



# WILDERNESS LAKE

P R E S E R V E

## *Advanced Meeting Package*

## *Continued Meeting*

*Wednesday  
May 21, 2025  
1:30 p.m.*

*Location:  
The Preserve at Wilderness Lake,  
located in the Activities Center at  
21320 Wilderness Lake Boulevard,  
Land O' Lakes, FL 34637*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

# The Preserve at Wilderness Lake Community Development District

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250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

Board of Supervisors  
**The Preserve at Wilderness Lake Community Development District**

Dear Board Members:

The Continued Meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District is scheduled for **Wednesday, May 21, 2025, at 1:30 p.m.** at **The Preserve at Wilderness Lake, located in the Activities Center at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager



# WILDERNESS LAKE

## P R E S E R V E

Meeting Date:	Wednesday, May 21, 2025	Call-in Number:	+1 (929) 205-6099
Time:	1:30 PM	Meeting ID:	913 989 9080#
Location:	The Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637	Passcode:	842235
		Link:	<a href="#">Zoom Link</a>

### *Agenda*

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)  
[Pg. 6](#)
- V. Supervisor Comments**
- VI. Business Items**
  - A. Consideration of Vesta Property Services Renewal Agreement – *To Be Distributed* [Exhibit 2](#)
  - B. Consideration of Vesta District Management Renewal Agreement – *To Be Distributed* [Exhibit 3](#)
  - C. Discussion of Revised Reserve Study [Exhibit 4](#)  
[Pgs. 10-119](#)
  - D. Consideration & Adoption of **Resolution 2025-05**, Approving Proposed FY 2026 Budget & Setting Public Hearing [Exhibit 5](#)  
[Pgs. 121-130](#)
- VII. Supervisors' Requests**
- VIII. Audience Comments – New Business** - *(limited to 3 minutes per individual for non-agenda items)*

**IX. Next Meeting Quorum Check: June 4, 9:30 AM**

Beth Edwards	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Agnieszka Fisher	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
John Staples	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Holly Ruhlig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Hepner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**X. Adjournment**

## EXHIBIT 1

**THE PRESERVE AT WILDERNESS LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS CONTINUED MEETING**

Notice is hereby given that a continued meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Wednesday, May 21, 2025, at 1:30 p.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss and approve the proposed FY 2026 budget and schedule the budget public hearing.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

The Preserve at Wilderness Lake Community Development District  
Tish Dobson, District Manager  
(321) 263-0132, Ext. 285  
May 14, 2025

37474

## EXHIBIT 2

## EXHIBIT 3



## EXHIBIT 4

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

**Funding Reserve Analysis**  
*for*  
**Preserve at Wilderness Lake CDD**

May 12, 2025



# **Funding Reserve Analysis**

*for*

## **Preserve at Wilderness Lake CDD**

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<b>25 to 30 .....</b>	<b>Reserve Item Summary</b>
<b>31 to 58 .....</b>	<b>Reserve Item Listing</b>
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<b>Addendum .....</b>	<b>Amenity Center Drawings/Fitness Notes</b>

May 12, 2025

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 October 31, 2024 by Paul Gallizzi and Steven Swartz.

### **Study Start and Study End**

This Reserve Study encompasses the 2025-2026 fiscal year plus 30 years. The Study Start Date is October 1, 2025 and the study ends on September 30, 2056.

### **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 visually verify the existing component conditions and to visually verify existing component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of some components were made to either verify improvement plan take offs or determine directly the quantities of a component. Photographs were taken of the site improvements.

### Summary of Financial Assumptions

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

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2025</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2025<sup>1</sup></i>	<i>\$ 1,205,543</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<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 Calendar Year	Member Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2025	\$ 362	\$ 346,700	\$ 1,288,153
2026	\$ 371	\$ 355,368	\$ 1,493,143
2027	\$ 380	\$ 364,252	\$ 1,623,078
2028	\$ 390	\$ 373,358	\$ 1,498,287
2029	\$ 399	\$ 382,692	\$ 1,544,620
2030	\$ 409	\$ 392,259	\$ 1,378,539

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2025

### **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 March 31, 2025, the unaudited financial statements indicate there was \$1,080,786 set aside for reserves. The projected reserve balance on October 1, 2025 will be \$1,205,543. These numbers were obtained from the District on the official March 2025 balance sheet and the annual budget. October 1, 2025 starts the next fiscal year. September 30, 2026 marks the end of the fiscal year.

### **Financial Condition of District**

The pooled method with inflation reserve projections estimate \$361.90 per owner per year in fiscal year 2025-2026 and \$346,700 in total funding.

At the current time, the District is considered to be 59 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

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

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

### **Special Assessments**

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

### **Reserve Funding Goal**

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

### **Study Method**

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

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

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

### **Summary of Findings**

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

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

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

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

### **Percent Funded**

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

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

### **Keeping Your Reserve Study Current**

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

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



### Items Beyond the Scope of this Report

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

### Stormwater Drainage Notes

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

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

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

### Preserve at Wilderness Lake Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
24"	36,000'	108.00	\$3,888,000

**Other Drainage:**

Flared End Sections	75@2200 =	\$165,000
Bubbler Boxes	30@4900 =	\$147,000
Grate Inlets	10@4300 =	\$ 43,000
Control Structures	5@5400 =	\$ 27,000
Grand Total		\$4,270,000

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 1.5 percent of the original system cost should be set aside for reserves over a 5 year period, which would result in a reserve over that time of \$64,100. 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.

**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 fair condition. We recommend performing an asphalt mill and overlay in the near future.

**Pond Banks Notes**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing, debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

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

In the Preserve at Wilderness Lake, there are retention ponds for stormwater drainage. These ponds are estimated to have 14,500 linear feet of developed shoreline area encompassing 57.05 acres of wetlands. During the site visit, 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 5 percent of the shoreline will erode and need refurbishment over a 5 year period. The District has made small repairs pertaining to erosion at various times. 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)	1.05/SF	\$731,808
St. Augustine	348,480 SF (8 acres)	1.50/SF	\$540,144
Bermuda	130,680 SF (3 acres)	2.30/SF	\$300,564
Totals			\$1,572,516

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 \$62,900.

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 \$12,000 for trees.

Additionally, there are several areas of shrubs and plants. These items can be replaced periodically as necessary. We recommend earmarking \$18,000 for plants and shrubs replacement.

The total estimated annual landscape cost is \$92,900, rounded to \$93,000. The District already plans for \$40,000 annually for replacement of these items in their operating budget. While landscaping can be subjective, the District has indicated that they intend to earmark \$40,000 annually in reserves for the replacement of landscaping.

### **Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000

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

**Conflict of Interest**

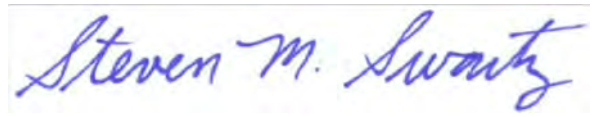
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

