1,980                    | 24 Years                    | 25 Years                     | \$ 3,697                     | Yes             |
| Night Heron Horizontal<br>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<br>Lot Sealcoat             | \$ 9,002                    | 0 Years                     | 5 Years                      | \$ 9,230                     | No              |
| Amenity Center Parking<br>Lot Pavers               | \$ 21,021                   | 7 Years                     | 25 Years                     | \$ 25,669                    | Yes             |

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,048,941

# Preserve at Wilderness Lake CDD Reserve Study Expense Item Listing

| Reserve Items            | Unit Cost                                | No Units | Current<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|--------------------------|--|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                          |  | An       | nenity Center               | Grounds                        | l                               |                            |                          |
|                          |  |          |                             | 5 Years                        |                                 | 2026                       | \$ 2,500                 |
| Basketball Court Color   | \$ 1.05 / sf                             | 2050 sf  | ¢ 2 152                     |                                | 8 Years                         | 2034                       | \$ 3,053                 |
| Coat                     | \$ 1.03 / 81                             | 2030 SI  | \$ 2,153                    | 8 Years                        | 8 Tears                         | 2042                       | \$ 3,729                 |
|                          |  |          |                             |                                |                                 | 2050                       | \$ 4,553                 |
| Basketball               | ¢ 2.50 / -£                              | 2050 -f  | ¢ 5 125                     | 9 Years                        | 30 Years                        | 2030                       | \$ 6,579                 |
| Court Resurface          | \$ 2.50 / sf                             | 2050 sf  | \$ 5,125                    | 30 Years                       | 30 Years                        | 2060                       | \$ 13,917                |
|                          |  |          |                             |                                |                                 | 2029                       | \$ 17,353                |
| Tennis Court             | ¢ 1.05 / of                              | 13200 sf | ¢ 12 960                    | 9 Vaama                        | 9 Vaana                         | 2037                       | \$ 21,191                |
| Color Coat               | \$ 1.05 / sf                             | 13200 SI | \$ 13,860                   | 8 Years                        | 8 Years                         | 2045                       | \$ 25,877                |
|                          |  |          |                             |                                |                                 | 2053                       | \$ 31,600                |
| Tennis Court             | ¢ 2.50 / -£                              | 12200 -f | ¢ 22 000                    | 12 Years                       | 20 V                            | 2033                       | \$ 45,658                |
| Resurface                | \$ 2.50 / sf                             | 13200 sf | \$ 33,000                   | 30 Years                       | 30 Years                        | 2063                       | \$ 96,582                |
| Tennis Fencing           | ¢ 20 00 / af                             | 430 sf   | ¢ 16 240                    | 5 Years                        | 25 V 2000                       | 2026                       | \$ 18,981                |
| Chain Link               | \$ 38.00 / sf                            | 430 SI   | \$ 16,340                   | 25 Years                       | 25 Years                        | 2051                       | \$ 35,439                |
| Tennis Courts            | ¢ 2 000 aa                               | 10       | ¢ 20 000                    | 12 Years                       | 20 Va ana                       | 2033                       | \$ 41,507                |
| Single Lights            | \$ 3,000 ea                              | 10       | \$ 30,000                   | 30 Years                       | 30 Years                        | 2063                       | \$ 87,802                |
| Tennis Courts            | ¢ 4 000                                  | 2        | ¢ 12 000                    | 12 Years                       | 20 V                            | 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 Vaama                        | 7 Years                         | 2041                       | \$ 3,886                 |
| Wiacinne                 |  |          |                             | 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 X                           | 15 Years                        | 2039                       | \$ 153,978               |
| Railings                 |  |          |                             | 15 Years                       |                                 | 2054                       | \$ 223,949               |
| Dock Frame               | ¢ 10.50 / 5                              | 2220 5   | ¢ 42 446                    | 22 Years                       | 40 37                           | 2043                       | \$ 77,163                |
| and Pilings              | \$ 19 50 / sf   2228 sf   \$ 43 446   40 | 40 Years | 2083                        | \$ 209,533                     |                                 |                            |                          |
|                          |  |          |                             | 6 Years                        |                                 | 2027                       | \$ 13,268                |
| Dock Repair<br>Allowance | \$ 5.00 / sf                             | 2228 sf  | \$ 11,140                   | 10.37                          | 10 Years                        | 2037                       | \$ 17,032                |
| Allowance                |  |          |                             | 10 Years                       |                                 | 2047                       | \$ 21,864                |

# Preserve at Wilderness Lake CDD Reserve Study Expense Item Listing - Continued

| Reserve Items                                      | Unit Cost         | No Units | Current<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected Life When New | Fiscal<br>Calendar<br>Year           | Estimated<br>Future Cost                                      |
|--|-------------------|----------|-----------------------------|--------------------------------|------------------------|--------------------------------------|---|
| Dock Repair  | \$ 5.00 / sf      | 2228 sf  | \$ 11,140                   | 10 Years                       | 10 Years               | 2057                                 | \$ 28,067   |
| Dock Roofing<br>Asphalt Shingle                    | \$ 5.50 / sf      | 777 sf   | \$ 4,274                    | 14 Years<br>18 Years           | 18 Years               | 2035<br>2053                         | \$ 6,215<br>\$ 9,743  |
| Covered<br>Walkways<br>Asphalt                     | \$ 7.75 / sf      | 1801 sf  | \$ 13,958                   | 13 Years                       | 18 Years               | 2034                                 | \$ 19,800<br>\$ 31,038  |
| Wood Pillars on Amenity Buildings Repair Allowance | \$ 7,500 / total  | 1 total  | \$ 7,500                    | 2 Years 8 Years                | 8 Years                | 2023<br>2031<br>2039<br>2047<br>2055 | \$ 8,084<br>\$ 9,871<br>\$ 12,054<br>\$ 14,720<br>\$ 17,975   |
| Access System                                      | \$ 10,800 / total | 1 total  | \$ 10,800                   | 5 Years<br>12 Years            | 12 Years               | 2026<br>2038<br>2050                 | \$ 12,546<br>\$ 16,930<br>\$ 22,846                           |
| Community<br>Security<br>System 30<br>Cameras      | \$ 35,000 ea      | 1        | \$ 35,000                   | 4 Years 10 Years               | 10 Years               | 2025<br>2035<br>2045<br>2055         | \$ 39,655<br>\$ 50,905<br>\$ 65,346<br>\$ 83,884              |
| Outdoor<br>Furniture on<br>Grounds                 | \$ 22,900 / total | 1 total  | \$ 22,900                   | 3 Years<br>8 Years             | 8 Years                | 2024<br>2032<br>2040<br>2048<br>2056 | \$ 25,306<br>\$ 30,902<br>\$ 37,736<br>\$ 46,081<br>\$ 56,272 |
| Boats and<br>Kayaks                                | \$ 4,300 / total  | 1 total  | \$ 4,300                    | 1 Year<br>8 Year               | 8 Years                | 2022<br>2030<br>2038<br>2046<br>2054 | \$ 4,520<br>\$ 5,520<br>\$ 6,741<br>\$ 8,231<br>\$ 10,052     |
| Kubota   | \$ 9,700 ea       | 1        | \$ 9,700                    | 8 Years<br>10 Years            | 10 Years               | 2029<br>2039                         | \$ 12,145<br>\$ 15,590  |

| Reserve Items        | Unit Cost         | No Units | Current<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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              | \$ 3,240 ea       | 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 W                            | 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<br>Signs    | \$ 1,000 ea       | 18       | \$ 18,000                   | 10 Years                       | 10 Years                        | 2041                       | \$ 30,412                |
| 518115               |                   |          |                             |                                |                                 | 2051                       | \$ 39,039                |
| D                    |                   |          |                             | 2 Years                        |                                 | 2023                       | \$ 5,820                 |
| Directional<br>Signs | \$ 5,400 / total  | 1 total  | \$ 5,400                    | 20 Years                       | 20 Years                        | 2043                       | \$ 9,591                 |
| Signs                |                   |          |                             | 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 V                            | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|----------------------|--------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
| Community            | 0.00 (0.00 (0.00 1 | 4 1      | <b>4.22.1</b> 00            | 45.77                          | 1577                            | 2037                       | \$ 49,537                |
| Split Rail<br>Wooden | \$ 32,400 / total  | 1 total  | \$ 32,400                   | 15 Year                        | 15 Years                        | 2052                       | \$ 72,048                |
| Stormwater           |                    |          |                             | 5 Years                        |                                 | 2026                       | \$ 103,852               |
| Drainage             | ¢ 00 400 / 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           | Φ 65 200 / / 1     | 1 1      | Φ. 67. 200                  |                                | 10.37                           | 2034                       | \$ 92,631                |
| Erosion Control      | \$ 65,300 / total  | 1 total  | \$ 65,300                   | 10 Years                       | 10 Years                        | 2044                       | \$ 118,910               |
|                      |                    |          |                             |                                |                                 | 2054                       | \$ 152,644               |
|                      |                    |          |                             | 4 Years                        |                                 | 2025                       | \$ 5,892                 |
| Entry Pergola        |                    |          |                             |                                |                                 | 2033                       | \$ 7,195                 |
| Repair               | \$ 1,300 ea        | 4        | \$ 5,200                    | 0 V                            | 8 Years                         | 2041                       | \$ 8,786                 |
| Allowance            |                    |          |                             | 8 Years                        |                                 | 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 ea       | 1        | \$ 30,000                   | 1 Years                        | 1 1 Cai                         | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|--------------------------|-------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                          |                   |          |                             |                                |                                 | 2037                       | \$ 45,867                |
|                          |                   |          |                             |                                |                                 | 2038                       | \$ 47,027                |
|                          |                   |          |                             |                                |                                 | 2039                       | \$ 48,217                |
|                          |                   |          |                             |                                |                                 | 2040                       | \$ 49,436                |
|                          |                   |          |                             |                                |                                 | 2041                       | \$ 50,686                |
|                          |                   |          |                             |                                |                                 | 2042                       | \$ 51,968                |
|                          |                   |          |                             |                                |                                 | 2043                       | \$ 53,282                |
| Landscaping<br>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                       | <b>0.42.401</b>          |
|                          |                   |          |                             | 6 Years                        |                                 | 2027                       | \$ 42,401                |
| Pool Furniture           | \$ 35,600 / total | 1 total  | \$ 35,600                   |                                | 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 0α        | •        | Ψ 1,500                     | 12 Years                       | 12 10015                        | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|---------------------|--------------------|---------------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                     |                    |               |                             |                                |                                 | 2031                       | \$ 17,768                |
| Lap Pool            | ¢ 12 500 / , , 1   | 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                |
| _quipu              |                    |               |                             |                                |                                 | 2055                       | \$ 32,355                |
|                     |                    |               |                             | 0 Years                        |                                 | 2021                       | \$ 68,936                |
| Lap Pool            | ф 12 00 / S        | 5170 S        | Φ (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                 |
|                     |                    |               |                             |                                |                                 | 2037                       | \$ 11,467                |
| Resort Pool Lift    | \$ 7,500 ea        | 1             | \$ 7,500                    | 12 Years                       | 12 Years                        | 2049                       | \$ 15,474                |
|                     |                    |               |                             |                                |                                 | 2061                       | \$ 20,881                |
|                     |                    |               |                             | 2 Years                        |                                 | 2023                       | \$ 13,580                |
| Resort Pool         | \$ 12,600 / total  |               |                             |                                |                                 | 2031                       | \$ 16,584                |
| Pumps and           |                    | 1 total       | \$ 12,600                   |                                | 8 Years                         | 2039                       | \$ 20,251                |
| Equipment           |                    |               |                             | 8 Years                        |                                 | 2047                       | \$ 24,729                |
|                     |                    |               |                             |                                |                                 | 2055                       | \$ 30,198                |
|                     |                    |               |                             | 0 Years                        |                                 | 2021                       | \$ 49,823                |
| Resort Pool         |                    |               |                             |                                |                                 | 2031                       | \$ 63,957                |
| Resurface           | \$ 13.00 / sf      | 3738 sf       | \$ 48,594                   | 10 Years                       | 10 Years                        | 2041                       | \$ 82,101                |
|                     |                    |               |                             |                                |                                 | 2051                       | \$ 105,393               |
| Pool and            | <b>.</b>           |               |                             | 16 Years                       |                                 | 2037                       | \$ 224,229               |
| Amenity Pavers      | \$ 8.50 / sf       | 17254 sf      | \$ 146,659                  | 25 Years                       | 25 Years                        | 2062                       | \$ 418,643               |
| Pool Fence 4'       | <b>* 27</b> 22 /15 | <b>520.16</b> | <b>4.24.5</b> 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.Ε.ΕΟΟ            | 4             | ¢ 22 000                    |                                | 7.37                            | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|----------------------------|-------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                            |                   |          |                             | 6 Years                        |                                 | 2027                       | \$ 6,551                 |
|                            |                   |          |                             |                                |                                 | 2034                       | \$ 7,802                 |
| Pool Heater 4              | \$ 5,500 ea       | 1        | \$ 5,500                    | 7 Years                        | 7 Years                         | 2041                       | \$ 9,292                 |
|                            |                   |          |                             | / Tears                        |                                 | 2048                       | \$ 11,068                |
|                            |                   |          |                             |                                |                                 | 2055                       | \$ 13,182                |
|                            |                   |          |                             | 0 Years                        |                                 | 2021                       | \$ 9,597                 |
|                            |                   |          |                             |                                |                                 | 2028                       | \$ 11,430                |
| Splash Pad<br>Surface      | ¢ 15 00 / -f      | 624 -£   | ¢ 0.260                     |                                | 7                               | 2035                       | \$ 13,613                |
| Replacement                | \$ 15.00 / sf     | 624 sf   | \$ 9,360                    | 7 Years                        | 7 Years                         | 2042                       | \$ 16,214                |
|                            |                   |          |                             |                                |                                 | 2049                       | \$ 19,311                |
|                            |                   |          |                             |                                |                                 | 2056                       | \$ 23,000                |
|                            |                   |          |                             | 0 Years                        |                                 | 2021                       | \$ 4,060                 |
| Sma Daguerfaga             | \$ 22.00 / af     | 190 of   | \$ 2,060                    |                                | 10 V 2 2 m2                     | 2031                       | \$ 5,212                 |
| Spa Resurface              | \$ 22.00 / sf     | 180 sf   | \$ 3,960                    | 10 Years                       | 10 Years                        | 2041                       | \$ 6,691                 |
|                            |                   |          |                             |                                |                                 | 2051                       | \$ 8,589                 |
|                            |                   |          |                             | 4 Years                        |                                 | 2025                       | \$ 8,498                 |
| Spa Pool Lift              | \$ 7,500 ea       | 1        | \$ 7,500                    |                                | 12 Years                        | 2037                       | \$ 11,467                |
| Spa Pool Lift              | \$ 7,300 ea       | 1        | \$ 7,300                    | 12 Years                       | 12 Tears                        | 2049                       | \$ 15,474                |
|                            |                   |          |                             |                                |                                 | 2061                       | \$ 20,881                |
| Pool                       |                   |          |                             | 7 Years                        |                                 | 2028                       | \$ 45,183                |
| Equipment<br>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<br>Pergolas      | \$ 1,500 ea       | 3        | \$ 4,500                    | 12 Years                       | 12 Years                        | 2044                       | \$ 8,194                 |
| Torgonas                   |                   |          |                             | 12 Tears                       |                                 | 2056                       | \$ 11,058                |
|                            |                   |          | Activities Co               | enter                          |                                 |                            |                          |
|                            | <b>.</b>          |          |                             | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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<br>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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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<br>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<br>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<br>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<br>Furniture | \$ 3,700 / total  | 1 total  | \$ 3,700                    | 10.37                          | 12 Years                        | 2040                       | \$ 6,097                 |
| Fulliture                  |                   |          |                             | 12 Years                       |                                 | 2052                       | \$ 8,228                 |
| CI III                     | <b>0.1.100</b>    | _        | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|--------------------|----------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
| D 177.11           | ф.c. 500       | 1        | ¢ < 500                     | 7 Years                        | 25 X                            | 2028                       | \$ 7,937                 |
| Pool Table         | \$ 6,500 ea    | 1        | \$ 6,500                    | 25 Years                       | 25 Years                        | 2053                       | \$ 14,820                |
|                    |                |          |                             | 7 Years                        |                                 | 2028                       | \$ 1,343                 |
|                    | <b># 1 100</b> |          | Ф.1.100                     |                                | 10.77                           | 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<br>Table | \$ 1,450 ea    | 1        | \$ 1,450                    | 10 W                           | 10 Years                        | 2040                       | \$ 2,389                 |
| Table              |                |          |                             | 10 Years                       |                                 | 2050                       | \$ 3,067                 |
|                    |                |          | T11 G                       |                                |                                 |                            |                          |
|                    |                |          | Fitness Cer                 | I                              |                                 | 2022                       | <b>\$ 24.766</b>         |
| Tile Flooring      | \$ 10.00 / sf  | 1790 sf  | \$ 17,900                   | 12 Years                       | 30 Years                        | 2033                       | \$ 24,766                |
|                    |                |          |                             | 30 Years                       |                                 | 2063                       | \$ 52,388                |
| Aerobics<br>Rubber |                |          |                             | 11 Years                       |                                 | 2032                       | \$ 25,226                |
| Exercise           | \$ 13.00 / sf  | 1438 sf  | \$ 18,694                   | 12 Years                       | 12 Years                        | 2044                       | \$ 34,041                |
| Flooring           |                |          |                             |                                |                                 | 2056                       | \$ 45,937                |
| Equipment          |                |          |                             | 9 Years                        |                                 | 2030                       | \$ 11,214                |
| Rubber<br>Exercise | \$ 13.00 / sf  | 672 sf   | \$ 8,736                    |                                | 12 Years                        | 2042                       | \$ 15,133                |
| Flooring           |                |          |                             | 12 Years                       |                                 | 2054                       | \$ 20,421                |
| Roofing            |                |          |                             | 15 Years                       |                                 | 2036                       | \$ 102,474               |
| Asphalt Shingle    | \$ 7.75 / sf   | 8867 sf  | \$ 68,719                   | 18 Years                       | 18 Years                        | 2054                       | \$ 160,637               |
|                    |                |          |                             | 13 Years                       |                                 | 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            | A 5 4 77 5     | 2        | ф 110 550                   | 11 Years                       | 10.37                           | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|-------------------------|--------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
| Addison                 | \$ 56,775 ea | 2        | \$ 113,550                  | 12 Years                       | 12 Years                        | 2056                       | \$ 279,027               |
|                         |              |          |                             | 10 Years                       |                                 | 2031                       | \$ 9,740                 |
| HVAC 5.0<br>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<br>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                   |
|                         |              |          |                             |                                | 4.33                            | 2031                       | \$ 619                   |
| HVAC UV                 | <b>4.70</b>  |          |                             |                                |                                 | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|-------------------------|-------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                         |                   |          |                             |                                |                                 | 2045                       | \$ 878                   |
|                         |                   |          |                             |                                |                                 | 2046                       | \$ 900                   |
|                         |                   |          |                             |                                |                                 | 2047                       | \$ 922                   |
| HVAC UV<br>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             | ¢ 42 000          | 2        | ¢ 0.000                     | 4 Years                        | 20 V                            | 2025                       | \$ 97,438                |
| Refurbishment           | \$ 43,000 ea      | 2        | \$ 86,000                   | 20 Years                       | 20 Years                        | 2045                       | \$ 160,565               |
|                         |                   |          |                             | 3 Years                        |                                 | 2065                       | \$ 264,589               |
| Sauna Electronics and   | \$ 16,200 ea      | 2        | \$ 32,400                   | 3 Tears                        | 20 Years                        | 2024                       | \$ 35,804<br>\$ 59,000   |
| Controls                | \$ 10,200 ea      | 2        | \$ 32,400                   | 20 Years                       | 20 Tears                        | 2044                       | \$ 39,000                |
|                         |                   |          |                             | 2 Years                        |                                 | 2004                       | \$ 40,418                |
| Weight<br>Machines      | \$ 2,500 ea       | 15       | \$ 37,500                   | 2 Tears                        | 20 Years                        | 2023                       | \$ 66,603                |
| Group 1                 | \$ 2,500 Ca       | 13       | \$ 37,300                   | 20 Years                       | 20 1 cars                       | 2063                       | \$ 109,752               |
| Weight                  |                   |          |                             | 10 V                           |                                 |                            |                          |
| 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<br>Equipment     | \$ 22 400 / total | 1 total  | \$ 33,400                   |                                | 10 Years                        | 2033                       | \$ 46,211                |
| Group 1                 | \$ 33,400 / total | 1 total  | \$ 55,400                   | 10 Years                       | 10 Tears                        | 2043                       | \$ 59,321                |
| 1                       |                   |          |                             |                                |                                 | 2053                       | \$ 76,149                |
|                         |                   |          |                             | 8 Years                        |                                 | 2029                       | \$ 15,024                |
| Cardio                  | \$ 12,000 / total | 1 total  | \$ 12,000                   |                                | 10 Years                        | 2039                       | \$ 19,287                |
| Equipment Group 2       | φ 12,000 / total  | 1 10181  | φ 12,000                    | 10 Years                       | 10 Tears                        | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|-------------------------|------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
| Weight                  | \$ 3,500 / total | 1 total  | \$ 3,500                    | 15 Years                       | 15 Years                        | 2064                       | \$ 10,503                |
|                         |                  |          | Lodge                       |                                |                                 |                            |                          |
|                         |                  |          | Louge                       | 7 Years                        |                                 | 2028                       | \$ 1,710                 |
| VCT Flooring            | \$ 4.00 / sf     | 350 sf   | \$ 1,400                    | 25 Years                       | 25 Years                        | 2053                       | \$ 3,192                 |
| Doofing                 |                  |          |                             | 13 Years                       |                                 | 2034                       | \$ 86,004                |
| Roofing Asphalt Shingle | \$ 7.75 / sf     | 7823 sf  | \$ 60,628                   | 18 Years                       | 18 Years                        | 2052                       | \$ 134,818               |
|                         |                  |          |                             | 0 Years                        |                                 | 2021                       | \$ 3,316                 |
|                         |                  |          |                             |                                |                                 | 2029                       | \$ 4,049                 |
| Exterior Paint          | \$ 1.10 / sf     | 2940 sf  | \$ 3,234                    |                                | 8 Years                         | 2037                       | \$ 4,945                 |
|                         |                  |          |                             | 8 Years                        |                                 | 2045                       | \$ 6,038                 |
|                         |                  |          |                             |                                |                                 | 2053                       | \$ 7,373                 |
|                         |                  |          |                             | 5 Years                        |                                 | 2026                       | \$ 15,101                |
| HVAC 3.5<br>Tons Lennox | \$ 6,500 ea      | 2        | \$ 13,000                   | 10.37                          | 12 Years                        | 2038                       | \$ 20,379                |
| Tons Lennox             |                  |          |                             | 12 Years                       |                                 | 2050                       | \$ 27,500                |
|                         |                  |          |                             |                                |                                 | 2022                       | \$ 409                   |
|                         |                  |          |                             |                                |                                 | 2023                       | \$ 419                   |
|                         |                  |          |                             |                                |                                 | 2024                       | \$ 430                   |
|                         |                  |          |                             |                                |                                 | 2025                       | \$ 441                   |
|                         |                  |          |                             |                                |                                 | 2026                       | \$ 452                   |
|                         |                  |          |                             |                                |                                 | 2027                       | \$ 463                   |
|                         |                  |          |                             |                                |                                 | 2028                       | \$ 475                   |
| HVAC UV                 | Ф 200            | 1        | ф <b>200</b>                | 1 37                           | 1 37                            | 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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<br>Modernization | \$ 7,000 ea       | 1        | \$ 7,000                    | 25 Years                       | 25 Years                        | 2053                       | \$ 15,959                |
| Lodge                    |                   |          |                             | 8 Years                        |                                 | 2029                       | \$ 11,519                |
| Furniture<br>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<br>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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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                      | total 1 total | \$ 6,500                    |                                | 15 Years                        | 2041                       | \$ 10,982                |          |  |      |           |
|                         |                                       |               |                             | 15 Years                       |                                 | 2056                       | \$ 15,972                |          |  |      |           |
| Tile Election           | ¢ 10 00 / -f                          | 2049 -f       | ¢ 20, 490                   | 25 Years                       |                                 | 2046                       | \$ 39,204                |          |  |      |           |
| Tile Flooring           | \$ 10.00 / sf                         | 2048 sf       | \$ 20,480                   | 30 Years                       | 30 Years                        | 2076                       | \$ 82,930                |          |  |      |           |
| Roofing                 | Ф 7 75 / -£                           | 500C -f       | ¢ 45 CO4                    | 13 Years                       | 10 V                            | 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                | <b>A. T.</b> 400                      |               | <b>4.7.</b> 400             |                                | 10.77                           | 2036                       | \$ 11,035                |          |  |      |           |
| Tons                    | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | \$ 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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected Life When New | Fiscal<br>Calendar<br>Year | Estimated<br>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<br>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<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>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<br>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<br>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 Voors                        | 2028                       | \$ 13,188                |
| Cabinets                         | \$ 5,400 ea      | 2        | \$ 10,800                   | 25 Years                       | 25 Years                        | 2053                       | \$ 24,623                |
|                                  |                  |          |                             | 2 Years                        |                                 | 2023                       | \$ 5,173                 |
| Screened Lanai<br>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<br>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                    |                                | 12 Years                        | 2044                       | \$ 7,830                 |
|                                  |                  |          |                             | 12 Years                       |                                 | 2056                       | \$ 10,566                |

| Reserve Items                | Unit Cost     | No Units | Current<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|------------------------------|---------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
|                              |               |          | Playgroun                   | ıds                            |                                 |                            |                          |
| Amenity                      |               |          |                             | 10 Years                       |                                 | 2031                       | \$ 136,485               |
| Center                       | \$ 103,700 ea | 1        | \$ 103,700                  |                                | 15 Years                        | 2046                       | \$ 198,507               |
| Playground<br>Play Structure |               |          |                             | 15 Years                       |                                 | 2061                       | \$ 288,714               |
| Whispering                   |               |          |                             | 0 Years                        |                                 | 2021                       | \$ 16,610                |
| Wind<br>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<br>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<br>Fencing      | \$ 18.00 ea   | 110      | \$ 1,980                    | 25 Years                       | 25 Years                        | 2070                       | \$ 6,902                 |
| Night Heron                  |               |          |                             | 22 Years                       |                                 | 2043                       | \$ 7,104                 |
| Horizontal<br>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 <del>4,</del> ουυ         | 15 Years                       | 15 Teals                        | 2049                       | \$ 9,903                 |

| Reserve Items                       | Unit Cost         | No Units | Current<br>Cost When<br>New | Estimated<br>Remaining<br>Life | Expected<br>Life<br>When<br>New | Fiscal<br>Calendar<br>Year | Estimated<br>Future Cost |
|-------------------------------------|-------------------|----------|-----------------------------|--------------------------------|---------------------------------|----------------------------|--------------------------|
| Picnic Tables                       | \$ 1,200 ea       | 4        | \$ 4,800                    | 15 Years                       | 15 Years                        | 2064                       | \$ 14,404                |
| Swingeste                           | \$ 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                    | 10.37                          | 10 Years                        | 2040                       | \$ 3,955                 |
|                                     |                   |          |                             | 10 Years                       |                                 | 2050                       | \$ 5,077                 |
|                                     |                   |          |                             | 1 Year                         |                                 | 2022                       | \$ 10,249                |
| Park Benches                        | \$ 750 ea         | 13       | \$ 9,750                    | 15 37                          | 15 Years                        | 2037                       | \$ 14,907                |
|                                     |                   |          |                             | 15 Year                        |                                 | 2052                       | \$ 21,681                |
|                                     |                   |          | Parking Aı                  | eas                            |                                 |                            |                          |
| 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                             |                   |          |                             | 7 Years                        |                                 | 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            | <b>Present Cost</b> |
|-------------------|---|----------------|----------------------|---------------------|
|                   | 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        |
| Amenity Center    | Dock Repair Allowance                                 | 2228 sf        | \$ 5.00 / sf         | \$ 11,140.00        |
| Grounds           | Dock Roofing Asphalt Shingle                          | 777 sf         | \$ 5.50 / sf         | \$ 4,273.50         |
|                   | Covered Walkways Asphalt<br>Shingle Roofing           | 1801 sf        | \$ 7.75 / sf         | \$ 13,957.75        |
|                   | Wood Pillars on Amenity<br>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<br>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         |
|                   | Ame   | enity Center ( | Grounds Sub Total =  | \$ 376,838.75       |
|                   |   |                |                      |                     |
|                   | Well Pumps and Irrigation System<br>Upgrades          | 8              | \$ 16,200.00 ea      | \$ 129,600.00       |
|                   | Front and Rear Entry Monument<br>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         |
| Ci Ci             | Sidewalk Repair Allowance                             | 1 total        | \$ 17,700.00 / total | \$ 17,700.00        |
| Community Grounds | Community Split Rail Wooden<br>Fencing                | 1 total        | \$ 32,400.00 / total | \$ 32,400.00        |
|                   | Stormwater Drainage Repair<br>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            | <b>Present Cost</b> |
|-------------------|-----------------------------------|-------------|----------------------|---------------------|
|                   |                                   | 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<br>Flooring   | 1438 sf    | \$ 13.00 / sf        | \$ 18,694.00  |
|                | Equipment Rubber Exercise<br>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<br>Phase 1 | 1 total    | \$ 9,200.00 / total  | \$ 9,200.00   |
|                | Lodge Furniture Replacement<br>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. A        | 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   | \$ 8,624.50         |               |
|                |  |          |                     |               |
|                | Amenity Center Playground Play<br>Structure  | 1        | \$ 103,700.00 ea    | \$ 103,700.00 |
|                | Whispering Wind Playground<br>Play Structure | 1        | \$ 16,200.00 ea     | \$ 16,200.00  |
|                | Whispering Wind Vinyl Picket<br>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<br>Structure      | 1        | \$ 27,000.00 ea     | \$ 27,000.00  |
|                | Night Heron Playground Play<br>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            | <b>Present Cost</b> |
|---------------|---|----------|----------------------|---------------------|
| 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<br>Inch Mill and Overlay | 40919 sf | \$ 1.20 / sf         | \$ 49,102.80        |
| Parking Areas | Amenity Center Parking Lot<br>Sealcoat                | 40919 sf | \$ 0.22 / sf         | \$ 9,002.18         |
|               | Amenity Center Parking Lot<br>Pavers                  | 2473 sf  | \$ 8.50 / sf         | \$ 21,020.50        |
|               | \$ 79,125.48  |          |                      |                     |
|               |   |          |                      |                     |
|               |   |          | Totals =             | \$ 2,605,016.08     |

### Preserve at Wilderness Lake CDD Funding Study Modified Cash Flow Analysis

| Fiscal<br>Calendar<br>Year | Annual<br>Assessment | Annual<br>Interest | Annual<br>Expenses | Net Reserve<br>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       |                      |          |

<sup>&</sup>lt;sup>1</sup> 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<br>Calendar<br>Year | Owner Total Annual Assessment | Annual Reserve<br>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          |           | ļ         |            |           |
| 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<br>Shingle Roofing           |                 |             |            |           |            |           |              |                |              |           |           |            | \$ 19,800 |           |            |           |           |            |           |
| Wood Pillars on Amenity<br>Buildings Repair Allowance |                 | \$ 8,084    |            |           |            |           |              |                |              | \$ 9,871  |           |            |           |           |            |           |           | \$ 12,054  |           |
| Access System   |                 |             |            |           | \$ 12,546  |           |              |                |              |           |           |            |           |           |            |           | \$ 16,930 |            |           |
| Community Security System 30<br>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<br>System Upgrades          |                 |             |            |           | \$ 150,550 |           |              |                |              |           |           |            |           |           | \$ 193,260 |           |           |            |           |
| Front and Rear Entry Monument<br>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<br>Fencing                | \$ 34,05        | 9           |            |           |            |           |              |                |              |           |           |            |           |           |            | \$ 49,537 |           |            |           |
| Stormwater Drainage Repair<br>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<br>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<br>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<br>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  |                |             |           |            |           |           |         |            |           |          |           |          |

| 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<br>Modernization   |          |         |           |          |         |           |         | \$ 8,548  |               |             |           |          |          |           |         |           |           |           |          |          |
| Lodge Furniture Replacement<br>Phase 1 |          |         |           |          |         |           |         |           | \$ 11,519     |             |           |          |          |           |         |           |           |           |          |          |
| Lodge Furniture Replacement<br>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<br>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                               |            |            |            | <del></del> |            |                                       |            |            | \$ 5,414        |              |            |            |            |            |            |            |            |            |            |            |
| HVAC Unit   |            |            |            | <del></del> |            | <del></del>                           |            |            |                 |              |            | \$ 5,803   |            |            |            |            |            |            |            |            |
| Category Subtotal :                                   |            |            |            |             |            |                                       |            |            | \$ 5,414        |              |            | \$ 5,803   | ,          |            |            |            |            |            |            |            |
|   |            |            |            |             |            |                                       |            | Reserv     | e Category : Pi | Playorounds  |            |            |            |            |            |            |            |            |            |            |
| Amenity Center Playground Play<br>Structure           |            |            |            |             |            |                                       |            |            |                 |              | \$ 136,485 |            |            |            |            |            |            |            |            |            |
| Whispering Wind Playground<br>Play Structure          | \$ 16,610  |            |            | <u> </u>    |            |                                       |            |            |                 |              |            |            |            |            |            | \$ 24,158  |            |            |            |            |
| Whispering Wind Vinyl Picket<br>Fence 4'              |            |            |            | <br>        |            |                                       |            | \$ 10,814  |                 |              |            |            |            |            |            |            |            |            |            |            |
| Whispering Wind Vinyl Fence 6'                        |            |            |            |             |            | I                                     |            | \$ 21,712  |                 |              |            |            |            |            |            |            |            |            |            | _          |
| Whispering Wind Swingset                              |            |            |            | <u> </u>    |            |                                       |            |            |                 |              |            |            |            |            |            |            | \$ 4,893   |            |            |            |
| Stoneleigh Playground Play<br>Structure               |            | \$ 28,383  |            | <u> </u>    |            | <u> </u>                              |            |            |                 |              |            |            |            |            |            |            | \$ 41,281  |            | ı          |            |
| Night Heron Playground Play<br>Structure              |            | \$ 22,601  |            | <br>        |            | <br>                                  |            |            |                 |              |            |            |            |            |            |            | \$ 32,872  |            |            |            |
| Night Heron Picket Vinyl Fencing                      |            |            |            | <br>        |            |                                       |            |            |                 |              |            |            |            |            |            |            |            |            |            |            |
| Night Heron Horizontal Ladder                         |            |            |            | <br>        |            | <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                                     |            |            |                 |              |            |            |            |            |            |            | \$ 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<br>Inch Mill and Overlay |            |            |            | <del></del> | \$ 55,634  |                                       |            |            |                 |              |            |            |            |            |            |            |            |            |            |            |
| Amenity Center Parking Lot<br>Sealcoat                | \$ 9,230   |            |            |             |            | -  <br>                               |            |            |                 |              |            |            |            |            |            |            |            |            |            |            |
| Amenity Center Parking Lot<br>Pavers                  |            |            |            |             |            | <br>                                  |            | \$ 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<br>Shingle Roofing           |           |          |           |               |               |            |           |           |           |           |           |
| Wood Pillars on Amenity<br>Buildings Repair Allowance |           |          |           |               |               |            | \$ 14,720 |           |           |           |           |
| Access System   |           |          |           |               |               |            |           |           |           | \$ 22,846 |           |
| Community Security System 30<br>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<br>System Upgrades          |           |          |           |               |               | \$ 248,086 |           |           |           |           |           |
| Front and Rear Entry Monument<br>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<br>Fencing                |           |          |           |               |               |            |           |           |           |           |           |
| Stormwater Drainage Repair<br>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<br>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<br>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<br>Flooring  |         |           |            | \$ 34,041      |                 |           |           |           |           |          |           |
| Equipment Rubber Exercise<br>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<br>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<br>Modernization   |           |         |           |                |                |           |         |           |          |           |           |
| Lodge Furniture Replacement<br>Phase 1 |           |         |           | \$ 16,753      |                |           |         |           |          |           |           |
| Lodge Furniture Replacement<br>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<br>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          | Reserve Catego | ry : Ranger S  | tation     |            |            |            |            |            |
| Roofing Asphalt Shingle                               |            |            |            |                |                |            | \$ 8,487   |            |            |            |            |
| HVAC Unit   |            |            |            | \$ 7,830       |                |            |            |            |            |            |            |
| Category Subtotal:                                    |            |            |            | \$ 7,830       |                |            | \$ 8,487   |            |            |            |            |
|   |            |            |            | Reserve Categ  | gory : Playgro | unds       |            |            |            |            |            |
| Amenity Center Playground Play<br>Structure           |            |            |            |                |                | \$ 198,507 |            |            |            |            |            |
| Whispering Wind Playground<br>Play Structure          |            |            |            |                |                |            |            |            |            |            | \$ 35,135  |
| Whispering Wind Vinyl Picket<br>Fence 4'              |            |            |            |                |                |            |            |            |            |            |            |
| Whispering Wind Vinyl Fence 6'                        |            |            |            |                |                |            |            |            |            |            |            |
| Whispering Wind Swingset                              |            |            |            |                |                |            |            |            |            |            |            |
| Stoneleigh Playground Play<br>Structure               |            |            |            |                |                |            |            |            |            |            |            |
| Night Heron Playground Play<br>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   | \$ 35,135  |
|   |            |            | 1          | Reserve Catego | ory : Parking  | Areas      |            |            |            |            |            |
| Amenity Center Parking Lot 1<br>Inch Mill and Overlay |            |            |            |                |                |            | \$ 96,372  |            |            |            |            |
| Amenity Center Parking Lot<br>Sealcoat                |            |            |            |                |                |            |            |            |            |            |            |
| Amenity Center Parking Lot<br>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 |