13 Pages of Photographs Attached

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



Basketball Court



Tennis Courts



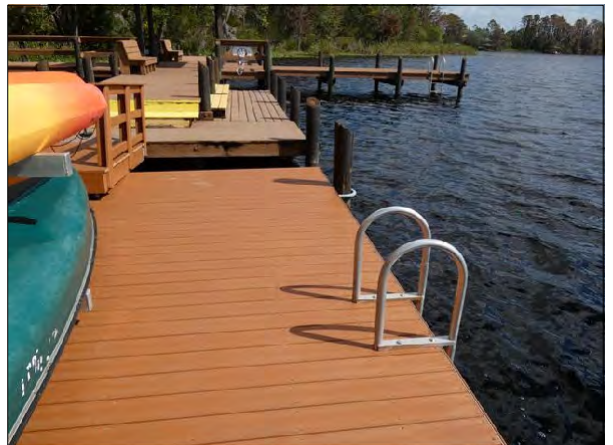
Tennis Courts Fencing



Tennis Courts Lighting



Amenity Center Dock



Amenity Center Floating Dock





Amenity Center Access System



Amenity Center Camera System



Typical Well



Entry Monument



Entry Monument



Interior Monument



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



Sidewalks



Community Split Rail Fencing



Pond



Pond



Landscaping



Landscaping



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



Pool Furniture



Pool Furniture



Lap Pool Lift



Lap Pool



Resort Pool Lift



Resort Pool



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



Spa



Spa Lift



Pool Equipment



Pool Equipment Housing Boxes



Pool Pavers



Amenity Pavers





Pool Fencing



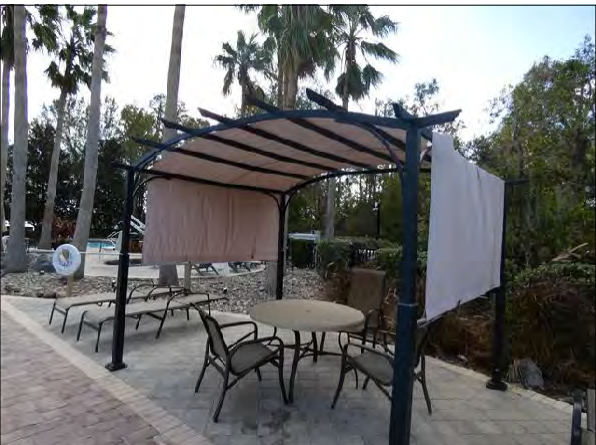
Pool Heaters



Splash Pad



Pool Coping Stone



Pool Pergolas



Activity Center Front View



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



Activity Center Rear View



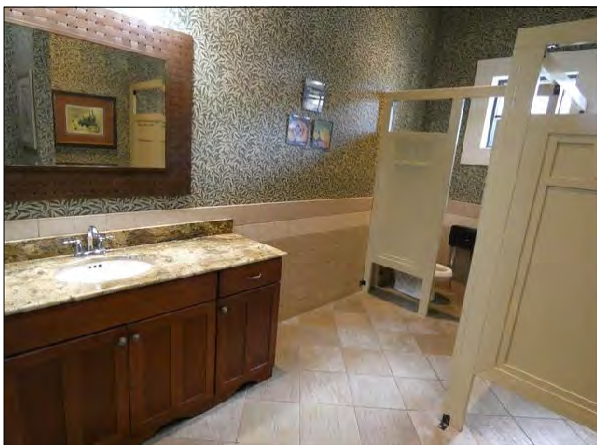
Activity Center Interior



Activity Center Kitchen



Activity Center HVAC



Activity Center Restroom



Fitness Center



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



Fitness Center



Fitness Center



Fitness Center



Fitness Center HVAC



Fitness Center Locker Room



Lodge





Lodge



Lodge Interior



Lodge Interior



Lodge Interior



Lodge HVAC



Lodge Restroom



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



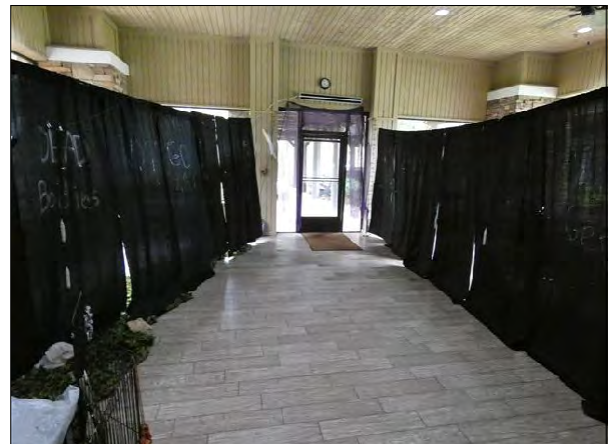
Nature Center



Nature Center



Nature Center Interior



Nature Center Interior



Nature Center HVAC



Nature Center Restroom



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



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 Park



Whispering Wind Park Fence



Stoneleigh Park



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



Stoneleigh Park



Night Heron Park



Night Heron Park



Night Heron Park



Amenity Center Parking Lot



Amenity Center Parking Lot Pavers

**Preserve at Wilderness Lake CDD Reserve Study Expense Item Summary**

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
<b>Amenity Center Grounds</b>					
Basketball Court Color Coat	\$ 2,665	1 Years	8 Year	\$ 2,801	Yes
Basketball Court Resurface	\$ 7,175	5 Years	30 Years	\$ 8,335	Yes
Tennis Court Color Coat	\$ 17,160	4 Years	8 Years	\$ 19,442	Yes
Tennis Court Resurface	\$ 46,200	8 Years	30 Years	\$ 57,844	Yes
Tennis Fencing Chain Link	\$ 20,640	3 Years	25 Years	\$ 22,808	Yes
Tennis Courts Lighting	\$ 56,700	13 Years	35 Years	\$ 80,432	Yes
Tennis Volley Machine	\$ 3,000	2 Years	7 Years	\$ 3,233	Yes
Tennis Court Windscreens Repairs	\$ 473	0 Year	1 Years	\$ 485	Yes
Pickleball Court Mobile Nets	\$ 1,800	9 Years	10 Years	\$ 2,311	Yes
Dock Deck Boards and Railings	\$ 90,288	4 Years	20 Years	\$ 102,296	Yes
Dock Frame and Pilings	\$ 45,144	18 Years	40 Years	\$ 72,556	Yes
Dock Repair Allowance	\$ 16,720	9 Years	10 Years	\$ 21,463	Yes
Dock Roofing Asphalt Shingle	\$ 9,324	10 Years	18 Years	\$ 12,272	Yes
Floating Docks and Gangway	\$ 45,036	22 Years	25 Years	\$ 79,987	Yes
Floating Docks Repair Allowance	\$ 5,560	7 Years	10 Years	\$ 6,790	Yes
Kayak Rack	\$ 10,800	17 Years	20 Years	\$ 16,930	Yes
Covered Walkways Asphalt Shingle Roofing	\$ 21,612	9 Years	18 Years	\$ 27,743	Yes
Wood Pillars on Amenity Buildings Repair Allowance	\$ 10,300	2 Years	8 Years	\$ 11,101	Yes
Access System	\$ 14,600	10 Years	12 Years	\$ 19,216	Yes
(1) Community Security Camera System Phase 1	\$ 22,000	2 Years	10 Years	\$ 23,712	Yes
Community Security Camera System Phase 2	\$ 22,000	7 Years	10 Years	\$ 26,865	Yes
Outdoor Furniture on Grounds Allowance	\$ 3,000	0 Year	1 Years	\$ 3,076	Yes
Boats and Kayaks	\$ 5,700	7 Years	8 Years	\$ 6,961	Yes
Kubota	\$ 13,000	2 Years	10 Years	\$ 14,011	Yes
Staining Columns and Porch Rails	\$ 9,000	4 Years	8 Years	\$ 10,197	Yes
<b>Community Grounds</b>					

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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Well Pumps and Irrigation System Upgrades Allowance	\$ 7,000	0 Year	1 Years	\$ 7,177	Yes
Front and Rear Entry Monument Signs Refurbishment	\$ 23,200	7 Years	15 Years	\$ 28,331	Yes
Interior Monument Signs	\$ 11,700	4 Years	10 Years	\$ 13,256	Yes
Directional Signs	\$ 7,000	4 Years	20 Years	\$ 7,931	Yes
Sidewalk Repair Allowance	\$ 46,000	3 Years	5 Years	\$ 50,833	Yes
Pavers Repair Allowance	\$ 6,000	1 Years	5 Year	\$ 6,307	Yes
Community Split Rail Wooden Fencing Allowance	\$ 2,900	0 Year	1 Years	\$ 2,973	Yes
Stormwater Drainage Repair Allowance	\$ 64,100	2 Years	5 Years	\$ 69,087	Yes
Pond Banks Erosion Control	\$ 50,800	3 Years	5 Years	\$ 56,137	Yes
Entry Pergola Repair Allowance	\$ 6,800	2 Years	8 Years	\$ 7,329	Yes
Landscaping Allowance	\$ 40,000	0 Year	1 Years	\$ 41,012	Yes
Cormorant Cove Dock Deck Boards and Railings	\$ 54,324	5 Years	20 Years	\$ 63,106	Yes
Cormorant Cove Dock Frame and Pilings	\$ 27,162	18 Years	40 Years	\$ 43,655	Yes
(2) Cormorant Cove Dock Repair Allowance	\$ 10,060	9 Years	10 Years	\$ 12,914	Yes
Cormorant Cove Dock Roofing Asphalt Shingle	\$ 2,232	2 Years	18 Years	\$ 2,406	Yes
Maintenance Shed	\$ 13,000	0 Years	20 Years	\$ 13,329	Yes
<b>Pool Area</b>					
Pool Furniture Phase 1	\$ 43,000	5 Years	8 Years	\$ 49,951	Yes
Pool Furniture Phase 2	\$ 43,000	1 Years	8 Year	\$ 45,202	Yes
Lap Pool Lift	\$ 10,100	9 Years	12 Years	\$ 12,965	Yes
Lap Pool Pumps and Equipment	\$ 18,400	5 Years	8 Years	\$ 21,374	Yes
Lap Pool Resurface	\$ 82,752	7 Years	10 Years	\$ 101,052	Yes
Resort Pool Lift	\$ 10,100	9 Years	12 Years	\$ 12,965	Yes
Resort Pool Pumps and Equipment	\$ 17,400	5 Years	8 Years	\$ 20,213	Yes
Resort Pool Resurface	\$ 59,808	7 Years	10 Years	\$ 73,034	Yes
Pool and Amenity Pavers	\$ 189,794	12 Years	25 Years	\$ 262,592	Yes

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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pool Fence 4' Aluminum	\$ 31,000	3 Years	25 Years	\$ 34,257	Yes
Spa Heater 1	\$ 7,000	5 Years	7 Years	\$ 8,132	Yes
Pool and Spa Heaters 2-3	\$ 14,000	0 Years	7 Years	\$ 14,354	Yes
Pool Heater 4	\$ 7,000	2 Years	7 Years	\$ 7,545	Yes
Splash Pad Surface Replacement	\$ 38,279	5 Years	7 Years	\$ 44,466	Yes
Spa Resurface	\$ 5,400	7 Years	10 Years	\$ 6,594	Yes
Spa Pool Lift	\$ 10,100	11 Years	12 Years	\$ 13,629	Yes
Pool Equipment Housing Boxes	\$ 49,700	4 Years	25 Years	\$ 56,310	Yes
Pools and Spa Coping Stone	\$ 41,000	15 Years	20 Years	\$ 61,139	Yes
Pool Area Pergolas	\$ 6,000	5 Years	12 Years	\$ 6,970	Yes
<b>Activities Center</b>					
Tile Flooring	\$ 30,680	22 Years	30 Years	\$ 54,490	Yes
Roofing Asphalt Shingle	\$ 68,100	9 Years	18 Years	\$ 87,419	Yes
Exterior Paint	\$ 5,635	4 Years	8 Years	\$ 6,384	Yes
HVAC 5.0 Tons Lennox	\$ 12,000	10 Years	12 Years	\$ 15,794	Yes
HVAC 5.0 Tons Goodman	\$ 12,000	2 Years	12 Years	\$ 12,934	Yes
HVAC UV Light System	\$ 550	0 Year	1 Years	\$ 564	No
Life Safety Systems Modernization	\$ 8,700	3 Years	25 Years	\$ 9,614	Yes
Inside Furniture Refurbishment	\$ 800	0 Year	1 Years	\$ 820	Yes
Restrooms Refurbishment	\$ 39,000	3 Years	20 Years	\$ 43,097	Yes
Kitchen Cabinets	\$ 17,300	8 Years	30 Years	\$ 21,660	Yes
Kitchen Appliances	\$ 5,100	5 Years	15 Years	\$ 5,924	Yes
Outdoor Lanai Furniture	\$ 5,000	3 Years	12 Years	\$ 5,525	Yes
Chandeliers	\$ 7,500	6 Years	30 Years	\$ 8,933	Yes
Pool Table	\$ 7,500	3 Years	25 Years	\$ 8,288	Yes
A/V Receiver	\$ 1,500	3 Years	10 Years	\$ 1,658	Yes
Ping Pong Table	\$ 1,900	5 Years	10 Years	\$ 2,207	Yes
<b>(C1) Fitness Center</b>					
Tile Flooring	\$ 23,270	8 Years	30 Years	\$ 29,135	Yes
Aerobics Rubber Exercise Flooring	\$ 23,008	7 Years	12 Years	\$ 28,096	Yes
Equipment Rubber Exercise Flooring	\$ 10,752	5 Years	12 Years	\$ 12,490	Yes