# ${\bf Florida\ Reserve\ Study\ and\ Appraisal, Inc.}$

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March 9, 2021

## **Expense Summary by Year**

| Year    | Category               | Item Name                                 | Expense          |
|---------|------------------------|---|------------------|
|         | C                      | 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         |
|         | Fitness Center         | Exterior Paint                            | \$ 2,880         |
|         | Fitness Center         | HVAC UV Light System                      | \$ 482           |
|         |                        | Fitness Center Subtotal = \$ 3,362.00     |                  |
|         | Lodge                  | Exterior Paint                            | \$ 3,316         |
|         | Nature Center          | 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                 | tal = \$ 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                |                   |
|          | ,                      | FY 2022 Annual Expense To                          | otal = \$ 133,069 |
|          |                        | 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                  |                   |
|          |                        | HVAC UV Light System                               | \$ 419            |
|          | 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    | Ψ 23,300          |
| FY 2024  |                        | Sidewalk Repair Allowance                          | \$ 19,559         |
| 1 1 2024 | Community Grounds      | Pond Banks Erosion Control                         |                   |
|          | Community Grounds      |  | \$ 72,160         |
|          |                        | Landscaping Allowance                              | \$ 33,152         |

| Year    | Category                                 | Item Name  | Expense          |  |  |
|---------|--|--|------------------|--|--|
|         | Activities Center                        | HVAC UV Light System                               | \$ 430           |  |  |
|         | E'. G                                    | HVAC UV Light System                               | \$ 519           |  |  |
|         | Fitness Center                           | Sauna Electronics and Controls                     | \$ 35,804        |  |  |
| EM 2024 |  | 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               |                  |  |  |
|         | 1  | FY 2024 Annual Expense To                          | tal = \$ 301,836 |  |  |
|         | Amenity Center Grounds                   | Community Security System 30 Cameras               | \$ 39,655        |  |  |
|         | Amenity Center Grounds                   |  | \$ 5,892         |  |  |
|         | Community Grounds                        | Entry Pergola Repair Allowance                     |                  |  |  |
|         |  | Landscaping Allowance                              | \$ 33,990        |  |  |
|         |  | Community Grounds Subtotal = \$ 39,882.00          | Ф.О. 400         |  |  |
|         |  | 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 | Activities Center                        | HVAC 5.0 Tons Lennox                               | \$ 8,384         |  |  |
|         |  | HVAC UV Light System                               | \$ 441           |  |  |
|         | Activities Center Subtotal = \$ 8,825.00 |  |                  |  |  |
|         | Fitness Center                           | HVAC UV Light System                               | \$ 533           |  |  |
|         |  | Locker Room Refurbishment                          | \$ 97,438        |  |  |
|         |  | Fitness Center Subtotal = \$ 97,971.00             |                  |  |  |
|         | Lodge                                    | HVAC UV Light System                               | \$ 441           |  |  |
|         | Nature Center                            | HVAC UV Light System                               | \$ 441           |  |  |
|         | Parking Areas                            | Amenity Center Parking Lot 1 Inch Mill and Overlay | \$ 55,634        |  |  |
|         |  | FY 2025 Annual Expense 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           |  |  |
|         | T 1                                       | HVAC 3.5 Tons Lennox                           | \$ 15,101        |  |  |
| EN 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                      | tal = \$ 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         |  |                  |  |  |
|         |   | 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                      | tal = \$ 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 ativities Conton                    | Pool Table  | \$ 7,937        |  |  |
|         | Activities Center                     | A/V Receiver  | \$ 1,343        |  |  |
|         |                                       | Activities Center Subtotal = \$ 72,277.00                                 |                 |  |  |
|         | Eita ee Conton                        | 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       |  |  |
| EM 2020 |                                       | Lodge Subtotal = \$ 55,671.00   |                 |  |  |
| 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   | al = \$ 436,721 |  |  |
|         |                                       | Tennis Court Color Coat   | \$ 17,353       |  |  |
|         | Amenity Center Grounds                |   | \$ 17,333       |  |  |
|         | Kubota                                |   |                 |  |  |
|         |                                       | Amenity Center Grounds Subtotal = \$ 29,498.00  Sidewalk Repair Allowance | \$ 22 161       |  |  |
|         | Community Grounds                     | Landscaping Allowance   | \$ 22,161       |  |  |
|         |                                       | Community Grounds Subtotal = \$ 59,722.00                                 | \$ 37,561       |  |  |
| FY 2029 |                                       | Exterior Paint  | \$ 2 217        |  |  |
|         | Activities Center                     |   | \$ 2,217        |  |  |
|         |                                       | HVAC UV Light System  | \$ 487          |  |  |
|         |                                       | Activities Center Subtotal = \$ 2,704.00                                  | ф 2.51 <b>5</b> |  |  |
|         |                                       | 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          |
|         | Lodge                                    | HVAC UV Light System                               | \$ 487            |
|         |  | 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          |
|         | <u> </u>                                 | 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         |
|         | Activities Center                        | HVAC UV Light System                               | \$ 499            |
|         |  | Ping Pong Table                                    | \$ 1,861          |
|         | Activities Center Subtotal = \$ 2,360.00 |  |                   |
| FY 2030 |  | Equipment Rubber Exercise Flooring                 | \$ 11,214         |
|         | Fitness Center                           | HVAC 5.0 Tons Unit 2                               | \$ 9,499          |
|         |  | HVAC UV Light System                               | \$ 603            |
|         | Fitness Center Subtotal = \$ 21,316.00   |  |                   |
|         | Lodge                                    | HVAC UV Light System                               | \$ 499            |
|         |  | Computers and Equipment                            | \$ 8,472          |
|         | Lodge Subtotal = \$ 8,971.00             |  |                   |
|         | Nature Center                            | HVAC UV Light System                               | \$ 499            |
|         | Playgrounds                              | Garden Swings                                      | \$ 3,081          |
|         |  | 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         |
|         |  | 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        |  |
|         | Pool 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       |  |
|         | 10  | Annual Expense To                                 |                  |  |
|         |   | ·   | · ,              |  |
|         | Amenity Center Grounds                    | Outdoor Furniture on Grounds                      | \$ 30,902        |  |
|         | Community Grounds                         | Front and Rear Entry Monument Signs Refurbishment | \$ 23,210        |  |
|         |   | Landscaping Allowance                             | \$ 40,483        |  |
|         | Community Grounds Subtotal = \$ 63,693.00 |   |                  |  |
|         | Pool Area                                 | Pool Area Pergolas                                | \$ 6,072         |  |
|         | Activities Center                         | HVAC UV Light System                              | \$ 525           |  |
|         |   | Aerobics Rubber Exercise Flooring                 | \$ 25,226        |  |
| FY 2032 | Fitness Center                            | Addison HVAC Units                                | \$ 153,229       |  |
|         |   | HVAC UV Light System                              | \$ 634           |  |
|         |   |   |                  |  |
|         | 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        |  |
|         | Amenity Center Grounds                    | Tennis Courts Single Lights                       | \$ 41,507        |  |
| FY 2033 | Timemey Center Grounds                    | Tennis Courts Double Lights                       | \$ 16,603        |  |
| 11 2033 |   | Trailer   | \$ 4,483         |  |
|         |   | Amenity Center Grounds Subtotal = \$ 108,251.00   |                  |  |
|         | Community Grounds                         | Entry Pergola Repair Allowance                    | \$ 7,195         |  |

| Year    | Category                                       | Item Name                                 | Expense   |  |  |
|---------|--|---|-----------|--|--|
|         | Community Grounds                              | Landscaping Allowance                     | \$ 41,507 |  |  |
|         |  | Community Grounds Subtotal = \$ 48,702.00 |           |  |  |
|         | A di di G                                      | 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 |  |  |
|         |  | Fitness Center Subtotal = \$ 71,627.00    |           |  |  |
|         |  | 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                   | \$ 8,135  |  |  |
|         |  | FY 2033 Annual Expense To                 |           |  |  |
|         |  |   | . ,       |  |  |
|         | Amenity Center Grounds                         | Basketball Court Color Coat               | \$ 3,053  |  |  |
|         |  | Tennis Volley Machine                     | \$ 3,263  |  |  |
|         |  | Covered Walkways Asphalt Shingle Roofing  | \$ 19,800 |  |  |
|         | Amenity Center Grounds Subtotal = \$ 26,116.00 |   |           |  |  |
|         | Community Grounds                              | Sidewalk Repair Allowance                 | \$ 25,108 |  |  |
|         |  | Pond Banks Erosion Control                | \$ 92,631 |  |  |
|         |  | Landscaping Allowance                     | \$ 42,557 |  |  |
|         | Community Grounds Subtotal = \$ 160,296.00     |   |           |  |  |
|         | Pool Area                                      | Pool Heater 4                             | \$ 7,802  |  |  |
|         |  | 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       |
|          |   | Landscaping Allowance                          | \$ 44,736        |
|          |   | Community Grounds Subtotal = \$ 371,310.00     | , ,,,,,          |
|          | Activities Center                       | HVAC UV Light System                           | \$ 580           |
|          | 11000711000 0011101                     | Roofing Asphalt Shingle                        | \$ 102,474       |
|          | Fitness Center                          | HVAC UV Light System                           | \$ 701           |
| FY 2036  | Fitness Center Subtotal = \$ 103,175.00 |  |                  |
|          | Lodge                                   | HVAC UV Light System                           | \$ 580           |
|          | Louge                                   | HVAC 5.0 Tons                                  | \$ 11,035        |
|          | Nature Center                           | HVAC UV Light System                           | \$ 580           |
|          | rvature Center                          | Theater Carpeting                              | \$ 9,708         |
|          |   | Nature Center Subtotal = \$ 21,323.00          | \$ 7,700         |
|          | Dlaygrounds                             | Whispering Wind Playground Play Structure      | \$ 24,158        |
|          | Playgrounds                             | Annual Expense To                              |                  |
|          |   | <b>I</b>                                       |                  |
|          | Amenity Center Grounds                  | Tennis Court Color Coat                        | \$ 21,191        |
|          | Amenity Center Grounds                  | Dock Repair Allowance                          | \$ 17,032        |
| EV 2027  |   | Amenity Center Grounds Subtotal = \$ 38,223.00 |                  |
| FY 2037  |   | Community Split Rail Wooden Fencing            | \$ 49,537        |
|          | Community Grounds                       |  |                  |

| Year    | Category                             | Item Name                                      | Expense          |  |
|---------|--------------------------------------|--|------------------|--|
|         |                                      | Lap Pool Lift                                  | \$ 11,467        |  |
|         |                                      | 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                  |                  |  |
|         | N. G.                                | 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            |                  |  |
|         | 1                                    | FY 2037 Annual Expense To                      | tal = \$ 524,489 |  |
|         |                                      | Access System                                  | \$ 16,930        |  |
|         | Amenity Center Grounds               | Boats and Kayaks                               | \$ 6,741         |  |
|         |                                      | Amenity Center Grounds Subtotal = \$ 23,671.00 | Ψ 0,7 11         |  |
|         | Community Grounds                    | Landscaping Allowance                          | \$ 47,027        |  |
|         | Community Grounds                    | HVAC UV Light System                           | \$ 610           |  |
|         | Activities Center                    | Kitchen Appliances                             | \$ 5,957         |  |
| FY 2038 | redvides center                      | A/V Receiver                                   | \$ 1,724         |  |
|         |                                      | Activities Center Subtotal = \$ 8,291.00       | ψ 1,724          |  |
|         | Fitness Center                       | HVAC UV Light System                           | \$ 737           |  |
|         | 1 moss conci                         | HVAC 3.5 Tons Lennox                           | \$ 20,379        |  |
|         | Lodge                                | HVAC UV Light System                           | \$ 610           |  |
|         | Lodge                                |  | Ψ 010            |  |

| 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    |                  |  |  |
|         | Cit Cit-                               | 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        |  |  |
|         |  | HVAC UV Light System                               | \$ 625           |  |  |
|         |  | Activities Center Subtotal = \$ 12,518.00          |                  |  |  |
|         | Fitness Center                         | HVAC UV Light System                               | \$ 755           |  |  |
|         |  | Cardio Equipment Group 2                           | \$ 19,287        |  |  |
|         | Fitness Center Subtotal = \$ 20,042.00 |  |                  |  |  |
|         | Lodge                                  | HVAC UV Light System                               | \$ 625           |  |  |
|         | Lodge                                  | 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          |
|---------|------------------------|---|------------------|
| EM 2040 | Nature Courter         | HVAC UV Light System                      | \$ 641           |
|         | Nature Center          | Outdoor Lanai Furniture                   | \$ 5,603         |
| FY 2040 |                        | Nature Center Subtotal = \$ 6,244.00      |                  |
|         | Playgrounds            | Garden Swings                             | \$ 3,955         |
|         |                        | 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       |
|         | D. I.A.                | 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           |
|         | Nature Center          | Furniture                                 | \$ 10,982        |
|         |                        | 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        |
|         | D 14                   | Pool and Spa Heaters 1-3                  | \$ 38,110        |
|         | Pool Area              | 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 |
|         |                        |   |                  |

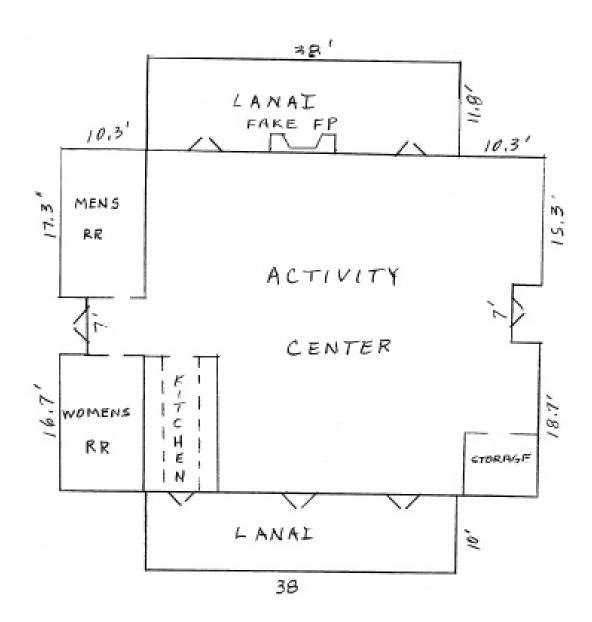
| Year    | Category               | Item Name                                     | Expense           |
|---------|------------------------|---|-------------------|
|         | Amenity Center Grounds | Trailer                                       | \$ 5,754          |
|         |                        | 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          |
|         |                        | Annual Expense To                             | otal = \$ 375,147 |
|         |                        | G.1. 11 D. 1. 11                              | Ф 22 221          |
|         | Community Grounds      | Sidewalk Repair Allowance                     | \$ 32,231         |
|         |                        | Pond Banks Erosion Control                    | \$ 118,910        |
|         |                        | Landscaping Allowance                         | \$ 54,629         |
|         |                        | Community Grounds Subtotal = \$ 205,770.00    |                   |
|         | Pool Area              | Pool Area Pergolas                            | \$ 8,194          |
|         | Activities Center      | HVAC UV Light System                          | \$ 708            |
|         |                        | Aerobics Rubber Exercise Flooring             | \$ 34,041         |
|         | Fitness Center         | 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         |
|         | ivature Center         | HVAC UV Light System                          | \$ 708            |
|         |                        | Nature Center Subtotal = \$ 12,180.00         |                   |
|         | Ranger Station         | HVAC Unit                                     | \$ 7,830          |

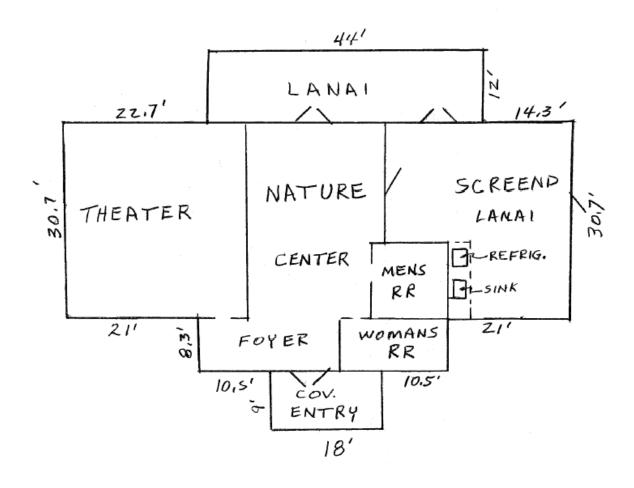
| Year    | Category                                   | Item Name                                      | Expense          |  |
|---------|--|--|------------------|--|
|         |  | Annual Expense To                              | tal = \$ 564,830 |  |
|         | Amazita Canta Canada                       | 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 Co. A                           | Exterior Paint                                 | \$ 3,307         |  |
|         | Activities Center                          | HVAC UV Light System                           | \$ 726           |  |
|         |  | Activities Center Subtotal = \$ 4,033.00       |                  |  |
|         |  | Exterior Paint                                 | \$ 5,245         |  |
| EV 2015 | 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. C.                                      | 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 |  |                  |  |
|         | Activities Center                          | 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       |  |