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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Roofing Asphalt Shingle	\$ 106,404	11 Years	18 Years	\$ 143,586	Yes
Roofing Flat	\$ 2,058	9 Years	18 Years	\$ 2,642	Yes
Exterior Paint	\$ 8,939	4 Years	8 Years	\$ 10,128	Yes
Addison HVAC Units	\$ 150,000	7 Years	12 Years	\$ 183,172	Yes
HVAC 5.0 Tons Unit 1	\$ 12,000	4 Years	12 Years	\$ 13,596	Yes
HVAC 5.0 Tons Unit 2	\$ 12,000	3 Years	12 Years	\$ 13,261	Yes
HVAC UV Light System	\$ 600	0 Year	1 Years	\$ 615	Yes
Life Safety Systems Modernization	\$ 16,000	3 Years	25 Years	\$ 17,681	Yes
Locker Room Refurbishment	\$ 120,000	5 Years	25 Years	\$ 139,398	Yes
Sauna Electronics and Controls	\$ 42,000	5 Years	25 Years	\$ 48,789	Yes
Weight and Strength Equipment	\$ 50,800	18 Years	20 Years	\$ 81,647	Yes
Cardio Equipment Group 1 (3)	\$ 32,000	2 Years	12 Years	\$ 34,490	Yes
Cardio Equipment Group 2	\$ 15,300	6 Years	12 Years	\$ 18,223	Yes
Cardio Equipment Group 3	\$ 8,000	9 Years	12 Years	\$ 10,270	Yes
Weight Benches and Barbells	\$ 4,900	14 Years	15 Years	\$ 7,127	Yes
Peloton Bikes	\$ 12,000	5 Years	8 Years	\$ 13,940	Yes
<b>Lodge</b>					
VCT Flooring	\$ 1,925	3 Years	25 Years	\$ 2,127	Yes
Roofing Asphalt Shingle	\$ 93,876	9 Years	18 Years	\$ 120,508	Yes
Exterior Paint	\$ 10,290	4 Years	8 Years	\$ 11,659	Yes
HVAC 3.5 Tons Lennox #1	\$ 9,800	1 Years	12 Year	\$ 10,302	Yes
HVAC 3.5 Tons Lennox #2	\$ 9,800	9 Years	12 Years	\$ 12,580	Yes
HVAC UV Light System	\$ 550	0 Year	1 Years	\$ 564	Yes
Life Safety Systems Modernization Equipment	\$ 9,500	3 Years	25 Years	\$ 10,498	Yes
Lodge Furniture Replacement Phase 1	\$ 18,000	6 Years	15 Years	\$ 21,439	Yes
Lodge Furniture Replacement Phase 2	\$ 18,000	0 Years	15 Years	\$ 18,455	Yes
Restrooms Refurbishment	\$ 35,600	8 Years	25 Years	\$ 44,572	Yes
Kitchen Cabinets	\$ 15,000	8 Years	30 Years	\$ 18,780	Yes
Chandeliers	\$ 6,000	8 Years	30 Years	\$ 7,512	Yes
Server and Computers	\$ 15,000	3 Years	5 Years	\$ 16,576	Yes

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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Network and Power Module	\$ 10,000	1 Years	3 Year	\$ 10,512	Yes
Phone System	\$ 10,000	10 Years	12 Years	\$ 13,162	Yes
Fire Panel and Security Panels	\$ 6,500	8 Years	10 Years	\$ 8,138	Yes
Drapes and Window Coverings	\$ 30,000	5 Years	25 Years	\$ 34,850	Yes
<b>Nature Center</b>					
Furniture/Equipment Allowance	\$ 1,100	1 Years	2 Year	\$ 1,156	Yes
Cabinets/Countertops Repairs	\$ 1,100	1 Years	2 Year	\$ 1,156	Yes
Tile Flooring	\$ 26,624	21 Years	30 Years	\$ 46,120	Yes
Roofing Asphalt Shingle	\$ 70,752	9 Years	18 Years	\$ 90,824	Yes
Exterior Paint	\$ 5,040	4 Years	8 Years	\$ 5,710	Yes
HVAC 5.0 Tons	\$ 12,000	9 Years	12 Years	\$ 15,404	Yes
HVAC 3.0 Tons	\$ 8,600	7 Years	12 Years	\$ 10,502	Yes
HVAC UV Light System	\$ 550	0 Year	1 Years	\$ 564	Yes
Life Safety Systems Modernization	\$ 10,800	3 Years	25 Years	\$ 11,935	Yes
Theater Seats	\$ 21,750	3 Years	22 Years	\$ 24,035	Yes
Theater Carpeting	\$ 8,463	0 Years	15 Years	\$ 8,677	Yes
Theater Projector	\$ 7,500	5 Years	12 Years	\$ 8,712	Yes
Theater Screen	\$ 8,500	5 Years	12 Years	\$ 9,874	Yes
Restrooms Refurbishment	\$ 30,000	8 Years	25 Years	\$ 37,561	Yes
Screened Lanai Area Furniture	\$ 6,500	0 Years	15 Years	\$ 6,664	Yes
Outdoor Lanai Furniture	\$ 4,500	3 Years	12 Years	\$ 4,973	Yes
Deck Walkway	\$ 18,720	3 Years	25 Years	\$ 20,687	Yes
<b>Ranger Station</b>					
Roofing Asphalt Shingle	\$ 10,200	4 Years	18 Years	\$ 11,557	Yes
HVAC Unit	\$ 5,800	7 Years	12 Years	\$ 7,083	Yes
Exterior Paint	\$ 4,000	4 Years	8 Years	\$ 4,532	Yes
<b>Playgrounds</b>					
Amenity Center Playground Play Structure	\$ 135,000	6 Years	15 Years	\$ 160,789	Yes
Whispering Wind Playground Play Structure	\$ 22,000	1 Years	15 Year	\$ 23,127	Yes



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

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Whispering Wind Vinyl Picket Fence 4'	\$ 11,480	3 Years	25 Years	\$ 12,686	Yes
Whispering Wind Vinyl Fence 6'	\$ 22,860	3 Years	25 Years	\$ 25,262	Yes
Whispering Wind Swingset	\$ 5,000	12 Years	25 Years	\$ 6,918	Yes
Stoneleigh Playground Play Structure	\$ 35,000	0 Years	15 Years	\$ 35,885	Yes
Night Heron Playground Play Structure	\$ 28,000	0 Years	15 Years	\$ 28,708	Yes
Night Heron Picket Vinyl Fencing	\$ 2,640	20 Years	25 Years	\$ 4,460	Yes
Night Heron Horizontal Ladder	\$ 5,200	18 Years	25 Years	\$ 8,358	Yes
Pavilions Metal Roofing	\$ 8,232	8 Years	30 Years	\$ 10,307	Yes
Picnic Tables	\$ 6,400	9 Years	15 Years	\$ 8,216	Yes
Swingsets	\$ 23,000	3 Years	25 Years	\$ 25,416	Yes
Garden Swings	\$ 3,300	5 Years	10 Years	\$ 3,833	Yes
Park Benches Repairs/Replacements	\$ 12,350	0 Year	1 Years	\$ 12,662	Yes
<b>Parking Areas</b>					
Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 85,930	0 Years	22 Years	\$ 88,103	Yes
Amenity Center Parking Lot Pavers	\$ 27,203	3 Years	25 Years	\$ 30,061	Yes

Months Remaining in Fiscal Calendar Year 2025: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.50%

Initial Reserve: \$ 1,205,543

Category Comments

(C1) - See list of fitness equipment in addendum.

Reserve Item Comments

- (1) Cameras are a mix of analog and wifi. Cameras have been added to the system at various times.
- (2) The Cormorant Cove Dock had a recent refurbishment where handrails were replaced as well as some beams.
- (3) See Addendum on last page for Fitness Equipment listing.

**Preserve at Wilderness Lake CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Amenity Center Grounds							
Basketball Court Color Coat	\$ 1.30 / sf	2050 sf	\$ 2,665	1 Year	8 Years	2026	\$ 2,801
				8 Year		2034	\$ 3,421
						2042	\$ 4,178
						2050	\$ 5,101
						2058	\$ 6,230
Basketball Court Resurface	\$ 3.50 / sf	2050 sf	\$ 7,175	5 Years 30 Years	30 Years	2030 2060	\$ 8,335 \$ 17,631
Tennis Court Color Coat	\$ 1.30 / sf	13200 sf	\$ 17,160	4 Years	8 Years	2029	\$ 19,442
				8 Years		2037	\$ 23,742
						2045	\$ 28,992
						2053	\$ 35,404
						2061	\$ 43,234
Tennis Court Resurface	\$ 3.50 / sf	13200 sf	\$ 46,200	8 Years 30 Years	30 Years	2033 2063	\$ 57,844 \$ 122,360
Tennis Fencing Chain Link	\$ 48.00 / lf	430 lf	\$ 20,640	3 Years	25 Years	2028	\$ 22,808
				25 Years		2053	\$ 42,584
						2078	\$ 79,506
Tennis Courts Lighting	\$ 56,700 / total	1 total	\$ 56,700	13 Years 35 Years	35 Years	2038 2073	\$ 80,432 \$ 192,770
Tennis Volley Machine	\$ 3,000 ea	1	\$ 3,000	2 Years	7 Years	2027	\$ 3,233
				7 Years		2034	\$ 3,851
						2041	\$ 4,587
						2048	\$ 5,463
						2055	\$ 6,507
Tennis Court Windscreens Repairs	\$ 473 / total	1 total	\$ 473	0 Years	1 Year	2025	\$ 485
				1 Years		2026	\$ 497
						2027	\$ 510
						2028	\$ 523
						2029	\$ 536
						2030	\$ 549



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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Tennis Court Windscreens Repairs	\$ 473 / total	1 total	\$ 473	1 Years	1 Year	2031	\$ 563
						2032	\$ 578
						2033	\$ 592
						2034	\$ 607
						2035	\$ 623
						2036	\$ 638
						2037	\$ 654
						2038	\$ 671
						2039	\$ 688
						2040	\$ 705
						2041	\$ 723
						2042	\$ 741
						2043	\$ 760
						2044	\$ 779
						2045	\$ 799
						2046	\$ 819
						2047	\$ 840
						2048	\$ 861
						2049	\$ 883
						2050	\$ 905
						2051	\$ 928
						2052	\$ 952
						2053	\$ 976
						2054	\$ 1,001
						2055	\$ 1,026
Pickleball Court Mobile Nets	\$ 450 ea	4	\$ 1,800	9 Years	10 Years	2034	\$ 2,311
				10 Years		2044	\$ 2,966
						2054	\$ 3,808
Dock Deck Boards and	\$ 54.00 / sf	1672 sf	\$ 90,288	4 Years	20 Years	2029	\$ 102,296
				20 Years		2049	\$ 168,571

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

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Dock Deck	\$ 54.00 / sf	1672 sf	\$ 90,288	20 Years	20 Years	2069	\$ 277,781
Dock Frame and Pilings	\$ 27.00 / sf	1672 sf	\$ 45,144	18 Years 40 Years	40 Years	2043 2083	\$ 72,556 \$ 197,024
Dock Repair Allowance	\$ 10.00 / sf	1672 sf	\$ 16,720	9 Years 10 Years	10 Years	2034 2044 2054	\$ 21,463 \$ 27,552 \$ 35,369
Dock Roofing Asphalt Shingle	\$ 12.00 / sf	777 sf	\$ 9,324	10 Years 18 Years	18 Years	2035 2053 2071	\$ 12,272 \$ 19,237 \$ 30,156
Floating Docks and Gangway	\$ 81.00 / sf	556 sf	\$ 45,036	22 Years 25 Years	25 Years	2047 2072	\$ 79,987 \$ 149,338
Floating Docks Repair Allowance	\$ 10.00 / sf	556 sf	\$ 5,560	7 Years 10 Years	10 Years	2032 2042 2052 2062	\$ 6,790 \$ 8,716 \$ 11,188 \$ 14,362
Kayak Rack	\$ 10,800 / total	1 total	\$ 10,800	17 Years 20 Years	20 Years	2042 2062	\$ 16,930 \$ 27,898
Covered Walkways Asphalt Shingle Roofing	\$ 12.00 / sf	1801 sf	\$ 21,612	9 Years 18 Years	18 Years	2034 2052 2070	\$ 27,743 \$ 43,490 \$ 68,173
Wood Pillars on Amenity Buildings Repair Allowance	\$ 10,300 / total	1 total	\$ 10,300	2 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 11,101 \$ 13,556 \$ 16,554 \$ 20,215 \$ 24,686
Access System	\$ 14,600 / total	1 total	\$ 14,600	10 Years 12 Years	12 Years	2035 2047 2059	\$ 19,216 \$ 25,931 \$ 34,992
Community Security	\$ 22,000 / total	1 total	\$ 22,000	2 Years 10 Years	10 Years	2027 2037	\$ 23,712 \$ 30,438

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Community Security	\$ 22,000 / total	1 total	\$ 22,000	10 Years	10 Years	2047 2057	\$ 39,073 \$ 50,158
Community Security Camera System Phase 2	\$ 22,000 / total	1 total	\$ 22,000	7 Years 10 Years	10 Years	2032 2042 2052 2062	\$ 26,865 \$ 34,487 \$ 44,270 \$ 56,829
Outdoor Furniture on Grounds Allowance	\$ 3,000 / total	1 total	\$ 3,000	0 Years 1 Years	1 Year	2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048	\$ 3,076 \$ 3,154 \$ 3,233 \$ 3,315 \$ 3,399 \$ 3,485 \$ 3,573 \$ 3,663 \$ 3,756 \$ 3,851 \$ 3,948 \$ 4,048 \$ 4,151 \$ 4,256 \$ 4,363 \$ 4,474 \$ 4,587 \$ 4,703 \$ 4,822 \$ 4,944 \$ 5,069 \$ 5,197 \$ 5,328 \$ 5,463

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Outdoor Furniture on Grounds Allowance	\$ 3,000 / total	1 total	\$ 3,000	1 Years	1 Year	2049	\$ 5,601
						2050	\$ 5,743
						2051	\$ 5,888
						2052	\$ 6,037
						2053	\$ 6,190
						2054	\$ 6,346
						2055	\$ 6,507
Boats and Kayaks	\$ 5,700 / total	1 total	\$ 5,700	7 Years	8 Years	2032	\$ 6,961
				8 Years		2040	\$ 8,500
						2048	\$ 10,380
						2056	\$ 12,675
Kubota	\$ 13,000 ea	1	\$ 13,000	2 Years	10 Years	2027	\$ 14,011
				10 Years		2037	\$ 17,986
						2047	\$ 23,089
						2057	\$ 29,639
Staining Columns and Porch Rails	\$ 9,000 / total	1 total	\$ 9,000	4 Years	8 Years	2029	\$ 10,197
				8 Years		2037	\$ 12,452
						2045	\$ 15,206
						2053	\$ 18,569
						2061	\$ 22,675
Community Grounds							
Well Pumps and Irrigation System Upgrades Allowance	\$ 7,000 / total	1 total	\$ 7,000	0 Years	1 Year	2025	\$ 7,177
				1 Years		2026	\$ 7,359
						2027	\$ 7,545
						2028	\$ 7,735
						2029	\$ 7,931
						2030	\$ 8,132
						2031	\$ 8,337
						2032	\$ 8,548

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Well Pumps and Irrigation System Upgrades Allowance	\$ 7,000 / total	1 total	\$ 7,000	1 Years	1 Year	2033	\$ 8,764
						2034	\$ 8,986
						2035	\$ 9,213
						2036	\$ 9,446
						2037	\$ 9,685
						2038	\$ 9,930
						2039	\$ 10,181
						2040	\$ 10,438
						2041	\$ 10,702
						2042	\$ 10,973
						2043	\$ 11,251
						2044	\$ 11,535
						2045	\$ 11,827
						2046	\$ 12,126
						2047	\$ 12,432
						2048	\$ 12,747
						2049	\$ 13,069
						2050	\$ 13,400
						2051	\$ 13,739
						2052	\$ 14,086
						2053	\$ 14,442
						2054	\$ 14,807
						2055	\$ 15,182
Front and Rear Entry Monument Signs Refurbishment	\$ 5,800 ea	4	\$ 23,200	7 Years	15 Years	2032	\$ 28,331
				15 Years		2047	\$ 41,205
						2062	\$ 59,929
Interior Monument Signs	\$ 650 ea	18	\$ 11,700	4 Years	10 Years	2029	\$ 13,256
				10 Years		2039	\$ 17,017
						2049	\$ 21,844

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Interior	\$ 650 ea	18	\$ 11,700	10 Years	10 Years	2059	\$ 28,041
Directional Signs	\$ 7,000 / total	1 total	\$ 7,000	4 Years 20 Years	20 Years	2029 2049 2069	\$ 7,931 \$ 13,069 \$ 21,536
Sidewalk Repair Allowance	\$ 46,000 / total	1 total	\$ 46,000	3 Years 5 Years	5 Years	2028 2033 2038 2043 2048 2053 2058	\$ 50,833 \$ 57,593 \$ 65,253 \$ 73,932 \$ 83,765 \$ 94,906 \$ 107,529
Pavers Repair Allowance	\$ 6,000 / total	1 total	\$ 6,000	1 Year 5 Year	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 6,307 \$ 7,146 \$ 8,097 \$ 9,173 \$ 10,394 \$ 11,776 \$ 13,342
Community Split Rail Wooden Fencing Allowance	\$ 2,900 / total	1 total	\$ 2,900	0 Years 1 Years	1 Year	2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036	\$ 2,973 \$ 3,049 \$ 3,126 \$ 3,205 \$ 3,286 \$ 3,369 \$ 3,454 \$ 3,541 \$ 3,631 \$ 3,723 \$ 3,817 \$ 3,913

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Community Split Rail Wooden Fencing Allowance	\$ 2,900 / total	1 total	\$ 2,900	1 Years	1 Year	2037	\$ 4,012
						2038	\$ 4,114
						2039	\$ 4,218
						2040	\$ 4,324
						2041	\$ 4,434
						2042	\$ 4,546
						2043	\$ 4,661
						2044	\$ 4,779
						2045	\$ 4,900
						2046	\$ 5,024
						2047	\$ 5,151
						2048	\$ 5,281
						2049	\$ 5,414
						2050	\$ 5,551
						2051	\$ 5,692
Stormwater Drainage Repair Allowance	\$ 64,100 / total	1 total	\$ 64,100	2 Years	5 Years	2027	\$ 69,087
						2032	\$ 78,276
						2037	\$ 88,686
						2042	\$ 100,482
						2047	\$ 113,846
						2052	\$ 128,988
						2057	\$ 146,143
Pond Banks Erosion Control	\$ 50,800 / total	1 total	\$ 50,800	3 Years	5 Years	2028	\$ 56,137
						2033	\$ 63,603
						2038	\$ 72,062
						2043	\$ 81,647

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pond Banks Erosion Control	\$ 50,800 / total	1 total	\$ 50,800	5 Years	5 Years	2048	\$ 92,506
						2053	\$ 104,809
						2058	\$ 118,749
Entry Pergola Repair Allowance	\$ 1,700 ea	4	\$ 6,800	2 Years	8 Years	2027	\$ 7,329
				8 Years		2035	\$ 8,950
						2043	\$ 10,929
						2051	\$ 13,346
						2059	\$ 16,298
Landscaping Allowance	\$ 40,000 ea	1	\$ 40,000	0 Years	1 Year	2025	\$ 41,012
				1 Years		2026	\$ 42,049
						2027	\$ 43,112
						2028	\$ 44,202
						2029	\$ 45,320
						2030	\$ 46,466
						2031	\$ 47,641
						2032	\$ 48,846
						2033	\$ 50,081
						2034	\$ 51,348
						2035	\$ 52,646
						2036	\$ 53,978
						2037	\$ 55,343
						2038	\$ 56,742
						2039	\$ 58,177
						2040	\$ 59,648
						2041	\$ 61,157
						2042	\$ 62,703
						2043	\$ 64,289
						2044	\$ 65,915
						2045	\$ 67,581
						2046	\$ 69,290