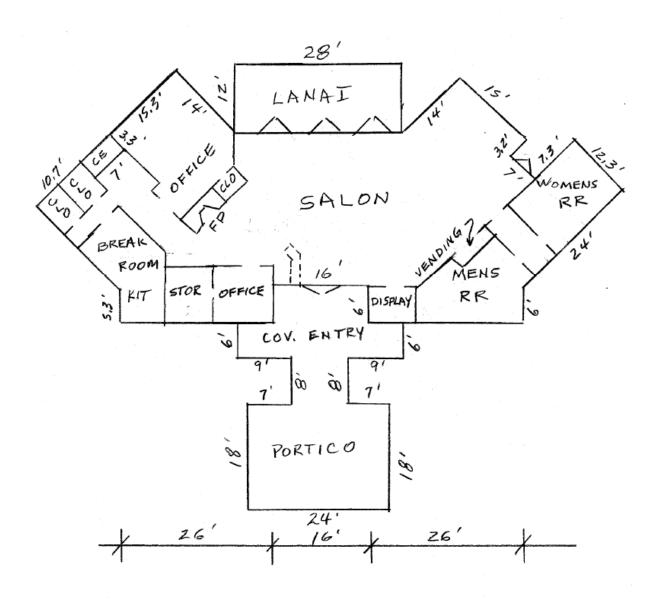
| Year      | Category   | Item Name   | Expense  |  |  |  |  |
|-----------|--|---|--|--|--|--|--|
|           | Amenity Center Grounds   | Dock Repair Allowance   | \$ 21,864  |  |  |  |  |
|           | Wood Pillars on Amenity Buildings Repair Allowance                     |   | \$ 14,720  |  |  |  |  |
|           | Amenity Center Grounds Subtotal = \$ 36,584.00                         |   |  |  |  |  |  |
|           | Community Crounds  | 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  |  |  |  |  |
| EX. 20.45 |  | 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   |   |  |  |  |  |  |
|           | 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 Tot  | tal = \$404,706  |  |  |  |  |
|           |  |   |  |  |  |  |  |
|           | Amenity Center Grounds   | Tennis Volley Machine   | \$ 4,628   |  |  |  |  |
|           | Amenity Center Grounds   | Tennis Volley Machine Outdoor Furniture on Grounds  |  |  |  |  |  |
|           | Amenity Center Grounds   | ·   | \$ 4,628   |  |  |  |  |
|           | Amenity Center Grounds  Community Grounds                              | Outdoor Furniture on Grounds  | \$ 4,628   |  |  |  |  |
|           |  | Outdoor Furniture on Grounds  Amenity Center Grounds Subtotal = \$ 50,709.00  | \$ 4,628<br>\$ 46,081  |  |  |  |  |
|           | Community Grounds  | Outdoor Furniture on Grounds  Amenity Center Grounds Subtotal = \$ 50,709.00  Landscaping Allowance   | \$ 4,628<br>\$ 46,081<br>\$ 60,369   |  |  |  |  |
|           | Community Grounds  | Outdoor Furniture on Grounds  Amenity Center Grounds Subtotal = \$ 50,709.00  Landscaping Allowance  Pool Heater 4  | \$ 4,628<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068  |  |  |  |  |
|           | Community Grounds Pool Area  | Outdoor Furniture on Grounds  Amenity Center Grounds Subtotal = \$ 50,709.00  Landscaping Allowance  Pool Heater 4  HVAC UV Light System  | \$ 4,628<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783  |  |  |  |  |
| FY 2048   | Community Grounds Pool Area  | Outdoor Furniture on Grounds  Amenity Center Grounds Subtotal = \$ 50,709.00  Landscaping Allowance  Pool Heater 4  HVAC UV Light System  Restrooms Refurbishment   | \$ 4,628<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344   |  |  |  |  |
| FY 2048   | Community Grounds Pool Area  | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344   |  |  |  |  |
| FY 2048   | Community Grounds  Pool Area  Activities Center  Fitness Center        | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214   |  |  |  |  |
| FY 2048   | Community Grounds Pool Area Activities Center                          | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214   |  |  |  |  |
| FY 2048   | Community Grounds  Pool Area  Activities Center  Fitness Center        | 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  | \$ 4,628<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214<br>\$ 946<br>\$ 783                           |  |  |  |  |
| FY 2048   | Community Grounds  Pool Area  Activities Center  Fitness Center        | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214<br>\$ 946<br>\$ 783                           |  |  |  |  |
| FY 2048   | Community Grounds  Pool Area  Activities Center  Fitness Center        | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214<br>\$ 946<br>\$ 783<br>\$ 52,319              |  |  |  |  |
| FY 2048   | Community Grounds  Pool Area  Activities Center  Fitness Center  Lodge | 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<br>\$ 46,081<br>\$ 60,369<br>\$ 11,068<br>\$ 783<br>\$ 56,344<br>\$ 2,214<br>\$ 946<br>\$ 783<br>\$ 52,319<br>\$ 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           |  |  |  |  |
|         | Louge                                    | 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                  |                  |  |  |  |  |
|         | Nature Center                            | HVAC UV Light System                           | \$ 823           |  |  |  |  |

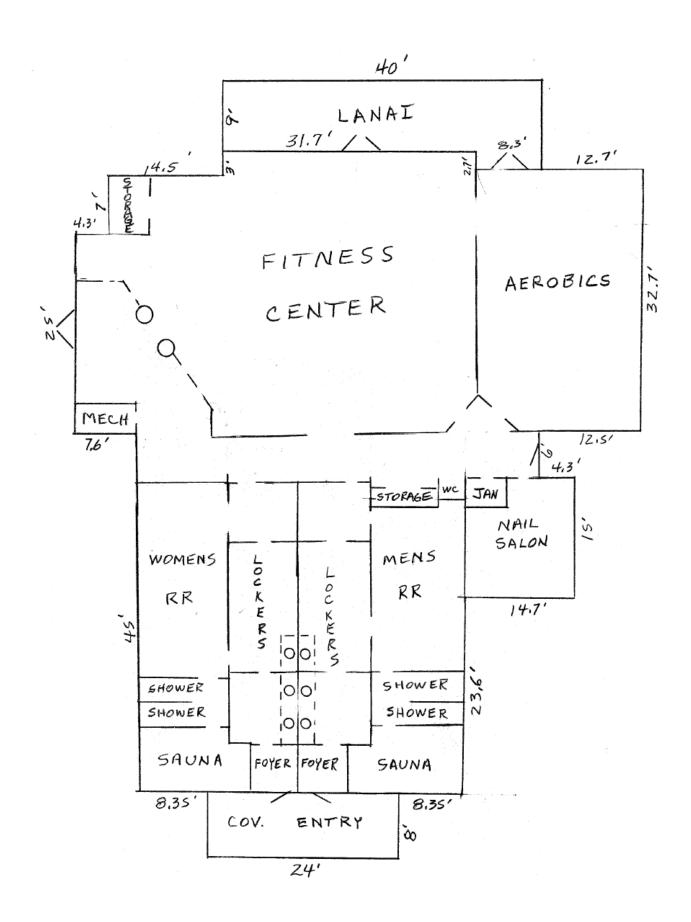
| Year     | Category                                  | Item Name                                  | Expense           |  |  |  |
|----------|---|--|-------------------|--|--|--|
| FY 2050  | Playgrounds                               | Garden Swings                              | \$ 5,077          |  |  |  |
|          | 1   | 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 14                                      | Lap Pool Resurface                         | \$ 145,824        |  |  |  |
|          | Pool Area                                 | Resort Pool Resurface                      | \$ 105,393        |  |  |  |
|          |   | Spa Resurface                              | \$ 8,589          |  |  |  |
|          | Pool Area Subtotal = \$ 337,017.00        |  |                   |  |  |  |
|          | A di titi G                               | HVAC 5.0 Tons Goodman                      | \$ 16,049         |  |  |  |
| EV. 2051 | Activities Center                         | HVAC UV Light System                       | \$ 844            |  |  |  |
| FY 2051  | Activities Center Subtotal = \$ 16,893.00 |  |                   |  |  |  |
|          | E'. C .                                   | HVAC UV Light System                       | \$ 1,019          |  |  |  |
|          | Fitness Center                            | Weight Machines Group 2                    | \$ 10,844         |  |  |  |
|          | Fitness Center Subtotal = \$ 11,863.00    |  |                   |  |  |  |
|          | I - J                                     | 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



# Tab 8

#### MINUTES OF MEETING

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday March 3, 2021 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

#### Present and constituting a quorum:

| 15 | Brian Sailer | Board Supervisor, Chairman                   |
|----|--------------|--|
| 16 | Holly Ruhlig | Board Supervisor, Vice Chairman              |
| 17 | Scott Diver  | <b>Board Supervisor, Assistant Secretary</b> |
| 18 | Bryan Norrie | <b>Board Supervisor, Assistant Secretary</b> |
| 19 | Beth Edwards | <b>Board Supervisor, Assistant Secretary</b> |

#### Also present were:

| Matthew Huber<br>John Vericker | District Manager, Rizzetta & Company, Inc.<br>District Counsel, Straley, Robin & Vericker |
|--------------------------------|---|
|                                | (via conference call)   |
| Greg Woodcock                  | District Engineer, Cardno   |
|                                | (via conference call)   |
| Tish Dobson                    | Lodge Manager, Preserve at Wilderness Lake  |
| Pete Lucadano                  | Representative, Red Tree Landscape  |
| Stephen Brletic                | Representative, JMT Engineering   |
|                                |   |

#### FIRST ORDER OF BUSINESS

**Audience** 

#### 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

Present

Mr. Huber asked if there were any audience comments. There were none.

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**Items** 

Mr. Huber asked the Board if they had requests or any walk-on items. Mr. Sailer stated that he had one item for the Lodge Manager's report. He requested an update of the front entrance monument and back entrance. Ms. Edwards stated that this could be discussed at the budget workshop.

A resident at 7445 Meadow Brook Lane discussed diseased pine tree replacement. The snack bar at the pool was also discussed. Ms. Dobson stated discussed a plan for food trucks in 2021 and a snack trailer at the pool for 2022.

#### FOURTH ORDER OF BUSINESS

#### **General Interest Items**

#### A. Landscaping Reports

Mr. Lucadano presented his reports, and he gave the Board his update. A discussion was held regarding the proper way to trim the Palm trees. It was stated that the annuals look great. Mr. Lucadano stated that Red Tree Landscape was E-Verify compliant.

#### **B. District Counsel**

Mr. Vericker had no comments on the legislative update.

Mr. Vericker presented the E-Verify Legislative Memo and reviewed it with the Board.

On a Motion by Mr. Sailer, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the E-Verify Legislative Memo for the Preserve at Wilderness Lake Community Development District.

#### C. GHS Environmental Report

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

#### D. District Engineer

A discussion was held regarding the Tierra Report and the Caliente discovery.

On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved moving ahead 30 days with a digital monitor for the Preserve at Wilderness Lake Community Development District.

Mr. Woodcock gave the Board an update on the Deer Path erosion. He stated that he has moved away from Advance Hydro and they will not be paid the \$2,750.00 for work done as it is unsatisfactory. Mr. Woodcock stated that Site Masters can complete the work.

On a Motion by Mr. Sailer, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved Site Masters completing the work for the Deer Path erosion (\$4,200.00) for the

#### PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT March 3, 2021 Minutes of Meeting Page 3

Preserve at Wilderness Lake Community Development District.

82 83 84

Mr. Woodcock mentioned the drainage erosion and control structure at Whispering Wind and Wilderness. He stated that he will provide a report on this for the next meeting.

85 86 87

Mr. Woodcock present the Amenity Center Report. He stated that the is working with Ms. Dobson on proposals.

88 89

The Board requested a question and answer on all District Engineer related items.

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The Board took a recess at 8:29 p.m. and returned at 8:35 p.m.

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#### E. Lodge Manager's Report.

94 95 Ms. Dobson presented her report. She reviewed some additional items from her report.

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Ms. Dobson gave an update on the conference call phone. She also gave the Board an update on lodge incidents.

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Ms. Dobson presented and reviewed the revised proposal for the roadway asphalt. No Board action was taken.

100 101

Ms. Dobson stated that on March 11th and 12th, ACPLM will be completing the repairs to the front pavers.

102 103 104

Ms. Dobson reviewed the County paving with the Board. She stated that the County would be paving the ten sections at the front entrance.

105 106 107

> On a Motion by Ms. Edwards, seconded by Ms. Sailer, with all in favor, the Board of Supervisors approved the County paving the ten sections at the front entrance for the Preserve at Wilderness Lake Community Development District.

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A discussion was held regarding the following items:

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Changing out the sprinkler in sod at Caliente

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 Wetland Violations Pool Season

Swing Sets

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On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved bringing all the swing sets back out for the Preserve at Wilderness Lake Community Development District.

116 117 FIFTH ORDER OF BUSINESS

Discussion Regarding Implementation of New Asphalt by the District Engineer for Sterling Hill CDD

118 119

# PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT March 3, 2021 Minutes of Meeting Page 4

| Stephen Brletic gave the Board a pres<br>Sterling Hill CDD. He entertained the Board   | sentation regarding the new asphalt process used members questions.  |
|--|--|
| SIXTH ORDER OF BUSINESS  | Consideration of Proposals for Ro<br>Cleaning  |
| •  | als from Nautical Pressure Washing, Pasco Pressuleaning. A discussion ensued. The Board decided  |
| SEVENTH ORDER OF BUSINESS  | Discussion Regarding Availability of Swin  |
| This item was discussed under the L  | odge Manager's report.   |
| EIGHTH ORDER OF BUSINESS   | Ratification of Waiver of Liability for Swi<br>Classes   |
| Mr. Vericker presented and reviewed requested that the swim classes return to pa   | the Waiver of Liability for Swim Classes. The Boa  |
| 1  | ast nours.   |
|  | Ratification of Swimming Pool Waiver Form  |
|  | Ratification of Swimming Pool Waiver Form  |
| Mr. Vericker presented and reviewed  On a Motion by Mr. Sailer, seconded by I  | Ratification of Swimming Pool Waiver Form  |
| Mr. Vericker presented and reviewed  On a Motion by Mr. Sailer, seconded by I ratified the approval of the Swimming F. Community Development District.   | Ratification of Swimming Pool Waiver Form the Swimming Pool Waiver form.  Mr. Diver, with all in favor, the Board of Supervisor  |
| Mr. Vericker presented and reviewed  On a Motion by Mr. Sailer, seconded by I ratified the approval of the Swimming F Community Development District.  TENTH ORDER OF BUSINESS   | Ratification of Swimming Pool Waiver Form the Swimming Pool Waiver form.  Mr. Diver, with all in favor, the Board of Supervisor Pool Waiver for the Preserve at Wilderness La  |
| Mr. Vericker presented and reviewed  On a Motion by Mr. Sailer, seconded by ratified the approval of the Swimming Community Development District.  TENTH ORDER OF BUSINESS  Mr. Huber presented and reviewed the On a Motion by Mr. Diver, seconded by Mr. | Ratification of Swimming Pool Waiver Form the Swimming Pool Waiver form.  Mr. Diver, with all in favor, the Board of Supervisor Pool Waiver for the Preserve at Wilderness La  Ratification of RedTree Landscape Addendum #1 |

158

## PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT March 3, 2021 Minutes of Meeting Page 5

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on February 159 3, 2021. He noted that Mr. Diver's changes were included in the meeting minutes. 160 161 On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on February 3, 2021, as presented for the Preserve at Wilderness Lake Community Development District. 162 TWELFTH ORDER OF BUSINESS Consideration 163 of the Operation & **Maintenance Expenditures for January 2021** 164 165 166 Mr. Huber presented the Operation & Maintenance Expenditures for January 2021. 167 On a Motion by Mr. Sailer, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures Report for January 2021 (\$120,617.00) for the Preserve at Wilderness Lake Community Development District. 168 THIRTEENTH ORDER OF BUSINESS **District Manager's Report** 169 170 Mr. Huber presented the Financial Statements for January 2021 and the Reserve Study 171 172 Report. Mr. Huber gave his report and mentioned the next meeting date of April 7, 2021 at 9:30 173 174 a.m. and reminded the Board that a budget workshop was scheduled for April 15<sup>th</sup> at 9:30 a.m. The Board held a discussion regarding the website contract and the number of pages 175 being converted to ADA compliance. 176 177 178 FOURTEENTH ORDER OF BUSINESS **Supervisors Requests** 179 180 Mr. Huber asked if there were any Supervisor requests. There were none put forth. 181 182 FIFTEENTH ORDER OF BUSINESS **Adjournment** 183 Mr. Huber stated that if there was no further business to come before the Board than a 184 185 motion to adjourn would be in order. 186 187 On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 10:15 p.m. for the Preserve at Wilderness Lake Community Development District. 188 189

190 191 Assistant Secretary

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Chairman/Vice Chairman



### Tab 9

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

# Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021.

| The total items being presented: | \$402,986.67 |  |
|----------------------------------|--------------|--|
| Approval of Expenditures:        |              |  |
| Chairperson                      |              |  |
| Vice Chairperson                 |              |  |
| Assistant Secretary              |              |  |

| Vendor Name                        | Check #  | Invoice Number    | Invoice Description                            | Code                                    | <u>lr</u> | nvoice Amount | Page # |
|------------------------------------|----------|-------------------|--|---|-----------|---------------|--------|
| A Total Solution, Inc.<br>(ATS)    | 012570   | 00017126          | Monthly Service Maintenance<br>Agreement 02/21 | Security System Monitoring              | \$        | 600.00        | 1      |
| ACPĹM, Inc.                        | 012583   | 2021023           | Brick Pavers Repair 01/21                      | Roadway Repair &<br>Maintenance - Brick | \$        | 3,994.00      | 2      |
| Advanced Recreationa Concepts, LLC | l 012551 | 5264              | Replacement Materials 02/21                    | Pavers<br>Capital Reserves              | \$        | 330.00        | 3      |
| AIC Painting, Inc.                 | 012550   | 18350             | Prep & Paint Metal Doors<br>02/21              | Capital Reserves                        | \$        | 1,950.00      | 4      |
| Alsco, Inc.                        | 012533   | LTAM887258        | Linen & Mat Service 01/21                      | Facility Supplies - Spa                 | \$        | 130.69        | 5      |
| Alsco, Inc.                        | 012571   | LTAM888993        | Linen & Mat Service 02/21                      | Facility Supplies - Spa                 | \$        | 131.77        | 6      |
| Beth Edwards                       | 012554   | BE020321          | Board of Supervisors Meeting 02/03/21          | Supervisor Fees                         | \$        | 200.00        | 7      |
| Brian P Sailer                     | 012562   | BS020321          | Board of Supervisors Meeting 02/03/21          | Supervisor Fees                         | \$        | 200.00        | 7      |
| Bryan D Norrie                     | 012558   | BN020321          | Board of Supervisors Meeting 02/03/21          | Supervisor Fees                         | \$        | 200.00        | 7      |
| City Electric Supply<br>Company    | 012572   | LOL/144399        | Breakers 01/21                                 | Maintenance & Repairs - Lodge           | \$        | 29.80         | 8      |
| Cool Coast Heating & Cooling Inc   | 012534   | 012221            | Cleaned Drains & Handler<br>01/21              | Equipment Repair / Replacement          | \$        | 139.00        | 9      |
| Cool Coast Heating & Cooling Inc   | 012552   | 5882              | Maintenance 01/21                              | Maintenance & Repairs - Lodge           | \$        | 629.00        | 10     |
| Duke Energy                        | 012584   | 60574 01168 01/21 | Herons Glen Sign 01/21                         | Electric Utility Service                | \$        | 16.57         | 12     |