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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Landscaping Allowance	\$ 40,000 ea	1	\$ 40,000	1 Years	1 Year	2047	\$ 71,043
						2048	\$ 72,839
						2049	\$ 74,681
						2050	\$ 76,570
						2051	\$ 78,506
						2052	\$ 80,491
						2053	\$ 82,527
						2054	\$ 84,614
						2055	\$ 86,754
Cormorant Cove Dock Deck Boards and Railings	\$ 54.00 / sf	1006 sf	\$ 54,324	5 Years	20 Years	2030	\$ 63,106
				20 Years		2050	\$ 103,990
						2070	\$ 171,361
Cormorant Cove Dock Frame and Pilings	\$ 27.00 / sf	1006 sf	\$ 27,162	18 Years	40 Years	2043	\$ 43,655
				40 Years		2083	\$ 118,544
Cormorant Cove Dock Repair Allowance	\$ 10.00 / sf	1006 sf	\$ 10,060	9 Years	10 Years	2034	\$ 12,914
				10 Years		2044	\$ 16,578
						2054	\$ 21,280
Cormorant Cove Dock Roofing Asphalt Shingle	\$ 6.00 / sf	372 sf	\$ 2,232	2 Years	18 Years	2027	\$ 2,406
				18 Years		2045	\$ 3,771
						2063	\$ 5,911
Maintenance Shed	\$ 13,000 ea	1	\$ 13,000	0 Years	20 Years	2025	\$ 13,329
				20 Years		2045	\$ 21,964
						2065	\$ 36,194
Pool Area							
Pool Furniture Phase 1	\$ 43,000 / total	1 total	\$ 43,000	5 Years	8 Years	2030	\$ 49,951
				8 Years		2038	\$ 60,998
						2046	\$ 74,487

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pool Furniture	\$ 43,000 / total	1 total	\$ 43,000	8 Years	8 Years	2054	\$ 90,960
Pool Furniture Phase 2	\$ 43,000 / total	1 total	\$ 43,000	1 Year	8 Years	2026	\$ 45,202
				8 Year		2034	\$ 55,199
						2042	\$ 67,406
						2050	\$ 82,313
						2058	\$ 100,516
Lap Pool Lift	\$ 10,100 ea	1	\$ 10,100	9 Years	12 Years	2034	\$ 12,965
				12 Years		2046	\$ 17,496
						2058	\$ 23,610
Lap Pool Pumps and Equipment	\$ 18,400 / total	1 total	\$ 18,400	5 Years	8 Years	2030	\$ 21,374
				8 Years		2038	\$ 26,101
						2046	\$ 31,874
						2054	\$ 38,922
Lap Pool Resurface	\$ 16.00 / sf	5172 sf	\$ 82,752	7 Years	10 Years	2032	\$ 101,052
				10 Years		2042	\$ 129,720
						2052	\$ 166,521
						2062	\$ 213,761
Resort Pool Lift	\$ 10,100 ea	1	\$ 10,100	9 Years	12 Years	2034	\$ 12,965
				12 Years		2046	\$ 17,496
						2058	\$ 23,610
Resort Pool Pumps and Equipment	\$ 17,400 / total	1 total	\$ 17,400	5 Years	8 Years	2030	\$ 20,213
				8 Years		2038	\$ 24,683
						2046	\$ 30,141
						2054	\$ 36,807
Resort Pool Resurface	\$ 16.00 / sf	3738 sf	\$ 59,808	7 Years	10 Years	2032	\$ 73,034
				10 Years		2042	\$ 93,754
						2052	\$ 120,351
						2062	\$ 154,493
Pool and Amenity Pavers	\$ 11.00 / sf	17254 sf	\$ 189,794	12 Years	25 Years	2037	\$ 262,592
				25 Years		2062	\$ 490,267

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pool Fence 4' Aluminum	\$ 50.00 / lf	620 lf	\$ 31,000	3 Years	25 Years	2028	\$ 34,257
				25 Years		2053	\$ 63,958
						2078	\$ 119,412
Spa Heater 1	\$ 7,000 ea	1	\$ 7,000	5 Years	7 Years	2030	\$ 8,132
						2037	\$ 9,685
				7 Years		2044	\$ 11,535
						2051	\$ 13,739
						2058	\$ 16,363
Pool and Spa Heaters 2-3	\$ 7,000 ea	2	\$ 14,000	0 Years	7 Years	2025	\$ 14,354
						2032	\$ 17,096
				7 Years		2039	\$ 20,362
						2046	\$ 24,252
						2053	\$ 28,884
						2060	\$ 34,402
Pool Heater 4	\$ 7,000 ea	1	\$ 7,000	2 Years	7 Years	2027	\$ 7,545
						2034	\$ 8,986
				7 Years		2041	\$ 10,702
						2048	\$ 12,747
						2055	\$ 15,182
Splash Pad Surface Replacement	\$ 19.50 / sf	1963 sf	\$ 38,279	5 Years	7 Years	2030	\$ 44,466
						2037	\$ 52,961
				7 Years		2044	\$ 63,078
						2051	\$ 75,127
						2058	\$ 89,479
Spa Resurface	\$ 30.00 / sf	180 sf	\$ 5,400	7 Years	10 Years	2032	\$ 6,594
						2042	\$ 8,465
				10 Years		2052	\$ 10,866
						2062	\$ 13,949
Spa Pool Lift	\$ 10,100 ea	1	\$ 10,100	11 Years	12 Years	2036	\$ 13,629
				12 Years		2048	\$ 18,392

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Spa Pool Lift	\$ 10,100 ea	1	\$ 10,100	12 Years	12 Years	2060	\$ 24,819
Pool Equipment	\$ 49,700 / total	1 total	\$ 49,700	4 Years	25 Years	2029	\$ 56,310
Housing Boxes				25 Years		2054	\$ 105,133
Pools and Spa Coping Stone	\$ 41,000 / total	1 total	\$ 41,000	15 Years	20 Years	2040	\$ 61,139
				20 Years		2060	\$ 100,749
Pool Area Pergolas	\$ 2,000 ea	3	\$ 6,000	5 Years	12 Years	2030	\$ 6,970
				12 Years		2042	\$ 9,405
						2054	\$ 12,692
Activities Center							
Tile Flooring	\$ 13.00 / sf	2360 sf	\$ 30,680	22 Years	30 Years	2047	\$ 54,490
				30 Years		2077	\$ 115,265
Roofing Asphalt Shingle	\$ 12.00 / sf	5675 sf	\$ 68,100	9 Years	18 Years	2034	\$ 87,419
				18 Years		2052	\$ 137,037
						2070	\$ 214,816
Exterior Paint	\$ 3.50 / sf	1610 sf	\$ 5,635	4 Years	8 Years	2029	\$ 6,384
						2037	\$ 7,796
				8 Years		2045	\$ 9,521
						2053	\$ 11,626
						2061	\$ 14,197
HVAC 5.0 Tons Lennox	\$ 12,000 ea	1	\$ 12,000	10 Years	12 Years	2035	\$ 15,794
				12 Years		2047	\$ 21,313
						2059	\$ 28,760
HVAC 5.0 Tons Goodman	\$ 12,000 ea	1	\$ 12,000	2 Years	12 Years	2027	\$ 12,934
						2039	\$ 17,453
				12 Years		2051	\$ 23,552
						2063	\$ 31,782
HVAC UV Light System	\$ 550 ea	1	\$ 550	0 Years	1 Year	2025	\$ 564
Life Safety	\$ 8,700 ea	1	\$ 8,700	3 Years	25 Years	2028	\$ 9,614

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Life Safety Systems	\$ 8,700 ea	1	\$ 8,700	25 Years	25 Years	2053 2078	\$ 17,950 \$ 33,513
Inside Furniture Refurbishment	\$ 800 / total	1 total	\$ 800	0 Years	1 Year	2025	\$ 820
				2026		\$ 841	
				2027		\$ 862	
				2028		\$ 884	
				2029		\$ 906	
				2030		\$ 929	
				2031		\$ 953	
				2032		\$ 977	
				2033		\$ 1,002	
				2034		\$ 1,027	
				2035		\$ 1,053	
				2036		\$ 1,080	
				2037		\$ 1,107	
				2038		\$ 1,135	
				2039		\$ 1,164	
				2040		\$ 1,193	
				2041		\$ 1,223	
				2042		\$ 1,254	
				2043		\$ 1,286	
				2044		\$ 1,318	
				2045		\$ 1,352	
				2046		\$ 1,386	
				2047		\$ 1,421	
				2048		\$ 1,457	
				2049		\$ 1,494	
				2050		\$ 1,531	
				2051		\$ 1,570	
				2052		\$ 1,610	

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Inside Furniture Refurbishment	\$ 800 / total	1 total	\$ 800	1 Years	1 Year	2053	\$ 1,651
						2054	\$ 1,692
						2055	\$ 1,735
Restrooms Refurbishment	\$ 19,500 ea	2	\$ 39,000	3 Years	20 Years	2028	\$ 43,097
				20 Years		2048	\$ 71,018
						2068	\$ 117,028
Kitchen Cabinets	\$ 17,300 ea	1	\$ 17,300	8 Years	30 Years	2033	\$ 21,660
				30 Years		2063	\$ 45,819
Kitchen Appliances	\$ 5,100 / total	1 total	\$ 5,100	5 Years	15 Years	2030	\$ 5,924
				15 Years		2045	\$ 8,617
						2060	\$ 12,532
Outdoor Lanai Furniture	\$ 5,000 / total	1 total	\$ 5,000	3 Years	12 Years	2028	\$ 5,525
						2040	\$ 7,456
				12 Years		2052	\$ 10,061
						2064	\$ 13,577
Chandeliers	\$ 1,500 ea	5	\$ 7,500	6 Years	30 Years	2031	\$ 8,933
				30 Years		2061	\$ 18,896
Pool Table	\$ 7,500 ea	1	\$ 7,500	3 Years	25 Years	2028	\$ 8,288
				25 Years		2053	\$ 15,474
						2078	\$ 28,890
A/V Receiver	\$ 1,500 ea	1	\$ 1,500	3 Years	10 Years	2028	\$ 1,658
						2038	\$ 2,128
				10 Years		2048	\$ 2,731
						2058	\$ 3,506
Ping Pong Table	\$ 1,900 ea	1	\$ 1,900	5 Years	10 Years	2030	\$ 2,207
						2040	\$ 2,833
				10 Years		2050	\$ 3,637
						2060	\$ 4,669

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Fitness Center</b>							
Tile Flooring	\$ 13.00 / sf	1790 sf	\$ 23,270	8 Years 30 Years	30 Years	2033 2063	\$ 29,135 \$ 61,630
Aerobics Rubber Exercise Flooring	\$ 16.00 / sf	1438 sf	\$ 23,008	7 Years 12 Years	12 Years	2032 2044 2056	\$ 28,096 \$ 37,914 \$ 51,163
Equipment Rubber Exercise Flooring	\$ 16.00 / sf	672 sf	\$ 10,752	5 Years 12 Years	12 Years	2030 2042 2054	\$ 12,490 \$ 16,855 \$ 22,744
Roofing Asphalt Shingle	\$ 12.00 / sf	8867 sf	\$ 106,404	11 Years 18 Years	18 Years	2036 2054	\$ 143,586 \$ 225,082
Roofing Flat	\$ 7.00 / sf	294 sf	\$ 2,058	9 Years 18 Years	18 Years	2034 2052 2070	\$ 2,642 \$ 4,141 \$ 6,492
Exterior Paint	\$ 3.50 / sf	2554 sf	\$ 8,939	4 Years 8 Years	8 Years	2029 2037 2045 2053 2061	\$ 10,128 \$ 12,368 \$ 15,103 \$ 18,443 \$ 22,521
Addison HVAC Units	\$ 75,000 ea	2	\$ 150,000	7 Years 12 Years	12 Years	2032 2044 2056	\$ 183,172 \$ 247,180 \$ 333,553
HVAC 5.0 Tons Unit 1	\$ 12,000 ea	1	\$ 12,000	4 Years 12 Years	12 Years	2029 2041 2053 2065	\$ 13,596 \$ 18,347 \$ 24,758 \$ 33,410
HVAC 5.0 Tons Unit 2	\$ 12,000 ea	1	\$ 12,000	3 Years 12 Years	12 Years	2028 2040 2052	\$ 13,261 \$ 17,894 \$ 24,147

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC 5.0	\$ 12,000 ea	1	\$ 12,000	12 Years	12 Years	2064	\$ 32,585
HVAC UV Light System	\$ 600 ea	1	\$ 600	0 Years		2025	\$ 615
						2026	\$ 631
						2027	\$ 647
						2028	\$ 663
						2029	\$ 680
						2030	\$ 697
						2031	\$ 715
						2032	\$ 733
						2033	\$ 751
						2034	\$ 770
						2035	\$ 790
						2036	\$ 810
						2037	\$ 830
						2038	\$ 851
				1 Years	1 Year	2039	\$ 873
						2040	\$ 895
						2041	\$ 917
						2042	\$ 941
						2043	\$ 964
						2044	\$ 989
						2045	\$ 1,014
						2046	\$ 1,039
						2047	\$ 1,066
						2048	\$ 1,093
						2049	\$ 1,120
						2050	\$ 1,149
						2051	\$ 1,178
						2052	\$ 1,207
						2053	\$ 1,238



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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC UV Light System	\$ 600 ea	1	\$ 600	1 Years	1 Year	2054 2055	\$ 1,269 \$ 1,301
Life Safety Systems Modernization	\$ 16,000 ea	1	\$ 16,000	3 Years 25 Years	25 Years	2028 2053 2078	\$ 17,681 \$ 33,011 \$ 61,632
Locker Room Refurbishment	\$ 60,000 ea	2	\$ 120,000	5 Years 25 Years	25 Years	2030 2055	\$ 139,398 \$ 260,261
Sauna Electronics and Controls	\$ 21,000 ea	2	\$ 42,000	5 Years 25 Years	25 Years	2030 2055	\$ 48,789 \$ 91,091
Weight and Strength Equipment	\$ 50,800 / total	1 total	\$ 50,800	18 Years 20 Years	20 Years	2043 2063	\$ 81,647 \$ 134,543
Cardio Equipment Group 1	\$ 32,000 / total	1 total	\$ 32,000	2 Years 12 Years	12 Years	2027 2039 2051 2063	\$ 34,490 \$ 46,542 \$ 62,805 \$ 84,751
Cardio Equipment Group 2	\$ 15,300 / total	1 total	\$ 15,300	6 Years 12 Years	12 Years	2031 2043 2055	\$ 18,223 \$ 24,590 \$ 33,183
Cardio Equipment Group 3	\$ 8,000 ea	1	\$ 8,000	9 Years 12 Years	12 Years	2034 2046 2058	\$ 10,270 \$ 13,858 \$ 18,701
Weight Benches and Barbells	\$ 4,900 / total	1 total	\$ 4,900	14 Years 15 Years	15 Years	2039 2054	\$ 7,127 \$ 10,365
Peloton Bikes	\$ 3,000 ea	4	\$ 12,000	5 Years 8 Years	8 Years	2030 2038 2046 2054	\$ 13,940 \$ 17,023 \$ 20,787 \$ 25,384

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Lodge</b>							
VCT Flooring	\$ 5.50 / sf	350 sf	\$ 1,925	3 Years	25 Years	2028	\$ 2,127
				25 Years		2053	\$ 3,972
						2078	\$ 7,415
Roofing Asphalt Shingle	\$ 12.00 / sf	7823 sf	\$ 93,876	9 Years	18 Years	2034	\$ 120,508
				18 Years		2052	\$ 188,905
						2070	\$ 296,124
Exterior Paint	\$ 3.50 / sf	2940 sf	\$ 10,290	4 Years	8 Years	2029	\$ 11,659
						2037	\$ 14,237
				8 Years		2045	\$ 17,385
						2053	\$ 21,230
						2061	\$ 25,925
HVAC 3.5 Tons Lennox #1	\$ 9,800 ea	1	\$ 9,800	1 Year	12 Years	2026	\$ 10,302
						2038	\$ 13,902
				12 Year		2050	\$ 18,760
						2062	\$ 25,315
HVAC 3.5 Tons Lennox #2	\$ 9,800 ea	1	\$ 9,800	9 Years	12 Years	2034	\$ 12,580
				12 Years		2046	\$ 16,976
						2058	\$ 22,908
HVAC UV Light System	\$ 550 ea	1	\$ 550	0 Years	1 Year	2025	\$ 564
						2026	\$ 578
						2027	\$ 593
						2028	\$ 608
						2029	\$ 623
				1 Years		2030	\$ 639
						2031	\$ 655
						2032	\$ 672
						2033	\$ 689
						2034	\$ 706

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC UV Light System	\$ 550 ea	1	\$ 550	1 Years	1 Year	2035	\$ 724
						2036	\$ 742
						2037	\$ 761
						2038	\$ 780
						2039	\$ 800
						2040	\$ 820
						2041	\$ 841
						2042	\$ 862
						2043	\$ 884
						2044	\$ 906
						2045	\$ 929
						2046	\$ 953
						2047	\$ 977
						2048	\$ 1,002
						2049	\$ 1,027
						2050	\$ 1,053
						2051	\$ 1,079
						2052	\$ 1,107
						2053	\$ 1,135
						2054	\$ 1,163
						2055	\$ 1,193
Life Safety Systems Modernization Equipment	\$ 9,500 ea	1	\$ 9,500	3 Years	25 Years	2028	\$ 10,498
				25 Years		2053	\$ 19,600
						2078	\$ 36,594
Lodge Furniture Replacement Phase 1	\$ 18,000 / total	1 total	\$ 18,000	6 Years	15 Years	2031	\$ 21,439
				15 Years		2046	\$ 31,181
						2061	\$ 45,350
Lodge Furniture Replacement	\$ 18,000 / total	1 total	\$ 18,000	0 Years	15 Years	2025	\$ 18,455
				15 Years		2040	\$ 26,842

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Lodge	\$ 18,000 / total	1 total	\$ 18,000	15 Years	15 Years	2055	\$ 39,039
Restrooms Refurbishment	\$ 17,800 ea	2	\$ 35,600	8 Years 25 Years	25 Years	2033 2058	\$ 44,572 \$ 83,218
Kitchen Cabinets	\$ 15,000 / total	1 total	\$ 15,000	8 Years 30 Years	30 Years	2033 2063	\$ 18,780 \$ 39,727
Chandeliers	\$ 3,000 ea	2	\$ 6,000	8 Years 30 Years	30 Years	2033 2063	\$ 7,512 \$ 15,891
Server and Computers	\$ 15,000 / total	1 total	\$ 15,000	3 Years  5 Years	5 Years	2028 2033 2038 2043 2048 2053 2058	\$ 16,576 \$ 18,780 \$ 21,278 \$ 24,108 \$ 27,315 \$ 30,948 \$ 35,064
Network and Power Module	\$ 10,000 ea	1	\$ 10,000	1 Year  3 Year	3 Years	2026 2029 2032 2035 2038 2041 2044 2047 2050 2053 2056	\$ 10,512 \$ 11,330 \$ 12,211 \$ 13,162 \$ 14,186 \$ 15,289 \$ 16,479 \$ 17,761 \$ 19,142 \$ 20,632 \$ 22,237
Phone System	\$ 10,000 ea	1	\$ 10,000	10 Years 12 Years	12 Years	2035 2047 2059	\$ 13,162 \$ 17,761 \$ 23,967
Fire Panel and Security Panels	\$ 6,500 ea	1	\$ 6,500	8 Years 10 Years	10 Years	2033 2043	\$ 8,138 \$ 10,447

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Fire Panel and Security Panels	\$ 6,500 ea	1	\$ 6,500	10 Years	10 Years	2053 2063	\$ 13,411 \$ 17,215
Drapes and Window Coverings	\$ 30,000 / total	1 total	\$ 30,000	5 Years 25 Years	25 Years	2030 2055	\$ 34,850 \$ 65,065
Nature Center							
Furniture/Equipment Allowance	\$ 1,100 / total	1 total	\$ 1,100	1 Year	2 Years	2026	\$ 1,156
				2 Year		2028	\$ 1,216
						2030	\$ 1,278
						2032	\$ 1,343
						2034	\$ 1,412
						2036	\$ 1,484
						2038	\$ 1,560
						2040	\$ 1,640
						2042	\$ 1,724
						2044	\$ 1,813
						2046	\$ 1,905
						2048	\$ 2,003
						2050	\$ 2,106
						2052	\$ 2,214
						2054	\$ 2,327
Cabinets/Countertops Repairs	\$ 1,100 / total	1 total	\$ 1,100	1 Year	2 Years	2026	\$ 1,156
				2 Year		2028	\$ 1,216
						2030	\$ 1,278
						2032	\$ 1,343
						2034	\$ 1,412
						2036	\$ 1,484
						2038	\$ 1,560
						2040	\$ 1,640
						2042	\$ 1,724