| Vendor Name                       | Check # | Invoice Number                  | Invoice Description                           | Code                                     | <br>Invoice Amount | Page # |
|-----------------------------------|---------|---------------------------------|---|--|--------------------|--------|
| Duke Energy                       | 012566  | 83196 80556 01/21               | Herons Wood Sign 01/21                        | Electric Utility Service                 | \$<br>16.23        | 15     |
| Duke Energy                       | 012566  | 91468 53580 01/21               | Summary Bill 01/21                            | Electric Utility Service                 | \$<br>12,086.20    | 18     |
| Fitness Logic, Inc.               | 012535  | 99516                           | Monthly Maintenance 01/21                     | Fitness Equipment Preventative           | \$<br>110.00       | 21     |
| Florida Courts, Inc.              | 012536  | 4185                            | 50% Deposit Refurbish Tennis Courts 01/21     | Capital Reserves                         | \$<br>6,950.00     | 23     |
| Florida Department of Revenue     | 012555  | 61-8014999201-4<br>01/21        | Sales & Use Tax 01/21                         | Sales Tax Payable                        | \$<br>44.42        | 24     |
| Frontier Communications           | 012567  | 239-159-2085-030513-<br>5 01/21 | -Fios Internet 01/21                          | Telephone, Fax & Internet                | \$<br>92.31        | 25     |
| Frontier Communications           | 012537  |                                 | -813-995-2437 Phone Service<br>01/21          | Telephone, Fax &                         | \$<br>787.44       | 28     |
| Frontier Communications           | 012537  |                                 | Frontier Phone and Internet                   | Telephone, Fax &                         | \$<br>62.25        | 32     |
| GHS Environmental                 | 012585  | 2021-145                        | Monthly Aquatic Weed<br>Control Program 01/21 | Lake & Wetland<br>Management             | \$<br>4,165.00     | 35     |
| Gulf Coast Tractor &<br>Equipment | 012556  | 200-2010505                     | Maintenance/Repair Supplies 02/21             | Wetland Nuisance/ Exotic Species Control | \$<br>36.59        | 36     |
| Harris Romaner<br>Graphics        | 012557  | 20406                           | Message Board Letters 01/21                   | Office Supplies                          | \$<br>98.00        | 37     |
| Harris Romaner<br>Graphics        | 012574  | 20415                           | Repair Damage to Ranger<br>Station 02/21      | Maintenance & Repairs - Lodge            | \$<br>385.00       | 38     |
| Harris Romaner<br>Graphics        | 012574  | 20416                           | Replace Fauset Sets 02/21                     | Maintenance & Repairs - Lodge            | \$<br>1,400.00     | 39     |
| Harris Romaner<br>Graphics        | 012574  | 20417                           | Pass Decals (100) 02/21                       | Resident ID Cards                        | \$<br>140.00       | 40     |

| Vendor Name                        | Check # | Invoice Number      | Invoice Description                                    | Code                              | Invoice Amount | Page # |
|------------------------------------|---------|---------------------|--|-----------------------------------|----------------|--------|
| Harris Romaner<br>Graphics         | 012586  | 20433               | Teen Corner Wood Sign with Routed Letters 02/21        | Equipment Repair /<br>Replacement | \$<br>225.00   | 41     |
| Harvey's Hardware                  | 012575  | 456728              | Maintenance Supplies 10/20                             | Maintenance & Repairs - Lodge     | \$<br>18.50    | 42     |
| Harvey's Hardware                  | 012575  | 456909              | Maintenance Supplies 12/20                             | Maintenance & Repairs - Lodge     | \$<br>22.64    | 43     |
| Himes Electrical<br>Service, Inc.  | 012576  | 21733               | Replace Bad Timer Switch on Mens Sauna 02/21           | Maintenance & Repairs - Lodge     | \$<br>176.25   | 44     |
| Holly C Ruhlig                     | 012561  | HR020321            | Board of Supervisors Meeting 02/03/21                  | Supervisor Fees                   | \$<br>200.00   | 7      |
| Jerry Richardson                   | 012587  | 1469                | Monthly Hog Removal<br>Service 02/21                   | Wildlife Management<br>Services   | \$<br>500.00   | 45     |
| Pasco County Utilities             | 012568  | Summary Water 01/21 | Summary Water Billing 01/21                            | Water Utility Service             | \$<br>4,033.81 | 46     |
| Pasco Sheriff's Office             | 012559  | I-12/7/2020-05372   | Off Duty Detail 01/21                                  | Deputy                            | \$<br>2,448.00 | 54     |
| PBSS Inc./American                 | 012538  | 10876               | Site Service, Equipment,<br>Material, Supplies & Labor | Maintenance & Repairs - Lodge     | \$<br>240.00   | 56     |
| PBSS Inc./American                 | 012588  | 10878               | Site Service, Equipment, Material, Supplies & Labor    | Capital Reserves                  | \$<br>1,525.00 | 57     |
| PBSS Inc./American<br>Lock         | 012560  | 10899               | Site Fitness Center Door<br>Jammed Shut 01/21          | Maintenance & Repairs - Lodge     | \$<br>260.00   | 59     |
| PBSS Inc./American<br>Lock         | 012588  | 10924               | Site Service, Equipment,<br>Material, Supplies & Labor | Maintenance & Repairs - Lodge     | \$<br>274.00   | 60     |
| Preserve At<br>Wilderness Lake CDD | CD262   | CD262               | Debit Card Replenishment                               | 3                                 |                |        |
|                                    |         |                     | Sherwin Williams                                       | Maintenance & Repairs - Lodge     | \$<br>137.31   | 63     |

| Vendor Name | Check # Invoice Number | Invoice Description  | Code  | <u>In</u> | voice Amount | Page # |
|-------------|------------------------|----------------------|---|-----------|--------------|--------|
|             |                        | Sam's Club           | Various                                     | \$        | 57.92        | 64     |
|             |                        | Publix               | Various                                     | \$        | 18.86        | 65     |
|             |                        | McNatt's Cleaners    | Various                                     | \$        | 38.00        | 66     |
|             |                        | Lowe's               | Maintenance & Repairs - Lodge               | \$        | 38.25        | 69     |
|             |                        | Lowe's               | Janitorial Supplies & Maintenance & Repairs | \$        | 128.74       | 70     |
|             |                        | Papa John's Pizza    | Special Events                              | \$        | 80.28        | 71     |
|             |                        | Lowe's               | Janitorial Supplies & Maintenance & Repairs | \$        | 105.26       | 72     |
|             |                        | Ferguson Enterprises | Maintenance & Repairs - Lodge               | \$        | 91.42        | 73     |
|             |                        | Extra Space Storage  | Special Events                              | \$        | 196.00       | 78     |
|             |                        | Publix               | Special Events                              | \$        | 50.90        | 81     |
|             |                        | Amazon               | Resident Services                           | \$        | 12.99        | 82     |
|             |                        | The UPS Store        | Office Supplies                             | \$        | 36.26        | 84     |
|             |                        | Lowe's               | Maintenance & Repairs - Lodge               | \$        | 41.44        | 85     |
|             |                        | Lowe's               | Janitorial Supplies & Maintenance & Repairs | \$        | 41.61        | 86     |

| Vendor Name          | Check # | Invoice Number | Invoice Description                        | Code                                   | <u>lı</u> | nvoice Amount | Page # |
|----------------------|---------|----------------|--|--|-----------|---------------|--------|
|                      |         |                | Lowe's                                     | Capital Reserves                       | \$        | 360.00        | 87     |
|                      |         |                | Pet Supplies Plus                          | Nature Center                          | \$        | 58.36         | 88     |
|                      |         |                | Lowe's                                     | Maintenance & Repairs - Lodge          | \$        | 52.27         | 89     |
|                      |         |                | Lowe's                                     | Maintenance & Repairs - Lodge          | \$        | (3.42)        | 90     |
|                      |         |                | Walmart                                    | •                                      | \$        | 29.70         | 91     |
|                      |         |                | Amazon                                     | General Store & Office Supplies        | \$        | 112.53        | 92     |
|                      |         |                | Sam's Club                                 | Special Events &<br>General Store      | \$        | 230.46        | 95     |
|                      |         |                | Lowe's                                     | Athletic/ Park Court/<br>Field Repairs | \$        | 233.29        | 96     |
|                      |         |                | Lowe's                                     | Maintenance & Repairs - Lodge          | \$        | 24.32         | 97     |
|                      |         |                | Lowe's                                     | Maintenance & Repairs - Lodge          | \$        | 109.88        | 98     |
|                      |         |                | Amazon                                     | IT Support & Repairs                   | \$        | 13.99         | 99     |
| ProPet Distributors, | 012577  | 133230         | Dogipot Smart Litter Pick Up<br>Bags 01/21 | Dog Waste Station<br>Supplies          | \$        | 587.35        | 101    |
| PSA Horticultural    | 012540  | 1170           | Jan 14th Landscape<br>Inspection 01/21     | Field Operations                       | \$        | 1,100.00      | 102    |
| PSA Horticultural    | 012589  | 1181           | Feb 11th Landscape<br>Inspection 02/21     | Field Operations                       | \$        | 1,100.00      | 103    |

| Vendor Name                       | Check # Invoice Number | Invoice Description                                      | Code   | Invoice Amount | Page # |
|-----------------------------------|------------------------|--|--|----------------|--------|
| ReadyRefresh by<br>Nestle         | 012590 11B0006240923   | Bottled Water Service 01/21                              | Resident Services                                  | \$ 72.89       | 104    |
| RedTree Landscape<br>Systems, LLC | 012591 6229            | Irrigation Install Control Box & Tank for Caliente 11/20 | Capital Reserves                                   | \$ 3,568.00    | 105    |
| RedTree Landscape<br>Systems, LLC | 012542 6643            | Landscape Repair 12/20                                   | Landscape<br>Replacement Plants,                   | \$ 2,047.00    | 106    |
| RedTree Landscape<br>Systems, LLC | 012542 6644            | Landscape Repair 12/20                                   | Shrubs & Trees<br>Landscape<br>Replacement Plants, | \$ 232.00      | 107    |
| RedTree Landscape<br>Systems, LLC | 012542 6645            | Landscape Repair 12/20                                   | Shrubs & Trees Landscape Replacement Plants,       | \$ 680.00      | 108    |
| RedTree Landscape<br>Systems, LLC | 012542 6646            | Landscape Repair 12/20                                   | Shrubs & Trees Landscape Replacement Plants,       | \$ 368.00      | 109    |
| RedTree Landscape<br>Systems, LLC | 012542 6647            | Landscape Repair 12/20                                   | Shrubs & Trees Landscape Replacement Plants,       | \$ 2,493.00    | 110    |
| RedTree Landscape<br>Systems, LLC | 012542 6648            | 2nd Half Mulching Installation 12/20                     | Shrubs & Trees<br>Landscape Mulch                  | \$ 10,125.00   | 111    |
| RedTree Landscape<br>Systems, LLC | 012578 6649            | Monthly Pest Control 12/20                               | Landscape Pest<br>Control                          | \$ 1,165.00    | 112    |
| RedTree Landscape<br>Systems, LLC | 012542 6663            | Irrigation Repair 01/21                                  | Irrigation Repair                                  | \$ 152.95      | 113    |
| RedTree Landscape<br>Systems, LLC | 012542 6668            | Irrigation Install Caliente Project 01/21                | Capital Reserves                                   | \$ 12,255.00   | 114    |
| RedTree Landscape<br>Systems, LLC | 012542 6671            | Irrigation Install New Pump<br>Caliente Project 01/21    | Capital Reserves                                   | \$ 12,753.75   | 115    |

| Vendor Name                        | Check # | Invoice Number    | Invoice Description                            | Code   |      | Invoice Amount | Page # |
|------------------------------------|---------|-------------------|--|--|------|----------------|--------|
| RedTree Landscape<br>Systems, LLC  | 012542  | 6676              | Irrigation Repair 01/21                        | Irrigation Repair                              | \$   | 169.28         | 117    |
| RedTree Landscape<br>Systems, LLC  | 012542  | 6688              | Irrigation Repair 01/21                        | Irrigation Repair                              | \$   | 376.88         | 118    |
| RedTree Landscape<br>Systems, LLC  | 012591  | 6748              | Landscape<br>Maintenance/Irrigation            | Various Landscape                              | \$   | 15,000.00      | 119    |
| RedTree Landscape<br>Systems, LLC  | 012578  | 6864              | Irrigation Install Under Road & Sidewalk 02/21 | Capital Reserves                               | \$   | 3,926.50       | 120    |
| RedTree Landscape<br>Systems, LLC  | 012591  | 6878              | Monthly Pest Control 01/21                     | Landscape Pest<br>Control                      | \$   | 1,165.00       | 121    |
| Rentalex of Hudson,<br>Inc.        | 012543  | 1-119129          | Equipment Rental 01/21                         | Equipment Lease                                | \$   | 776.40         | 122    |
| Rentalex of Hudson,<br>Inc.        | 012579  | 1-119299          | Equipment Rental 02/21                         | Equipment Lease                                | \$   | 329.80         | 126    |
| Rizzetta & Company, Inc.           | 012541  | INV0000056058     | District Management Fees 02/21                 | District Management<br>Fees                    | \$   | 6,299.67       | 128    |
| Rizzetta Amenity<br>Services, Inc. | 012544  | INV0000000008448  | Amenity Management 01/21                       | Management Contract - Payroll                  | . \$ | 9,693.11       | 129    |
| Rizzetta Amenity<br>Services, Inc. | 012580  | INV00000000008476 | Amenity Management 02/21                       | Management Contract - Payroll & Management Fee | . \$ | 11,064.20      | 130    |
| Rizzetta Amenity<br>Services, Inc. | 012580  | INV00000000008529 | Out of Pocket Expenses 01/20                   | Payroll Reimbursement - Mileage                | \$   | 57.63          | 131    |
| Rizzetta Technology<br>Services    | 012545  | INV0000006849     | Website Hosting Services 02/21                 | Website Fees & Maintenance                     | \$   | 175.00         | 132    |
| Robert Scott Diver                 | 012553  | SD020321          | Board of Supervisors Meeting 02/03/21          | Supervisor Fees                                | \$   | 200.00         | 7      |

| Vendor Name                               | Check # | Invoice Number      | Invoice Description                               | Code   | Invoice Amount |             | Page # |
|---|---------|---------------------|---|--|----------------|-------------|--------|
| Site Masters of Florida,<br>LLC           | 012563  | 012921-2            | Replaced 5.5 Sidewalk<br>Panels 01/21             | Sidewalk Repair & Maintenance & Capital Reserves | \$ 2,9         | 950.00      | 133    |
| Site Masters of Florida,<br>LLC           | 012581  | 021021-2            | Removed & Replaced Paver Path at Lodge 02/21      | Capital Reserves                                 | \$ 3,9         | 950.00      | 134    |
| Specialty Surfaces,<br>LLC                | 012546  | 1517                | Aqua Flex Deep Clean 01/21                        | Maintenance & Repairs<br>- Lodge                 | \$ 1,9         | \$ 1,942.00 |        |
| Straley Robin Vericker                    | 012548  | 19308               | General Monthly Legal<br>Services 01/21           | District Counsel                                 | \$             | 517.50      | 136    |
| Suncoast Pool Service                     | 012592  | 6992                | Pool & Spa Service 02/21                          | Pool Service Contract                            | \$ 2,4         | 400.00      | 138    |
| Suncoast Pool Service                     | 012582  | 6995                | Replace Pool Heater 02/21                         | Capital Reserves                                 | \$ 3,4         | 400.00      | 139    |
| Suncoast Pool Service                     | 012582  | 6996                | Replace Pump for Hot Tub 02/21                    | Capital Reserves                                 | \$             | 660.00      | 140    |
| Sysco West Coast<br>Florida, Inc.         | 012564  | 337578726-8         | Food/Beverage/Resident<br>Services Supplies 01/21 | Various  | \$ 8           | 875.23      | 141    |
| Times Publishing<br>Company               | 012547  | 0000127638 12/30/20 | Acct #117565 Legal<br>Advertising 12/20           | Legal Advertising                                | \$             | 160.00      | 143    |
| Tish DobsonPetty<br>Cash                  | 012573  | 020721              | Replenish Petty Cash 02/21                        | Various  | \$ 2           | 249.97      | 146    |
| Upbeat Inc.                               | 012593  | 625324              | Playground Part<br>Stoneleigh/Foxgrove - 02/21    | Capital Reserves                                 | \$ 1,2         | 285.41      | 161    |
| Vanguard Cleaning<br>Systems of Tampa Bay | 012594  | 95328               | Monthly Service Charge 02/21                      | Lodge - Facility<br>Janitorial Service           | \$ 1,5         | 500.00      | 162    |
| Vantage Point Corp                        | 012565  | IC120702            | Poly Power Kit 1/21                               | Equipment Repair /<br>Replacement                | \$             | 145.00      | 163    |

Paid Operation & Maintenance Expenditures February 1, 2021 Through February 28, 2021

| Vendor Name                  | Check # | Invoice Number | Invoice Description                 | C                         | ode _     | Invoice Amount | Page # |
|------------------------------|---------|----------------|-------------------------------------|---------------------------|-----------|----------------|--------|
| Verizon Wireless             | 012569  | 9871726937     | Cell Phone Service 01/21            | Telephone, Fax & Internet | \$        | 58.82          | 164    |
| Welch Tennis Courts,<br>Inc. | 012549  | 60212          | US Open Regular Duty Balls<br>01/21 | Resident Services         | <u>\$</u> | 111.86         | 169    |
| Report Total                 |         |                |                                     |                           | <u>\$</u> | 402,986.67     |        |

## Reserve Fund Expenditures

October 1, 2020 Through February 28, 2021

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

## Reserve Fund Expenditures

October 1, 2020 Through February 28, 2021

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

## Reserve Fund Expenditures

October 1, 2020 Through February 28, 2021

| Vendor Name                       | Check # | Invoice  | Invoice Description                                   | Code                | Invo | ice Amount |
|-----------------------------------|---------|----------|---|---------------------|------|------------|
| RedTree Landscape Systems,<br>LLC | 012542  | 6671     | Irrigation Install New Pump<br>Caliente Project 01/21 | Capital<br>Reserves | \$   | 12,753.75  |
| RedTree Landscape Systems, LLC    | 012578  | 6864     | Irrigation Install Under Road & Sidewalk 02/21        | Capital<br>Reserves | \$   | 3,926.50   |
| Site Masters of Florida, LLC      | 012563  | 012921-2 | Replaced 5.5 Sidewalk Panels 01/21                    | Capital<br>Reserves | \$   | 2,750.00   |
| Site Masters of Florida, LLC      | 012581  | 021021-2 | Removed & Replaced Paver Path at Lodge 02/21          | Capital<br>Reserves | \$   | 3,950.00   |
| Suncoast Pool Service             | 012582  | 6995     | Replace Pool Heater 02/21                             | Capital<br>Reserves | \$   | 3,400.00   |
| Suncoast Pool Service             | 012582  | 6996     | Replace Pump for Hot Tub 02/21                        | Capital<br>Reserves | \$   | 660.00     |
| Upbeat Inc.                       | 012593  | 625324   | Playground Part<br>Stoneleigh/Foxgrove - 02/21        | Capital<br>Reserves | \$   | 1,285.41   |
| Reserve Expenditure Total         |         |          |   |                     | \$   | 110,356.01 |

## **Tab 10**



Financial Statements (Unaudited)

February 28, 2021

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org rizzetta.com

Balance Sheet As of 2/28/2021 (In Whole Numbers)

|                                    | General Fund | Reserve Fund | Debt Service<br>FundSeries<br>2013 | Debt Service<br>FundSeries<br>2012 | Total<br>Governmental<br>Funds | General Fixed<br>Assets<br>Account<br>Group | General<br>Long-Term<br>Debt Account<br>Group |
|------------------------------------|--------------|--------------|------------------------------------|------------------------------------|--------------------------------|---|---|
| Assets                             |              |              |                                    |                                    |                                |   |   |
| Cash In Bank                       | 655,265      | 0            | 0                                  | 0                                  | 655,265                        | 0   | 0   |
| Cash on Hand                       | 300          | 0            | 0                                  | 0                                  | 300                            | 0   | 0   |
| Investments                        | 703,226      | 0            | 470,776                            | 303,812                            | 1,477,814                      | 0   | 0   |
| Investments - Reserves             | 0            | 1,048,944    | 0                                  | 0                                  | 1,048,944                      | 0   | 0   |
| Accounts Receivable                | 62,170       | 0            | 11,899                             | 6,411                              | 80,480                         | 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               | 194,843      | 0            | 0                                  | 0                                  | 194,843                        | 0   | 0   |
| Amount Available-Debt Service      | 0            | 0            | 0                                  | 0                                  | 0                              | 0   | 792,898                                       |
| Amount To Be Provided Debt Service | 0            | 0            | 0                                  | 0                                  | 0                              | 0   | 3,997,102                                     |
| Fixed Assets                       | 0            | 0            | 0                                  | 0                                  | 0                              | 11,225,214                                  | 0   |
| Total Assets                       | 1,644,554    | 1,048,944    | 482,675                            | 310,223                            | 3,486,396                      | 11,225,214                                  | 4,790,000                                     |
| Liabilities                        |              |              |                                    |                                    |                                |   |   |
| Accounts Payable                   | 44,137       | 0            | 0                                  | 0                                  | 44,137                         | 0   | 0   |
| Sales Tax Payable                  | 125          | 0            | 0                                  | 0                                  | 125                            | 0   | 0   |
| Accrued Expenses Payable           | 11,162       | 0            | 0                                  | 0                                  | 11,162                         | 0   | 0   |
| Due To Others                      | 0            | 0            | 0                                  | 0                                  | 0                              | 0   | 0   |
| Due To Other Funds                 | 0            | 194,843      | 0                                  | 0                                  | 194,843                        | 0   | 0   |
| Revenue Bonds Payable-Long-Term    | 0            | 0            | 0                                  | 0                                  | 0                              | 0   | 4,790,000                                     |
| Total Liabilities                  | 55,424       | 194,843      | 0                                  | 0                                  | 250,267                        | 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         | 973,861      | (29,514)     | 250,946                            | 131,221                            | 1,326,515                      | 0   | 0   |
| Total Fund Equity & Other Credits  | 1,589,131    | 854,102      | 482,675                            | 310,223                            | 3,236,130                      | 11,225,214                                  | 0   |
| Total Liabilities & Fund Equity    | 1,644,554    | 1,048,944    | 482,675                            | 310,223                            | 3,486,396                      | 11,225,214                                  | 4,790,000                                     |

| -  | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual<br>Budget Remaining |
|--|------------------|------------|------------|--------------|------------------------------------|
| Revenues                                     |                  |            |            |              |                                    |
| Interest Earnings                            |                  |            |            |              |                                    |
| Interest Earnings                            | 9,500            | 3,958      | 8,395      | 4,436        | 11.63%                             |
| Special Assessments                          |                  |            |            |              |                                    |
| Tax Roll                                     | 1,578,183        | 1,578,183  | 1,585,321  | 7,138        | (0.45)%                            |
| Other Miscellaneous Revenues                 |                  |            |            |              |                                    |
| Guest Fees                                   | 2,000            | 833        | 2,202      | 1,369        | (10.10)%                           |
| Events and Sponsorships                      | 8,000            | 3,333      | 1,375      | (1,958)      | 82.81%                             |
| Rental Revenue                               | 10,000           | 4,167      | 808        | (3,358)      | 91.91%                             |
| General Store                                | 10,000           | 4,167      | 2,368      | (1,799)      | 76.32%                             |
| Total Revenues                               | 1,617,683        | 1,594,641  | 1,600,469  | 5,827        | 1.06%                              |
| Expenditures                                 |                  |            |            |              |                                    |
| Legislative                                  |                  |            |            |              |                                    |
| Supervisor Fees                              | 14,000           | 5,833      | 5,000      | 833          | 64.28%                             |
| Financial & Administrative                   |                  |            |            |              |                                    |
| Administrative Services                      | 8,874            | 3,698      | 3,698      | 0            | 58.33%                             |
| District Management                          | 34,974           | 14,573     | 14,573     | 0            | 58.33%                             |
| District Engineer                            | 10,000           | 4,167      | 19,800     | (15,633)     | (97.99)%                           |
| 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<br>Appraiser Fees     | 150              | 0          | 0          | 0            | 100.00%                            |
| Financial & Revenue Collections              | 5,724            | 2,385      | 2,385      | 0            | 58.33%                             |
| Assessment Roll                              | 5,724            | 5,724      | 5,724      | 0            | 0.00%                              |
| Accounting Services                          | 26,024           | 10,843     | 10,843     | 0            | 58.33%                             |
| Auditing Services                            | 4,000            | 4,000      | 52         | 3,948        | 98.70%                             |
| Arbitrage Rebate Calculation                 | 1,300            | 542        | 0          | 542          | 100.00%                            |
| Public Officials Liability<br>Insurance      | 2,550            | 2,550      | 2,421      | 129          | 5.05%                              |
| Supervisor Workers<br>Compensation Insurance | 500              | 500        | 200        | 300          | 60.00%                             |
| Legal Advertising                            | 1,800            | 750        | 160        | 590          | 91.11%                             |
| Miscellaneous Mailings                       | 1,200            | 500        | 0          | 500          | 100.00%                            |
| Dues, Licenses & Fees                        | 650              | 650        | 175        | 475          | 73.07%                             |
| Website Fees & Maintenance                   | 7,500            | 3,825      | 2,413      | 1,413        | 67.83%                             |
| Legal Counsel                                | ,                | ,          | ,          | ,            |                                    |
| District Counsel                             | 13,000           | 5,417      | 6,765      | (1,349)      | 47.96%                             |
| Law Enforcement                              | ,                | •          | •          | , ,          |                                    |
| Deputy                                       | 34,750           | 14,479     | 11,976     | 2,503        | 65.53%                             |

| _  | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual<br>Budget Remaining |
|--|------------------|------------|------------|--------------|------------------------------------|
| Electric Utility Services                      |                  |            |            |              |                                    |
| Utility Services                               | 163,000          | 67,917     | 66,399     | 1,518        | 59.26%                             |
| Gas Utility Services                           |                  |            |            |              |                                    |
| Utility Services                               | 28,000           | 11,667     | 11,131     | 536          | 60.24%                             |
| Garbage/Solid Waste Control<br>Services        |                  |            |            |              |                                    |
| Solid Waste Assessments                        | 2,650            | 2,650      | 2,832      | (182)        | (6.85)%                            |
| Garbage - Recreation Facility                  | 3,000            | 1,250      | 0          | 1,250        | 100.00%                            |
| Garbage - Wetlands<br>Dumpster Fees            | 2,000            | 833        | 0          | 833          | 100.00%                            |
| Water-Sewer Combination<br>Services            |                  |            |            |              |                                    |
| Utility Services                               | 32,500           | 13,542     | 16,706     | (3,165)      | 48.59%                             |
| 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            | 833        | 165        | 668          | 91.73%                             |
| Holiday Decorations                            | 7,500            | 7,500      | 8,000      | (500)        | (6.66)%                            |
| Landscape                                      |                  |            |            |              |                                    |
| Landscape Maintenance                          | 154,800          | 64,500     | 65,394     | (894)        | 57.75%                             |
| Irrigation Inspection                          | 13,200           | 5,500      | 5,500      | 0            | 58.33%                             |
| Landscape Replacement<br>Plants, Shrubs, Trees | 45,000           | 18,750     | 20,018     | (1,268)      | 55.51%                             |
| Landscape - Pest Control                       | 13,980           | 5,825      | 5,825      | 0            | 58.33%                             |
| Landscape Fertilization                        | 30,000           | 12,500     | 7,525      | 4,975        | 74.91%                             |
| Tree Trimming Services                         | 32,000           | 13,333     | 18,925     | (5,592)      | 40.85%                             |
| Irrigation Repairs                             | 25,000           | 10,417     | 4,459      | 5,957        | 82.16%                             |
| Landscape - Mulch                              | 68,000           | 28,000     | 10,125     | 17,875       | 85.11%                             |
| Annual Flower Rotation                         | 16,200           | 6,750      | 4,050      | 2,700        | 75.00%                             |
| Well Maintenance                               | 2,500            | 1,042      | 0          | 1,042        | 100.00%                            |
| Field Operations                               | 13,200           | 5,500      | 5,500      | 0            | 58.33%                             |
| Landscape Aeration                             | 700              | 292        | 0          | 292          | 100.00%                            |
| Lake and Wetland Management                    |                  |            |            |              |                                    |
| Wetland Plant Installation                     | 500              | 208        | 0          | 208          | 100.00%                            |
| Monthly Aquatic Weed Control Program           | 34,500           | 14,375     | 14,250     | 125          | 58.69%                             |
| Educational Program                            | 500              | 208        | 0          | 208          | 100.00%                            |
| Cormorant Cove (Wetland T) Cattail Treatment   | 1,250            | 521        | 0          | 521          | 100.00%                            |

| _  | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual<br>Budget Remaining |
|--|------------------|------------|------------|--------------|------------------------------------|
| Bay Lake Hydrilla Treatment                            | 1,000            | 417        | 0          | 417          | 100.00%                            |
| Professional Oversight of<br>WLP Wetland Staff         | 6,000            | 2,500      | 2,500      | 0            | 58.33%                             |
| Private Resident Consultation                          | 780              | 325        | 325        | 0            | 58.33%                             |
| Wetland Tree Removal                                   | 2,000            | 833        | 0          | 833          | 100.00%                            |
| Grass Carp Replacement and/or Barrier Repair           | 300              | 125        | 0          | 125          | 100.00%                            |
| Wetland Nuisance/Exotic<br>Species Control (Areas A-V) | 10,500           | 4,375      | 4,213      | 162          | 59.87%                             |
| Special Projects                                       | 6,350            | 2,646      | 4,060      | (1,414)      | 36.06%                             |
| Road & Street Facilities                               |                  |            |            |              |                                    |
| Street Light Decorative<br>Light Maintenance           | 500              | 208        | 0          | 208          | 100.00%                            |
| Street Sign Repair & Replacement                       | 500              | 208        | 0          | 208          | 100.00%                            |
| Roadway Repair &<br>Maintenance - Brick Pavers         | 10,000           | 4,167      | 4,922      | (755)        | 50.78%                             |
| Sidewalk Repair &<br>Maintenance                       | 3,000            | 1,250      | 200        | 1,050        | 93.33%                             |
| Sidewalk Pressure Washing                              | 7,000            | 2,917      | 3,900      | (983)        | 44.28%                             |
| Parks & Recreation                                     |                  |            |            | , ,          |                                    |
| Management Contract -<br>Payroll                       | 362,500          | 151,042    | 122,478    | 28,564       | 66.21%                             |
| Payroll Reimbursement -<br>Mileage                     | 2,500            | 1,042      | 396        | 645          | 84.14%                             |
| Management Contract -<br>Management Fee                | 18,000           | 7,500      | 7,500      | 0            | 58.33%                             |
| Lodge - Maintenance &<br>Repair                        | 50,000           | 20,833     | 10,817     | 10,016       | 78.36%                             |
| Pool Service Contract                                  | 24,000           | 10,000     | 12,000     | (2,000)      | 50.00%                             |
| Pool Repairs   | 5,000            | 2,083      | 0          | 2,083        | 100.00%                            |
| Equipment Lease  | 4,000            | 1,667      | 2,368      | (702)        | 40.79%                             |
| Landscape Lighting Replacement                         | 2,000            | 833        | 508        | 325          | 74.59%                             |
| Fitness Equipment Preventative Maintenance             | 1,500            | 625        | 550        | 75           | 63.33%                             |
| Facility Supplies - Spa                                | 7,700            | 3,208      | 3,539      | (330)        | 54.04%                             |
| Lodge - Facility Janitorial<br>Services                | 30,000           | 12,500     | 7,500      | 5,000        | 75.00%                             |
| Nature Center Operations                               | 2,000            | 833        | 983        | (150)        | 50.82%                             |
| Security System Monitoring                             | 10,000           | 4,167      | 3,000      | 1,167        | 70.00%                             |

| _  | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual Budget Remaining |
|--|------------------|------------|------------|--------------|---------------------------------|
| Pool Permits   | 850              | 0          | 0          | 0            | 100.00%                         |
| Telephone, Fax & Internet                                  | 14,000           | 5,833      | 4,824      | 1,009        | 65.54%                          |
| Resident ID Cards  | 1,100            | 458        | 140        | 318          | 87.27%                          |
| Special Events   | 30,000           | 12,500     | 7,851      | 4,649        | 73.82%                          |
| Athletic/Park Court/Field Repairs                          | 5,000            | 2,083      | 2,312      | (229)        | 53.75%                          |
| Wildlife Management<br>Services                            | 13,500           | 5,625      | 5,300      | 325          | 60.74%                          |
| Playground Mulch   | 8,000            | 3,333      | 0          | 3,333        | 100.00%                         |
| Resident Services  | 7,500            | 3,125      | 1,752      | 1,373        | 76.64%                          |
| General Store  | 7,000            | 2,917      | 1,381      | 1,536        | 80.27%                          |
| Security System Maintenance                                | 8,000            | 3,333      | 1,081      | 2,252        | 86.48%                          |
| Fitness Equipment Repairs                                  | 7,000            | 2,917      | 794        | 2,122        | 88.65%                          |
| Lodge - Facility Janitorial<br>Supplies                    | 8,500            | 3,542      | 2,618      | 923          | 69.19%                          |
| Playground Equipment & Maintenance                         | 1,000            | 417        | 0          | 417          | 100.00%                         |
| Dog Waste Station Supplies                                 | 5,000            | 2,083      | 1,603      | 480          | 67.94%                          |
| IT Support & Repairs                                       | 3,000            | 1,250      | 156        | 1,094        | 94.79%                          |
| Office Supplies  | 8,000            | 3,333      | 1,264      | 2,069        | 84.19%                          |
| Equipment Repair/Replacement                               | 9,348            | 3,895      | 5,467      | (1,572)      | 41.51%                          |
| Total Expenditures   | 1,617,683        | 713,577    | 626,607    | 86,969       | 61.27%                          |
| Excess of Revenues Over<br>(Under) Expenditures            | 0                | 881,065    | 973,861    | 92,797       | 0.00%                           |
| Excess of Rev/Other Sources<br>Over (Under) Exp/Other Uses | 0                | 881,065    | 973,861    | 92,797       | 0.00%                           |
| Fund Balance, Beginning of Period                          |                  |            |            |              |                                 |
|  | 0                | 0          | 615,269    | 615,269      | 0.00%                           |
| Fund Balance, End of Period                                | 0                | 881,065    | 1,589,131  | 708,066      | 0.00%                           |

|  | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent<br>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        | 99,514                | (29,514)                  | (42.16)%                    |
| Total Expenditures   | 70,000        | 99,514                | (29,514)                  | (42.16)%                    |
| Excess of Revenues Over (Under)<br>Expenditures            |               | (29,514)              | 29,514                    | 0.00%                       |
| Excess of Rev/Other Sources Over<br>(Under) Exp/Other Uses | 0             | (29,514)              | 29,514                    | 0.00%                       |
| Fund Balance, Beginning of Period                          |               |                       |                           |                             |
| - •  | 0             | 883,615               | (883,615)                 | 0.00%                       |
| Fund Balance, End of Period                                | 0             | 854,102               | (854,102)                 | 0.00%                       |

Statement of Revenues and Expenditures
Debt Service Fund--Series 2013 - 201
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

|  | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent<br>Remaining |
|--|---------------|-----------------------|---------------------------|-----------------------------|
| Revenues   |               |                       |                           |                             |
| Interest Earnings  |               |                       |                           |                             |
| Interest Earnings  | 0             | 7                     | (7)                       | 0.00%                       |
| Special Assessments  |               |                       |                           |                             |
| Tax Roll   | 315,438       | 316,804               | (1,366)                   | (0.43)%                     |
| Total Revenues   | 315,438       | 316,811               | (1,373)                   | (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)<br>Expenditures            | 0             | 250,946               | (250,946)                 | 0.00%                       |
| Excess of Rev/Other Sources Over<br>(Under) Exp/Other Uses | 0             | 250,946               | (250,946)                 | 0.00%                       |
| Fund Balance, Beginning of Period                          |               |                       |                           |                             |
|  | 0             | 231,729               | (231,729)                 | 0.00%                       |
| Fund Balance, End of Period                                | 0             | 482,675               | (482,675)                 | 0.00%                       |

Statement of Revenues and Expenditures
Debt Service Fund--Series 2012 - 202
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

|  | Annual Budget | Current Period<br>Actual | Budget To Actual Variance | Budget Percent<br>Remaining |
|--|---------------|--------------------------|---------------------------|-----------------------------|
| Revenues   |               |                          |                           |                             |
| Interest Earnings  |               |                          |                           |                             |
| Interest Earnings  | 0             | 5                        | (5)                       | 0.00%                       |
| Special Assessments  |               |                          |                           |                             |
| Tax Roll   | 169,967       | 170,703                  | (736)                     | (0.43)%                     |
| Total Revenues   | 169,967       | 170,708                  | (741)                     | (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)<br>Expenditures            |               | 131,221                  | (131,221)                 | 0.00%                       |
| Excess of Rev/Other Sources Over<br>(Under) Exp/Other Uses | 0             | 131,221                  | (131,221)                 | 0.00%                       |
| Fund Balance, Beginning of Period                          |               |                          |                           |                             |
| ,  | 0             | 179,002                  | (179,002)                 | 0.00%                       |
| Fund Balance, End of Period                                | 0             | 310,223                  | (310,223)                 | 0.00%                       |