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Cabinets/Countertops Repairs	\$ 1,100 / total	1 total	\$ 1,100	2 Year	2 Years	2044	\$ 1,813
						2046	\$ 1,905
						2048	\$ 2,003
						2050	\$ 2,106
						2052	\$ 2,214
						2054	\$ 2,327
Tile Flooring	\$ 13.00 / sf	2048 sf	\$ 26,624	21 Years 30 Years	30 Years	2046	\$ 46,120
						2076	\$ 97,559
Roofing Asphalt Shingle	\$ 12.00 / sf	5896 sf	\$ 70,752	9 Years 18 Years	18 Years	2034	\$ 90,824
						2052	\$ 142,373
						2070	\$ 223,181
Exterior Paint	\$ 3.50 / sf	1440 sf	\$ 5,040	4 Years 8 Years	8 Years	2029	\$ 5,710
						2037	\$ 6,973
						2045	\$ 8,515
						2053	\$ 10,398
						2061	\$ 12,698
HVAC 5.0 Tons	\$ 12,000 ea	1	\$ 12,000	9 Years 12 Years	12 Years	2034	\$ 15,404
						2046	\$ 20,787
						2058	\$ 28,051
HVAC 3.0 Tons	\$ 8,600 ea	1	\$ 8,600	7 Years 12 Years	12 Years	2032	\$ 10,502
						2044	\$ 14,172
						2056	\$ 19,124
HVAC UV Light System	\$ 550 ea	1	\$ 550	0 Years 1 Years	1 Year	2025	\$ 564
						2026	\$ 578
						2027	\$ 593
						2028	\$ 608
						2029	\$ 623
						2030	\$ 639
						2031	\$ 655
						2032	\$ 672

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC UV Light System	\$ 550 ea	1	\$ 550	1 Years	1 Year	2033	\$ 689
						2034	\$ 706
						2035	\$ 724
						2036	\$ 742
						2037	\$ 761
						2038	\$ 780
						2039	\$ 800
						2040	\$ 820
						2041	\$ 841
						2042	\$ 862
						2043	\$ 884
						2044	\$ 906
						2045	\$ 929
						2046	\$ 953
						2047	\$ 977
						2048	\$ 1,002
						2049	\$ 1,027
						2050	\$ 1,053
						2051	\$ 1,079
						2052	\$ 1,107
						2053	\$ 1,135
						2054	\$ 1,163
						2055	\$ 1,193
Life Safety Systems Modernization	\$ 10,800 ea	1	\$ 10,800	3 Years	25 Years	2028	\$ 11,935
				25 Years		2053	\$ 22,282
						2078	\$ 41,602
Theater Seats	\$ 750 ea	29	\$ 21,750	3 Years	22 Years	2028	\$ 24,035
				22 Years		2050	\$ 41,635
						2072	\$ 72,122
Theater	\$ 9.75 / sf	868 sf	\$ 8,463	0 Years	15 Years	2025	\$ 8,677

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Theater Carpeting	\$ 9.75 / sf	868 sf	\$ 8,463	15 Years	15 Years	2040 2055	\$ 12,620 \$ 18,355
Theater Projector	\$ 7,500 ea	1	\$ 7,500	5 Years 12 Years	12 Years	2030 2042 2054	\$ 8,712 \$ 11,757 \$ 15,865
Theater Screen	\$ 8,500 ea	1	\$ 8,500	5 Years 12 Years	12 Years	2030 2042 2054	\$ 9,874 \$ 13,324 \$ 17,980
Restrooms Refurbishment	\$ 15,000 ea	2	\$ 30,000	8 Years 25 Years	25 Years	2033 2058	\$ 37,561 \$ 70,127
Screened Lanai Area Furniture	\$ 6,500 / total	1 total	\$ 6,500	0 Years 15 Years	15 Years	2025 2040 2055	\$ 6,664 \$ 9,693 \$ 14,097
Outdoor Lanai Furniture	\$ 4,500 / total	1 total	\$ 4,500	3 Years 12 Years	12 Years	2028 2040 2052 2064	\$ 4,973 \$ 6,710 \$ 9,055 \$ 12,220
Deck Walkway	\$ 52.00 / sf	360 sf	\$ 18,720	3 Years 25 Years	25 Years	2028 2053 2078	\$ 20,687 \$ 38,623 \$ 72,110
<b>Ranger Station</b>							
Roofing Asphalt Shingle	\$ 15.00 / sf	680 sf	\$ 10,200	4 Years 18 Years	18 Years	2029 2047 2065	\$ 11,557 \$ 18,116 \$ 28,398
HVAC Unit	\$ 5,800 ea	1	\$ 5,800	7 Years 12 Years	12 Years	2032 2044 2056	\$ 7,083 \$ 9,558 \$ 12,897
Exterior Paint	\$ 4,000 / total	1 total	\$ 4,000	4 Years 8 Years	8 Years	2029 2037	\$ 4,532 \$ 5,534



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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Exterior Paint	\$ 4,000 / total	1 total	\$ 4,000	8 Years	8 Years	2045 2053 2061	\$ 6,758 \$ 8,253 \$ 10,078
<b>Playgrounds</b>							
Amenity Center Playground Play Structure	\$ 135,000 ea	1	\$ 135,000	6 Years 15 Years	15 Years	2031 2046 2061	\$ 160,789 \$ 233,855 \$ 340,125
Whispering Wind Playground Play Structure	\$ 22,000 ea	1	\$ 22,000	1 Year 15 Year	15 Years	2026 2041 2056	\$ 23,127 \$ 33,636 \$ 48,921
Whispering Wind Vinyl Picket Fence 4'	\$ 35.00 / lf	328 lf	\$ 11,480	3 Years 25 Years	25 Years	2028 2053 2078	\$ 12,686 \$ 23,685 \$ 44,221
Whispering Wind Vinyl Fence 6'	\$ 45.00 / lf	508 lf	\$ 22,860	3 Years 25 Years	25 Years	2028 2053 2078	\$ 25,262 \$ 47,164 \$ 88,057
Whispering Wind Swingset	\$ 5,000 ea	1	\$ 5,000	12 Years 25 Years	25 Years	2037 2062	\$ 6,918 \$ 12,916
Stoneleigh Playground Play Structure	\$ 35,000 ea	1	\$ 35,000	0 Years 15 Years	15 Years	2025 2040 2055	\$ 35,885 \$ 52,192 \$ 75,910
Night Heron Playground Play Structure	\$ 28,000 ea	1	\$ 28,000	0 Years 15 Years	15 Years	2025 2040 2055	\$ 28,708 \$ 41,754 \$ 60,728
Night Heron Picket Vinyl Fencing	\$ 24.00 / lf	110 lf	\$ 2,640	20 Years 25 Years	25 Years	2045 2070	\$ 4,460 \$ 8,328
Night Heron Horizontal Ladder	\$ 5,200 ea	1	\$ 5,200	18 Years 25 Years	25 Years	2043 2068	\$ 8,358 \$ 15,604

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pavilions Metal Roofing	\$ 14.00 / sf	588 sf	\$ 8,232	8 Years 30 Years	30 Years	2033 2063	\$ 10,307 \$ 21,802
Picnic Tables	\$ 1,600 ea	4	\$ 6,400	9 Years 15 Years	15 Years	2034 2049 2064	\$ 8,216 \$ 11,949 \$ 17,379
Swingsets	\$ 23,000 / total	1 total	\$ 23,000	3 Years 25 Years	25 Years	2028 2053 2078	\$ 25,416 \$ 47,453 \$ 88,596
Garden Swings	\$ 1,100 ea	3	\$ 3,300	5 Years 10 Years	10 Years	2030 2040 2050 2060	\$ 3,833 \$ 4,921 \$ 6,317 \$ 8,109
Park Benches Repairs/Replacements	\$ 950 ea	13	\$ 12,350	0 Years  1 Years	1 Year	2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042	\$ 12,662 \$ 12,983 \$ 13,311 \$ 13,647 \$ 13,993 \$ 14,346 \$ 14,709 \$ 15,081 \$ 15,463 \$ 15,854 \$ 16,255 \$ 16,666 \$ 17,087 \$ 17,519 \$ 17,962 \$ 18,416 \$ 18,882 \$ 19,360

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

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Park Benches Repairs/Replacements	\$ 950 ea	13	\$ 12,350	1 Years	1 Year	2043	\$ 19,849
						2044	\$ 20,351
						2045	\$ 20,866
						2046	\$ 21,393
						2047	\$ 21,934
						2048	\$ 22,489
						2049	\$ 23,058
						2050	\$ 23,641
						2051	\$ 24,239
						2052	\$ 24,852
						2053	\$ 25,480
						2054	\$ 26,125
						2055	\$ 26,785
Parking Areas							
Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 2.10 / sf	40919 sf	\$ 85,930	0 Years	22 Years	2025	\$ 88,103
				22 Years		2047	\$ 152,617
						2069	\$ 264,373
Amenity Center Parking Lot Pavers	\$ 11.00 / sf	2473 sf	\$ 27,203	3 Years	25 Years	2028	\$ 30,061
				25 Years		2053	\$ 56,125
						2078	\$ 104,786

Months Remaining in Fiscal Calendar Year 2025: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.50% Initial Reserve: \$ 1,205,543