#### The Preserve at Wilderness Lake CDD Investment Summary February 28, 2021

|                                     |  | Bala         | ance as of   |
|-------------------------------------|--|--------------|--------------|
| Account                             | <u>Investment</u>                                      | <u>Febru</u> | ary 28, 2021 |
|                                     |  |              |              |
| The Bank of Tampa                   | Money Market   | \$           | 5,296        |
| The Bank of Tampa ICS               |  |              |              |
| BOKF, National Association          | Money Market   |              | 248,352      |
| Bank of Hope                        | Money Market   |              | 1            |
| First National Bank of Omaha        | Money Market   |              | 45,233       |
| Merchants Bank of Indiana           | Money Market   |              | 155,993      |
| United Bank                         | Money Market   |              | 248,351      |
|                                     | <b>Total General Fund Investments</b>                  | \$           | 703,226      |
|                                     |  |              |              |
| The Bank of Tampa ICS Reserve       |  |              |              |
| First National Bank of Omaha        | Money Market   | \$           | 203,117      |
| NexBank, SSB                        | Money Market   |              | 248,352      |
| United Bank                         | Money Market   |              | 1            |
| Iberia Bank                         |  |              |              |
| Certificate of Deposit #1           | .55% APY - 12 Month term - Maturity Date 9/8/21        |              | 238,892      |
| Mainstreet Community Bankof Florida |  |              |              |
| 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           |              | 106,315      |
| Homeland Federal Savings Bank       | 2.25% - 3 year term - Maturity Date 12/01/22           |              | 230,773      |
|                                     | <b>Total Reserve Fund Investments</b>                  | \$           | 1,048,944    |
|                                     |  |              |              |
| US Bank Series 2013 Revenue         | First American Government Obligation Fund Cl Y         | \$           | 304,910      |
| 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        | \$           | 470,776      |
|                                     | Total Series 2013 Dest Service I and Investments       | Ψ            | 470,770      |
| 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         | Ψ            | 164,294      |
| US Bank Series 2012 Prepayment      | First American Government Obligation Fund Cl Y         |              | 14,388       |
| 22 _ ami zerres 2012 i repayment    |  |              | 1,500        |
|                                     | <b>Total Series 2012 Debt Service Fund Investments</b> | \$           | 303,812      |

Summary A/R Ledger 001 - General Fund From 2/1/2021 Through 2/28/2021

| Invoice Date | Customer Name              | Invoice Number              | Current Balance |
|--------------|----------------------------|-----------------------------|-----------------|
| 10/1/2020    | Pasco County Tax Collector | FY20-21                     | 62,170.43       |
|              |                            | Total 001 - General<br>Fund | 62,170.43       |

Summary A/R Ledger 201 - Debt Service Fund--Series 2013 From 2/1/2021 Through 2/28/2021

| Invoice Date | Customer Name              | Invoice Number                                 | Current Balance |
|--------------|----------------------------|--|-----------------|
| 10/1/2020    | Pasco County Tax Collector | FY20-21  | 11,898.52       |
|              |                            | Total 201 - Debt<br>Service FundSeries<br>2013 | 11,898.52       |

Summary A/R Ledger 202 - Debt Service Fund--Series 2012 From 2/1/2021 Through 2/28/2021

| Invoice Date   | Customer Name              | Invoice Number                                 | Current Balance |
|----------------|----------------------------|--|-----------------|
| 10/1/2020      | Pasco County Tax Collector | FY20-21  | 6,411.24        |
|                |                            | Total 202 - Debt<br>Service FundSeries<br>2012 | 6,411.24        |
| Report Balance |                            |  | 80,480.19       |

Aged Payables by Invoice Date
Aging Date - 2/1/2021
001 - General Fund
From 2/1/2021 Through 2/28/2021

| Vendor Name                        | Invoice Date | Invoice Number                 | Invoice Description                                | Current<br>Balance |
|------------------------------------|--------------|--------------------------------|--|--------------------|
| Duke Energy                        | 2/3/2021     | 94409 44391 01/21              | Summary Bill 01/21                                 | 1,270.46           |
| A Total Solution, Inc. (ATS)       | 2/4/2021     | 0000152844                     | Service Call - Security System 02/20               | 955.31             |
| Animal & Exotic<br>Medical Center  | 2/11/2021    | 156757                         | Nail Trim /Exam 02/21                              | 233.96             |
| City Electric Supply<br>Company    | 2/11/2021    | LOL/145119                     | Maintenance & Repairs 02/21                        | 64.80              |
| Frontier<br>Communications         | 2/15/2021    | 813-929-9402-041519-5<br>02/21 | 813-929-9402 Phone Service 02/21                   | 98.31              |
| FITREV Inc.                        | 2/17/2021    | 22657                          | Athletix Equipment Cleaner 02/21                   | 557.04             |
| Harris Romaner<br>Graphics         | 2/18/2021    | 20439                          | Repair Faucets & Brackets in Womens Bathroom 02/21 | 125.00             |
| Fitness Logic, Inc.                | 2/19/2021    | 99952                          | Monthly Maintenance 02/21                          | 110.00             |
| Rizzetta Amenity<br>Services, Inc. | 2/19/2021    | INV00000000008554              | Amenity Management 02/21                           | 10,578.13          |
| Straley Robin Vericker             | 2/20/2021    | 19412                          | General Monthly Legal Services 02/21               | 2,104.50           |
| Harris Romaner<br>Graphics         | 2/20/2021    | 20443                          | Playground - Grind Rust Off 02/21                  | 100.00             |
| RedTree Landscape<br>Systems, LLC  | 2/20/2021    | 6880                           | Irrigation Repair 02/21                            | 170.53             |
| RedTree Landscape<br>Systems, LLC  | 2/20/2021    | 6894                           | Irrigation Repair - New Pump & Well 02/21          | 130.15             |
| Verizon Wireless                   | 2/21/2021    | 9873840176                     | Cell Phone Service 02/21                           | 63.82              |
| Florida Courts, Inc.               | 2/23/2021    | 4149                           | Refurbish 2 Tennis Courts 02/21                    | 7,750.00           |
| Alsco, Inc.                        | 2/23/2021    | LTAM890713                     | Linen & Mat Service 02/21                          | 131.77             |
| Fitness Logic, Inc.                | 2/24/2021    | 100003                         | Repairs - Athletic Equipment 02/21                 | 456.50             |
| Vantage Point Corp                 | 2/24/2021    | IC121179                       | Printer Toner 02/21                                | 355.50             |
| Duke Energy                        | 2/25/2021    | 91468 53580 02/21              | Summary Bill 02/21                                 | 11,885.49          |
| Cardno, Inc.                       | 2/26/2021    | 528653                         | Engineering Services 02/21                         | 4,187.50           |
| Rentalex of Hudson,<br>Inc.        | 2/26/2021    | 1-119492                       | Equipment Rental 02/21                             | 509.60             |
| Harris Romaner<br>Graphics         | 2/26/2021    | 20451                          | Patch Walls Womens Room 02/21                      | 235.00             |
| Pasco Sheriff's Office             | 2/27/2021    | I-1/4/2021-05444               | Off Duty Detail 02/21                              | 2,064.00           |
|                                    |              |                                | Total 001 - General<br>Fund                        | 44,137.37          |
| Report Total                       |              |                                |  | 44,137.37          |
|                                    |              |                                |  |                    |

#### The Preserve at Wilderness Lake Community Development District Notes to Unaudited Financial Statements February 28, 2021

#### **Balance Sheet**

- 1. Trust statement activity has been recorded through 02/28/21.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="https://emma.msrb.org">https://emma.msrb.org</a> 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: 022821 Reconciliation Date: 2/28/2021

Status: Open

| Bank Balance                     | 692,631.50 |
|----------------------------------|------------|
| Less Outstanding Checks/Vouchers | 40,502.99  |
| Plus Deposits in Transit         | 0.00       |
| Plus or Minus Other Cash Items   | 0.00       |
| Plus or Minus Suspense Items     | 0.00       |
| Reconciled Bank Balance          | 652,128.51 |
| Balance Per Books                | 652,128.51 |
| 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: 022821 Reconciliation Date: 2/28/2021

Status: Open

#### **Outstanding Checks/Vouchers**

| Document Number        | Document Date | Document Description              | Document Amount | Payee                                  |
|------------------------|---------------|-----------------------------------|-----------------|--|
| 012448                 | 12/8/2020     | System Generated Check/Voucher    | 770.00          | L. Carry, Inc.                         |
| 012557                 | 2/8/2021      | System Generated<br>Check/Voucher | 98.00           | Harris Romaner Graphics                |
| 012558                 | 2/8/2021      | System Generated<br>Check/Voucher | 200.00          | Bryan D Norrie                         |
| 012571                 | 2/17/2021     | System Generated<br>Check/Voucher | 131.77          | Alsco, Inc.                            |
| 012574                 | 2/17/2021     | System Generated<br>Check/Voucher | 1,925.00        | Harris Romaner Graphics                |
| 012577                 | 2/17/2021     | System Generated<br>Check/Voucher | 587.35          | ProPet Distributors, Inc.              |
| 012583                 | 2/22/2021     | System Generated<br>Check/Voucher | 3,994.00        | ACPLM, Inc.                            |
| 012584                 | 2/22/2021     | System Generated<br>Check/Voucher | 16.57           | Duke Energy                            |
| 012585                 | 2/22/2021     | System Generated<br>Check/Voucher | 4,165.00        | GHS Environmental                      |
| 012586                 | 2/22/2021     | System Generated<br>Check/Voucher | 225.00          | Harris Romaner Graphics                |
| 012587                 | 2/22/2021     | System Generated<br>Check/Voucher | 500.00          | Jerry Richardson                       |
| 012588                 | 2/22/2021     | System Generated<br>Check/Voucher | 1,799.00        | PBSS Inc./American Lock                |
| 012589                 | 2/22/2021     | System Generated<br>Check/Voucher | 1,100.00        | PSA Horticultural                      |
| 012590                 | 2/22/2021     | System Generated<br>Check/Voucher | 72.89           | ReadyRefresh by Nestle                 |
| 012591                 | 2/22/2021     | System Generated<br>Check/Voucher | 19,733.00       | RedTree Landscape Systems, LLC         |
| 012592                 | 2/22/2021     | System Generated<br>Check/Voucher | 2,400.00        | Suncoast Pool Service                  |
| 012593                 | 2/22/2021     | System Generated<br>Check/Voucher | 1,285.41        | Upbeat Inc.                            |
| 012594                 | 2/22/2021     | System Generated<br>Check/Voucher | 1,500.00        | Vanguard Cleaning Systems of Tampa Bay |
| Outstanding Checks/Vou | ıchers        |                                   | 40,502.99       |  |

SUNTRUST BANK PO BOX 305183 NASHVILLE TN 37230-5183



Account

Summary

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02/28/2021 0000

Account Statement

MAR-8 2021

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

PUB FUNDS ANALYZED CHECKING

**Account Type** 

Questions? Please call 1-800-786-8787

**Statement Period** 

02/01/2021 - 02/28/2021

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 Number** 

|                         | Carried Control of the Control of th |   |  |           |   |   |  |          | electron of the contract   |
|-------------------------|--|---|--|-----------|---|---|--|----------|--|
|                         | Description Beginning Balance Deposits/Credits Checks Withdrawals/Debits Ending Balance  |   | Amount<br>1,080,433.19<br>\$26,948.28<br>\$407,265.55<br>\$7,484.42<br>\$692,631.50  | Average   | ption<br>e Balance<br>e Collected Ba<br>r of Days in St   |   | Period   |          | Amoun<br>\$825,593.32<br>\$825,557.32<br>20  |
| Overdraft<br>Protection | Account Number   |   | Protect<br>Not enro  |           |   |   |  |          |  |
|                         | For more informatio  | n about SunTrust's Overdra  |  |           | trust.com/ove   | rdraft.   |  |          |  |
| Deposits/<br>Credits    | <b>Date</b> 02/02 02/12  | Amount Serial # 319.60 678.60   | Descrip<br>DEPOSI<br>DEPOSI  | T         | <b>Date</b> 02/25   | 3000  | <b>Amount</b> 573.50   | Serial # | Description<br>DEPOSIT   |
|                         | 02/09  | 25,376.58   | ELECTR<br>PASCO  | ONIC/ACI  | H CREDIT<br>ACC 0000000   | 0000010   | 027  |          |  |
|                         | Deposits/Credits:  | 4   |  | Total Ite | ms Deposited:   | 5   |  |          |  |
| Checks                  | Check Number 12512 *12517 *12521 12522 12523 12524 12525 12526 12527 12528 12529 12530 12531 12532 12533 12534 12535 12536 12537   | Amount         Date Paid           130.69         02/02           7,428.50         02/05           725.97         02/02           3,025.00         02/03           4,897.73         02/03           3,900.00         02/16           135.98         02/04           1,200.00         02/01           70.88         02/03           16,622.66         02/01           620.00         02/02           2,400.00         02/02           1,354.46         02/04           1,500.00         02/01           130.69         02/09           139.00         02/10           110.00         02/08           6,950.00         02/08           849.69         02/12 | Check Number 12538 12539 12540 12541 12542 12543 12544 12545 12546 12547 12548 12549 12550 12551 12552 12553 12554 12555 12556 |           | Amount  240.00 240,000.00 1,100.00 6,299.67 41,652.86 776.40 9,693.11 175.00 1,942.00 160.00 517.50 111.86 1,950.00 330.00 629.00 200.00 200.00 44.42 36.59 | 02/10<br>02/16<br>02/09<br>02/08<br>02/11<br>02/09<br>02/25<br>02/10<br>02/09<br>02/19<br>02/17<br>02/18<br>02/16 | Check Number *12559 12560 12561 12562 12563 12564 12565 12566 12567 12568 12569 12570 *12572 12573 *12575 12576 *12578 12579 12580 |          | Amount Pate Paid 2,448.00 02/19 260.00 02/16 200.00 02/17 200.00 02/17 200.00 02/17 12,950.00 02/17 145.00 02/17 12,102.43 02/18 92.31 02/22 4,033.81 02/17 58.82 02/24 600.00 02/22 29.80 02/23 249.97 02/19 41.14 02/23 176.25 02/25 5,091.50 02/22 329.80 02/25 11,121.83 02/22 |

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02/28/2021





| Observior | Check  | Amount Date                                   | Check  | Amount Date    |
|-----------|--------|---|--------|----------------|
| Checks    | Number | * **** T. | Number | Paid           |
|           | 12581  | 3,950.00 02/18                                | 12582  | 4,060.00 02/23 |

Checks: 59

<sup>\*</sup> Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

| Withdrawals/<br>Debits | Date<br>Paid     | Amount Serial #      | Description                              | DANCEED TO     |                    |
|------------------------|------------------|----------------------|--|----------------|--------------------|
|                        | 02/11<br>02/24   | 1,711.08<br>5,773.34 | OTM FUNDS T<br>ACH PREFUND<br>PRESERVE A | ING SETTLEMENT | ND -SETT-A.OTMCORP |
|                        | Withdrawals/Debi | ts: 2                | ¥  |                |                    |
| Balance                | Date             | Balance              | Collected                                | Date           | Balance            |

| Balance             | Date  | Balance  | Collected<br>Balance   | Date  | Balance  | Collected<br>Balance   |
|---------------------|---|--|--|---|--|--|
| Activity<br>History | 02/01<br>02/02<br>02/03<br>02/04<br>02/05<br>02/08<br>02/09<br>02/10<br>02/11 | 1,061,110.53<br>1,057,553.47<br>1,049,559.86<br>1,048,069.42<br>1,040,640.92<br>991,576.20<br>1,000,136.81<br>759,837.81<br>757,350.33<br>754,229.24 | 1,061,110.53<br>1,057,553.47<br>1,049,559.86<br>1,048,069.42<br>1,040,640.92<br>991,576.20<br>1,000,136.81<br>759,837.81<br>757,350.33<br>754,057.24 | 02/16<br>02/17<br>02/18<br>02/19<br>02/22<br>02/23<br>02/24<br>02/25<br>02/26 | 748,488.23<br>742,904.19<br>726,222.76<br>721,574.79<br>704,669.15<br>700,538.21<br>694,506.05<br>692,631.50<br>692,631.50 | 748,488.23<br>742,904.19<br>726,222.76<br>721,574.79<br>704,669.15<br>700,538.21<br>694,506.05<br>692,311.50<br>692,631.50 |

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: 022821 Reconciliation Date: 2/28/2021

Status: Open

| Bank Balance                     | 3,036.76 |
|----------------------------------|----------|
| 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          | 3,036.76 |
| Balance Per Books                | 3,036.76 |
| Unreconciled Difference          | 0.00     |

SUNTRUST BANK PO BOX 305183 NASHVILLE TN 37230-5183



MAR - 4 2021

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02/28/2021 0000

## Account Statement

Statement

1-800-786-8787

Questions? Please call

PRESERVE AT WILDERNESS LAKE CD THE LODGE DEBIT CARD 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 Number  | ber Statement Perio                      |  |  |
|-------------------------|---|------------------|--------------|---|--|--|--|
| Summary                 | PUB FUNDS ANALYZED CHECKING   |                  |              |   | 02/01/2021 - 02/28/2021                  |  |  |
|                         | Description Beginning Balance Deposits/Credits Checks Withdrawals/Debits Ending Balance |                  |              | Amount \$3,854.57 Average Balance \$2,047.91 Average Collected Balance \$0.00 \$2,865.72 \$3,036.76             | Amount<br>\$3,331.41<br>\$3,331.41<br>28 |  |  |
| Overdraft<br>Protection | Account Number  |                  |              | Protected By Not enrolled   |  |  |  |
|                         | For more information  | about SunTr      | ust's Overdr | aft Services, visit www.suntrust.com/overdraft.   |  |  |  |
| Deposits/<br>Credits    | <b>Date</b> 02/01   | Amount<br>21.37  | Serial #     | Description ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946                                     |  |  |  |
|                         | 02/01   | 26.66            |              | ELECTRONIC/ACH CREDIT   |  |  |  |
|                         | 02/02   | 21.60            |              | EPX ST 292167946 MERCH SETL 8788292167946<br>ELECTRONIC/ACH CREDIT  |  |  |  |
|                         | 02/03   | 7.08             |              | EPX ST 292167946 MERCH SETL 8788292167946<br>ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946 |  |  |  |
|                         | 02/04   | 10.80            |              | ELECTRONIC/ACH CREDIT   |  |  |  |
|                         | 02/08   | 10.80            |              | EPX ST 292167946 MERCH SETL 8788292167946<br>ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946 |  |  |  |
|                         | 02/09   | 8.64             |              | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946  |  |  |  |
|                         | 02/11   | 5.40             |              | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946  |  |  |  |
|                         | 02/11<br>02/12  | 1,711.08<br>5.06 |              | OTM FUNDS TRANSFER FROM ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946                         | ~  |  |  |
|                         | 02/16   | 20.24            |              | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946  |  |  |  |
|                         | 02/16   | 61.40            |              | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946  |  |  |  |
|                         | 02/18   | 5.17             |              | ELECTRONIC/ACH CREDIT   |  |  |  |
|                         | 02/18   | 3.42             |              | EPX ST 292167946 MERCH SETL 8788292167946<br>CHECK CARD CREDIT TR DATE 02/17                                    |  |  |  |
|                         | 02/19   | 7.56             |              | LOWES #02238* LUTZ FL<br>ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946                     |  |  |  |
|                         | 02/22   | 15.92            |              | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946  |  |  |  |

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02/28/2021



## Account Statement

| Deposits/<br>Credits   | Date<br>02/22     | Amount<br>24.71 | Serial # | Description ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946  |
|------------------------|-------------------|-----------------|----------|--|
|                        | 02/23             | 41.04           |          | ELECTRONIC/ACH CREDIT  |
|                        | 02/25             | 21.60           |          | EPX ST 292167946 MERCH SETL 8788292167946  ELECTRONIC/ACH CREDIT  EPX ST 292167946 MERCH SETL 8788292167946        |
|                        | 02/26             | 18.36           |          | ELECTRONIC/ACH CREDIT<br>EPX ST 292167946 MERCH SETL 8788292167946   |
|                        | Deposits/Credits: | 20              |          | Total Items Deposited: 0   |
| Withdrawals/<br>Debits | Date<br>Paid      |                 | Serial # | Description  |
| Dobito                 | 02/01             | 221.50          |          | CHECK CARD PURCHASE TR DATE 01/29 TYLOHELO 3202863336 MN   |
|                        | 02/01             | 344.15          |          | POINT OF SALE DEBIT TR DATE 01/30<br>SHERWIN WILLIA LAND O LAKES FL 07939924                                       |
|                        | 02/01             | 137.31          |          | POINT OF SALE DEBIT TR DATE 02/01  |
|                        | 02/01             | 18.86           |          | SHERWIN WILLIA LAND O LAKES FL 07939923 POINT OF SALE DEBIT TR DATE 02/01 PUBLIX SUPER MARLAND O'LAKES FL P0877107 |
|                        | 02/01             | 57.92           |          | POINT OF SALE DEBIT TR DATE 02/01  |
|                        | 02/02             | 38,00           |          | SAMS CLUB #4852 TAMPA FL48520094<br>CHECK CARD PURCHASE TR DATE 02/01  |
|                        |                   | 38.25           |          | MCNATTS CLEANERS 0 TAMPA FL POINT OF SALE DEBIT TR DATE 02/05  |
|                        | 02/05             |                 |          | LOWE'S #2238 LUTZ FL 001   |
|                        | 02/08             | 128.74          |          | POINT OF SALE DEBIT TR DATE 02/06<br>LOWE'S #2238 LUTZ FL 001  |
|                        | 02/08             | 80.28           |          | CHECK CARD PURCHASE TR DATE 02/06  |
|                        | 02/09             | 105.26          |          | PAPA JOHN'S #3570 863-583-9192 FL<br>POINT OF SALE DEBIT TR DATE 02/09   |
|                        | 02/10             | 91.42           |          | LOWE'S #2238LUTZ FL 001<br>CHECK CARD PURCHASE TR DATE 02/09   |
|                        | 02/12             | 196.00          |          | FERGUSON ENT #196 8138811982 FL<br>CHECK CARD PURCHASE TR DATE 02/10   |
|                        | 02/12             | 50.90           |          | EXTRA SPACE 8254 LAND 0' LAKESFL POINT OF SALE DEBIT TR DATE 02/12   |
|                        |                   |                 |          | PUBLIX SUPER MARLAND O'LAKES FL P1142102   |
|                        | 02/16             | 12.99           |          | RECURRING CHECK CARD PURCHASE TR DATE 02/13 AMAZON PRIME*PG5DR0P33 AMZN.COM/BILLWA                                 |
|                        | 02/16             | 36.29           |          | POINT OF SALE DEBIT TR DATE 02/14 THE UPS STORE LUTZ FL 0002   |
|                        | 02/16             | 360.00          |          | POINT OF SALE DEBIT TR DATE 02/15  |
|                        | 02/16             | 41.61           |          | LOWE'S #2238 LUTZ FL 001 POINT OF SALE DEBIT TR DATE 02/15   |
|                        | 02/16             | 41.44           |          | LOWE'S #2238 LUTZ FL 001 POINT OF SALE DEBIT TR DATE 02/15   |
|                        | 02/17             | 58.36           |          | LOWE'S #2238LUTZ FL 001 POINT OF SALE DEBIT TR DATE 02/16 PET SUPPLIES PLUS # 40 LAND 0 LAKES FL 00678977          |
|                        | 02/17             | 52.27           |          | POINT OF SALE DEBIT TR DATE 02/17 LOWE'S #2238 LUTZ FL 001   |
|                        | 02/17             | 29.70           |          | POINT OF SALE DEBIT TR DATE 02/17 WM SUPERCENTER # LUTZ FL 09880055  |
|                        | 02/18             | 112.53          |          | POINT OF SALE DEBIT TR DATE 02/17 AMAZON,COM*4E5HM1BH3SEATTLE WA 00000101  |
|                        | 02/19             | 230.46          |          | POINT OF SALE DEBIT TR DATE 02/18 SAM'S Club TAMPA FL48520001  |
|                        | 02/22             | 233.29          |          | POINT OF SALE DEBIT TR DATE 02/21<br>LOWE'S #2238LUTZ FL 001   |
|                        | 02/23             | 109.88          |          | POINT OF SALE DEBIT TR DATE 02/23<br>LOWE'S #2238 LUTZ FL 001  |
|                        |                   |                 |          | 22   |

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02/28/2021





| Withdrawals/<br>Debits | Date<br>Paid   | Amount    | Serial # | Description   |             |
|------------------------|----------------|-----------|----------|---|-------------|
| Doblio                 | 02/24          | 24.32     |          | POINT OF SALE DEBIT TR DATE 02/23<br>LOWE'S #2238 LUTZ FL 001     |             |
|                        | 02/24          | 13.99     |          | POINT OF SALE DEBIT TR DATE 02/24<br>AMAZON.COM*2H8N11ESO SEATTLE | WA 00000101 |
|                        | Withdrawals/De | ebits: 27 |          |   |             |

| 200      | 7     |          |           |       |          | any        |
|----------|-------|----------|-----------|-------|----------|------------|
| Balance  | Date  | Balance  | Collected | Date  | Balance  | Collected  |
| Activity |       |          | Balance   |       |          | Balance    |
| History  | 02/01 | 3,122.86 | 3,122.86  | 02/16 | 3,763.78 | 3,763.78   |
| instory  | 02/02 | 3,106.46 | 3,106,46  | 02/17 | 3.623.45 | 3,623,45   |
|          | 02/03 | 3,113.54 | 3,113.54  | 02/18 | 3,519.51 | 3,519.51   |
|          | 02/04 | 3,124.34 | 3,124.34  | 02/19 | 3.296.61 | 3,296.61   |
|          | 02/05 | 3,086.09 | 3,086.09  | 02/22 | 3,103,95 | 3,103.95   |
|          | 02/08 | 2.887.87 | 2,887.87  | 02/23 | 3,035.11 | 3,035.11   |
|          | 02/09 | 2,791.25 | 2,791.25  | 02/24 | 2,996,80 | 2,996.80   |
|          | 02/10 | 2.699.83 | 2,699.83  | 02/25 | 3.018.40 | 3,018,40   |
|          | 02/11 | 4,416,31 | 4,416.31  | 02/26 | 3,036.76 | 3,036.76   |
|          | 02/12 | 4,174.47 | 4.174.47  |       | 4644444  | 161 1331.1 |

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?

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

#### Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 022821 Reconciliation Date: 2/28/2021

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   |

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
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24 hr. Telephone Banking: 866-734-MAIN (6246) www.bankonmainstreet.com



#### RECEIVED

MAR - 5 2021

2312575
THE PRESERVE AT WILDERNESS LAKE COMMUNIT 3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Date 2/26/21 Account Number Enclosures Page 1

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

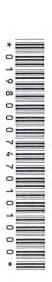
#### --- CHECKING ACCOUNTS ---

| PUBLIC FUNDS DDA |        | Number of Enclosures         | 0       |
|------------------|--------|------------------------------|---------|
| Account Number   |        | Statement Dates 2/01/21 thru | 2/28/21 |
| Previous Balance | 100.00 | Days in the statement period | 28      |
| Deposits/Credits | .00    | Average Ledger               | 100.00  |
| Checks/Debits    | .00    | Average Collected            | 100.00  |
| Service Charge   | .00    |                              |         |
| Interest Paid    | .00    |                              |         |
| Ending Balance   | 100.00 |                              |         |

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Daily Balance Information
Date Balance
2/01 100.00

\* \* \* 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: 022821 Reconciliation Date: 2/28/2021

Status: Open

| Bank Balance                     | 451,469.95 |
|----------------------------------|------------|
| 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          | 451,469.95 |
| Balance Per Books                | 451,469.95 |
| Unreconciled Difference          | 0.00       |

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

The Preserve at Wilderness Lake CDD Capital Reserve 3434 Colwell Ave Ste 200 Tampa, FL 33614 Contact Us 813-872-1200 PromontoryRequests@bankoftampa.com https://www.bankoftampa.com/

Account
The Preserve at Wilderness Lake CDD
Capital Reserve

Date 02/28/2021

Page 1 of 2

#### **ICS Monthly Statement**

The following information is a summary of activity in your ICS® account(s) for the month of February 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%         | \$451,466.50    | \$451,469.95   |
| TOTAL      |                |               | \$451,466.50    | \$451,469.95   |

Page 2 of 2

#### DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD

Capital Reserve



| Statement Period               | 2/1-2/28/2021 | Average Daily Balance                    | \$451,466.62 |
|--------------------------------|---------------|--|--------------|
| Previous Period Ending Balance | \$451,466.50  | 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                        | 6.04         |
| Interest Capitalized           | 3.45          | YTD Taxes Withheld                       | 0.00         |
| Taxes Withheld                 | (0.00)        |  |              |

**Account Transaction Detail** 

|  |                         |        | The second secon |
|--|-------------------------|--------|--|
| Date   | Activity Type           | Amount | Balance  |
| William Committee of the Committee of th |                         |        |  |
| 02/26/2021   | Interest Capitalization | \$3.45 | \$451,469.95   |

Summary of Balances as of February 28, 2021

| FDIC-Insured Institution     | City/State        | FDIC Cert No. | Balance    |
|------------------------------|-------------------|---------------|------------|
| Bank of Hope                 | Los Angeles, CA   | 26610         | \$0.01     |
| Bank of the West             | San Francisco, CA | 3514          | 0.01       |
| First National Bank of Omaha | Omaha, NE         | 5452          | 203,117.02 |
| Merchants Bank of Indiana    | Carmel, IN        | 8056          | 0.01       |
| NexBank                      | Dallas, TX        | 29209         | 248,351.90 |
| United Bank                  | Fairfax, VA       | 22858         | 1.00       |

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

#### Summary

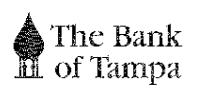
Cash Account: 15004 Investments--Bank of Tampa MMA

Reconciliation ID: 022821 Reconciliation Date: 2/28/2021

Status: Open

| Bank Balance                     | 5,295.52 |
|----------------------------------|----------|
| 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          | 5,295.52 |
| Balance Per Books                | 5,295.52 |
| Unreconciled Difference          | 0.00     |

#### **Statement**



Account Number: Statement Period: Through: 30 - 5

Jan 30, 2021 Feb 26, 2021 Page 1

#### STATEMENT MESSAGE

EFFECTIVE IMMEDIATELY, YOUR ACCOUNT(S) WILL BE GOVERNED BY THE TERMS AND CONDITIONS PROVIDED.

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.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*

#### 

PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 👱 Write: P.O. Box One

Tampa, FL 33601-0001

□ Visit: www.bankoftampa.com

Call: Telebanc (24 Hours)

813-872-1275

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

ACCOUNT# BEGINNING BALANCE \$5.293.88 COMM MONEY MARKET ACCOUNT NAME DEPOSITS/ CREDITS \$240,001.64 AVG. AVAILABLE BALANCE \$73,865.30 CHECKS / DEBITS \$240,000.00 \$5,295.52 AVG. BALANCE \$73.865.30 **ENDING BALANCE** INTEREST PAID YTD \$2.08 # DEPOSITS / CREDITS 2 INTEREST PAID THIS PERIOD # CHECKS / DEBITS \$1.64 1

**ACCOUNT ACTIVITY DETAIL** 

**Statement** 

Account Number: Statement Period:

Through: Feb 26,

Jan 30, 2021 Feb 26, 2021 Page 2

OTHER CREDITS

 Description
 Date
 Amount

 Branch Deposit
 02-09
 240,000.00

 INTEREST
 02-26
 1.64

Total 240,001.64

OTHER DEBITS

 Description
 Date
 Amount

 ICS DEPOSIT MG1210
 02-17
 240,000.00

 Total
 240,000.00

**DAILY BALANCE** 

 Date
 Balance
 Date
 Balance
 Date
 Balance

 02-09-21
 \$245,293.88
 02-17-21
 \$5,293.88
 02-26-21
 \$5,295.52

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

#### Summary

Cash Account: 15005 Investments--Bank of Tampa ICS

Reconciliation ID: 022821 Reconciliation Date: 2/28/2021

Status: Open

| Bank Balance                     | 697,930.27 |
|----------------------------------|------------|
| 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          | 697,930.27 |
| Balance Per Books                | 697,930.27 |
| 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

02/28/2021

Page 1 of 2

#### **ICS Monthly Statement**

The following information is a summary of activity in your ICS® account(s) for the month of February 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%         | \$457,926.10    | \$697,930.27   |
| TOTAL      |                |               | \$457,926.10    | \$697,930.27   |

Date 02/28/2021

Page 2 of 2

#### DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD

Operating



| Statement Period               | 2/1-2/28/2021 | Average Daily Balance                    | \$552,211.96 |
|--------------------------------|---------------|--|--------------|
| Previous Period Ending Balance | \$457,926.10  | Interest Rate at End of Statement Period | 0.01%        |
| Total Program Deposits         | 240,000.00    | Statement Period Yield                   | 0.01%        |
| Total Program Withdrawals      | (0,00)        | YTD Interest Paid                        | 7.89         |
| Interest Capitalized           | 4.17          | YTD Taxes Withheld                       | 0.00         |
| Taxes Withheld                 | (0.00)        |  |              |
| Current Period Ending Balance  | \$697,930,27  |  |              |

**Account Transaction Detail** 

| Date       | Activity Type           | Amount       | Balance      |
|------------|-------------------------|--------------|--------------|
| 02/18/2021 | Deposit                 | \$240,000.00 | \$697,926.10 |
| 02/26/2021 | Interest Capitalization | 4.17         | 697,930,27   |

Summary of Balances as of February 28, 2021

| FDIC-Insured Institution     | City/State        | FDIC Cert No. | Balance    |
|------------------------------|-------------------|---------------|------------|
| American National Bank       | Omaha, NE         | 19300         | \$0.30     |
| BOKF, National Association   | Tulsa, OK         | 4214          | 248,351.90 |
| Bank of Hope                 | Los Angeles, CA   | 26610         | 0.52       |
| Bank of the West             | San Francisco, CA | 3514          | 0.37       |
| First National Bank of Omaha | Omaha, NE         | 5452          | 45,233,54  |
| Merchants Bank of Indiana    | Carmel, IN        | 8056          | 155,992.81 |
| United Bank                  | Fairfax, VA       | 22858         | 248,350.83 |

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

#### Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 022821 Reconciliation Date: 2/28/2021

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       |



Contact Us

386-734-5930 customerservice@mainstreetcbf.com www.bankonmainstreetcom

Account

THE PRESERVE AT WILDERNESS LAKE CCD

Date

02/26/2021

Page

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

#### 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**

| Account ID | Effective Date | <b>Maturity Date</b> | Interest Rate | Opening Balance | Ending Balance |
|------------|----------------|----------------------|---------------|-----------------|----------------|
|            | 12/05/2019     | 12/01/2022           | 2.25%         | \$358,582.40    | \$358,582.40   |
| TOTAL      |                |                      |               | \$358,582.40    | \$358,582.40   |



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#### **DETAILED ACCOUNT OVERVIEW**

Account ID:

Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

#### Account Summary - CD

| Product Term            | 3-Year Public Fund 365 CD |
|-------------------------|---------------------------|
| Interest Rate           | 2.25%                     |
| Account Balance         | \$358,582,40              |
| Annual Percentage Yield | 2.28%                     |

| Effective Date   | 12/05/2019 |
|--|------------|
| Annual Coloreste - Large de manual construction - Lege-communication manual designation of | 12/05/2019 |
| Maturity Date  | 12/01/2022 |
| YTD Interest Paid  | \$0.00     |
| Interest Accrued   | 1,306.48   |
| Interest Farned Since Last Statement   | 620.62     |

#### CD Issued by

| YTD Interest Paid                              | \$0.00 | 01/30/2021 | Opening Balance  | £21 404 22   |
|--|--------|------------|------------------|--------------|
| Interest Accrued                               | 78.31  | 02/26/2021 | Ending Balance   | \$21,494,33  |
| Int Earned Since Last Statement                | 37.20  | 02/20/2021 | Lifoling balance | 21,494.33    |
| Hills Bank and Trust Company FDIC Cert. 14650  |        |            |                  |              |
| YTD Interest Paid                              | \$0.00 | 01/30/2021 | Opening Balance  | \$400.044.00 |
| Interest Accrued                               | 387.35 | 02/26/2021 | Ending Balance   | \$106,314.68 |
| Int Earned Since Last Statement                | 184.00 | 02/20/2021 | Lifting balance  | 106,314.68   |
| Homeland Federal Savings Bank FDIC Cert. 32459 |        |            |                  |              |
| YTD Interest Paid                              | \$0.00 | 01/30/2021 | Opening Balance  | #020 772 20  |
| Interest Accrued                               | 840.82 | 02/26/2021 | Ending Balance   | \$230,773.39 |
| Int Earned Since Last Statement                | 200.42 | 02/20/2021 | Criding balance  | 230,773.39   |

## **Tab 11**

#### Preserve at Wilderness Lake CDD Funding Study Summary - Continued

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, 2018 |
| Funding Study Length                               | 30 Years        |
| Number of Assessment Paying Owners                 | 958             |
| Reserve Balance as of October 1, 2018 <sup>1</sup> | \$ 922,605      |
| 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            |

<sup>&</sup>lt;sup>1</sup> 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<br>Calendar<br>Year | Owner Total<br>Annual<br>Assessment | District Annual<br>Reserve<br>Assessment | Proposed Reserve<br>Balance |
|----------------------------|-------------------------------------|--|-----------------------------|
| 2018                       | \$ 189                              | \$ 180,800                               | \$1,031,129                 |
| 2019                       | \$ 193                              | \$ 185,320                               | \$1,182,889                 |
| 2020                       | \$ 198                              | \$ 189,953                               | \$1,146,130                 |
| 2021                       | \$ 203                              | \$ 194,702                               | \$1,291,474                 |
| 2022                       | \$ 208                              | \$ 199,569                               | \$1,175,002                 |
| 2023                       | \$ 214                              | \$ 204,559                               | \$ 1,132,365                |

<sup>\*</sup> Annual Reserve Payments have been manually modified.