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Amenity Center Grounds	Basketball Court Color Coat	2050 sf	\$ 1.30 / sf	\$ 2,665.00
	Basketball Court Resurface	2050 sf	\$ 3.50 / sf	\$ 7,175.00
	Tennis Court Color Coat	13200 sf	\$ 1.30 / sf	\$ 17,160.00
	Tennis Court Resurface	13200 sf	\$ 3.50 / sf	\$ 46,200.00
	Tennis Fencing Chain Link	430 lf	\$ 48.00 / lf	\$ 20,640.00
	Tennis Courts Lighting	1 total	\$ 56,700.00 / total	\$ 56,700.00
	Tennis Volley Machine	1	\$ 3,000.00 ea	\$ 3,000.00
	Tennis Court Windscreens Repairs	1 total	\$ 473.00 / total	\$ 473.00
	Pickleball Court Mobile Nets	4	\$ 450.00 ea	\$ 1,800.00
	Dock Deck Boards and Railings	1672 sf	\$ 54.00 / sf	\$ 90,288.00
	Dock Frame and Pilings	1672 sf	\$ 27.00 / sf	\$ 45,144.00
	Dock Repair Allowance	1672 sf	\$ 10.00 / sf	\$ 16,720.00
	Dock Roofing Asphalt Shingle	777 sf	\$ 12.00 / sf	\$ 9,324.00
	Floating Docks and Gangway	556 sf	\$ 81.00 / sf	\$ 45,036.00
	Floating Docks Repair Allowance	556 sf	\$ 10.00 / sf	\$ 5,560.00
	Kayak Rack	1 total	\$ 10,800.00 / total	\$ 10,800.00
	Covered Walkways Asphalt Shingle Roofing	1801 sf	\$ 12.00 / sf	\$ 21,612.00
	Wood Pillars on Amenity Buildings Repair Allowance	1 total	\$ 10,300.00 / total	\$ 10,300.00
	Access System	1 total	\$ 14,600.00 / total	\$ 14,600.00
	Community Security Camera System Phase 1	1 total	\$ 22,000.00 / total	\$ 22,000.00
	Community Security Camera System Phase 2	1 total	\$ 22,000.00 / total	\$ 22,000.00
	Outdoor Furniture on Grounds Allowance	1 total	\$ 3,000.00 / total	\$ 3,000.00
	Boats and Kayaks	1 total	\$ 5,700.00 / total	\$ 5,700.00
	Kubota	1	\$ 13,000.00 ea	\$ 13,000.00
	Staining Columns and Porch Rails	1 total	\$ 9,000.00 / total	\$ 9,000.00
Amenity Center Grounds Sub Total =				\$ 499,897.00
Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	1 total	\$ 7,000.00 / total	\$ 7,000.00
	Front and Rear Entry Monument Signs Refurbishment	4	\$ 5,800.00 ea	\$ 23,200.00
	Interior Monument Signs	18	\$ 650.00 ea	\$ 11,700.00
	Directional Signs	1 total	\$ 7,000.00 / total	\$ 7,000.00
	Sidewalk Repair Allowance	1 total	\$ 46,000.00 / total	\$ 46,000.00

## Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Community Grounds	Pavers Repair Allowance	1 total	\$ 6,000.00 / total	\$ 6,000.00
	Community Split Rail Wooden Fencing Allowance	1 total	\$ 2,900.00 / total	\$ 2,900.00
	Stormwater Drainage Repair Allowance	1 total	\$ 64,100.00 / total	\$ 64,100.00
	Pond Banks Erosion Control	1 total	\$ 50,800.00 / total	\$ 50,800.00
	Entry Pergola Repair Allowance	4	\$ 1,700.00 ea	\$ 6,800.00
	Landscaping Allowance	1	\$ 40,000.00 ea	\$ 40,000.00
	Cormorant Cove Dock Deck Boards and Railings	1006 sf	\$ 54.00 / sf	\$ 54,324.00
	Cormorant Cove Dock Frame and Pilings	1006 sf	\$ 27.00 / sf	\$ 27,162.00
	Cormorant Cove Dock Repair Allowance	1006 sf	\$ 10.00 / sf	\$ 10,060.00
	Cormorant Cove Dock Roofing Asphalt Shingle	372 sf	\$ 6.00 / sf	\$ 2,232.00
	Maintenance Shed	1	\$ 13,000.00 ea	\$ 13,000.00
Community Grounds Sub Total =				\$ 372,278.00
Pool Area	Pool Furniture Phase 1	1 total	\$ 43,000.00 / total	\$ 43,000.00
	Pool Furniture Phase 2	1 total	\$ 43,000.00 / total	\$ 43,000.00
	Lap Pool Lift	1	\$ 10,100.00 ea	\$ 10,100.00
	Lap Pool Pumps and Equipment	1 total	\$ 18,400.00 / total	\$ 18,400.00
	Lap Pool Resurface	5172 sf	\$ 16.00 / sf	\$ 82,752.00
	Resort Pool Lift	1	\$ 10,100.00 ea	\$ 10,100.00
	Resort Pool Pumps and Equipment	1 total	\$ 17,400.00 / total	\$ 17,400.00
	Resort Pool Resurface	3738 sf	\$ 16.00 / sf	\$ 59,808.00
	Pool and Amenity Pavers	17254 sf	\$ 11.00 / sf	\$ 189,794.00
	Pool Fence 4' Aluminum	620 lf	\$ 50.00 / lf	\$ 31,000.00
	Spa Heater 1	1	\$ 7,000.00 ea	\$ 7,000.00
	Pool and Spa Heaters 2-3	2	\$ 7,000.00 ea	\$ 14,000.00
	Pool Heater 4	1	\$ 7,000.00 ea	\$ 7,000.00
	Splash Pad Surface Replacement	1963 sf	\$ 19.50 / sf	\$ 38,278.50
	Spa Resurface	180 sf	\$ 30.00 / sf	\$ 5,400.00
	Spa Pool Lift	1	\$ 10,100.00 ea	\$ 10,100.00
	Pool Equipment Housing Boxes	1 total	\$ 49,700.00 / total	\$ 49,700.00
	Pools and Spa Coping Stone	1 total	\$ 41,000.00 / total	\$ 41,000.00
	Pool Area Pergolas	3	\$ 2,000.00 ea	\$ 6,000.00
Pool Area Sub Total =				\$ 683,832.50

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Activities Center	Tile Flooring	2360 sf	\$ 13.00 / sf	\$ 30,680.00
	Roofing Asphalt Shingle	5675 sf	\$ 12.00 / sf	\$ 68,100.00
	Exterior Paint	1610 sf	\$ 3.50 / sf	\$ 5,635.00
	HVAC 5.0 Tons Lennox	1	\$ 12,000.00 ea	\$ 12,000.00
	HVAC 5.0 Tons Goodman	1	\$ 12,000.00 ea	\$ 12,000.00
	HVAC UV Light System	1	\$ 550.00 ea	\$ 550.00
	Life Safety Systems Modernization	1	\$ 8,700.00 ea	\$ 8,700.00
	Inside Furniture Refurbishment	1 total	\$ 800.00 / total	\$ 800.00
	Restrooms Refurbishment	2	\$ 19,500.00 ea	\$ 39,000.00
	Kitchen Cabinets	1	\$ 17,300.00 ea	\$ 17,300.00
	Kitchen Appliances	1 total	\$ 5,100.00 / total	\$ 5,100.00
	Outdoor Lanai Furniture	1 total	\$ 5,000.00 / total	\$ 5,000.00
	Chandeliers	5	\$ 1,500.00 ea	\$ 7,500.00
	Pool Table	1	\$ 7,500.00 ea	\$ 7,500.00
	A/V Receiver	1	\$ 1,500.00 ea	\$ 1,500.00
	Ping Pong Table	1	\$ 1,900.00 ea	\$ 1,900.00
Activities Center Sub Total =				\$ 223,265.00
Fitness Center	Tile Flooring	1790 sf	\$ 13.00 / sf	\$ 23,270.00
	Aerobics Rubber Exercise Flooring	1438 sf	\$ 16.00 / sf	\$ 23,008.00
	Equipment Rubber Exercise Flooring	672 sf	\$ 16.00 / sf	\$ 10,752.00
	Roofing Asphalt Shingle	8867 sf	\$ 12.00 / sf	\$ 106,404.00
	Roofing Flat	294 sf	\$ 7.00 / sf	\$ 2,058.00
	Exterior Paint	2554 sf	\$ 3.50 / sf	\$ 8,939.00
	Addison HVAC Units	2	\$ 75,000.00 ea	\$ 150,000.00
	HVAC 5.0 Tons Unit 1	1	\$ 12,000.00 ea	\$ 12,000.00
	HVAC 5.0 Tons Unit 2	1	\$ 12,000.00 ea	\$ 12,000.00
	HVAC UV Light System	1	\$ 600.00 ea	\$ 600.00
	Life Safety Systems Modernization	1	\$ 16,000.00 ea	\$ 16,000.00
	Locker Room Refurbishment	2	\$ 60,000.00 ea	\$ 120,000.00
	Sauna Electronics and Controls	2	\$ 21,000.00 ea	\$ 42,000.00
	Weight and Strength Equipment	1 total	\$ 50,800.00 / total	\$ 50,800.00
	Cardio Equipment Group 1	1 total	\$ 32,000.00 / total	\$ 32,000.00
	Cardio Equipment Group 2	1 total	\$ 15,300.00 / total	\$ 15,300.00
	Cardio Equipment Group 3	1	\$ 8,000.00 ea	\$ 8,000.00

## Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Fitness Center	Weight Benches and Barbells	1 total	\$ 4,900.00 / total	\$ 4,900.00
	Peloton Bikes	4	\$ 3,000.00 ea	\$ 12,000.00
Fitness Center Sub Total =				\$ 650,031.00
Lodge	VCT Flooring	350 sf	\$ 5.50 / sf	\$ 1,925.00
	Roofing Asphalt Shingle	7823 sf	\$ 12.00 / sf	\$ 93,876.00
	Exterior Paint	2940 sf	\$ 3.50 / sf	\$ 10,290.00
	HVAC 3.5 Tons Lennox #1	1	\$ 9,800.00 ea	\$ 9,800.00
	HVAC 3.5 Tons Lennox #2	1	\$ 9,800.00 ea	\$ 9,800.00
	HVAC UV Light System	1	\$ 550.00 ea	\$ 550.00
	Life Safety Systems Modernization Equipment	1	\$ 9,500.00 ea	\$ 9,500.00
	Lodge Furniture Replacement Phase 1	1 total	\$ 18,000.00 / total	\$ 18,000.00
	Lodge Furniture Replacement Phase 2	1 total	\$ 18,000.00 / total	\$ 18,000.00
	Restrooms Refurbishment	2	\$ 17,800.00 ea	\$ 35,600.00
	Kitchen Cabinets	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Chandeliers	2	\$ 3,000.00 ea	\$ 6,000.00
	Server and Computers	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Network and Power Module	1	\$ 10,000.00 ea	\$ 10,000.00
	Phone System	1	\$ 10,000.00 ea	\$ 10,000.00
	Fire Panel and Security Panels	1	\$ 6,500.00 ea	\$ 6,500.00
	Drapes and Window Coverings	1 total	\$ 30,000.00 / total	\$ 30,000.00
Lodge Sub Total =				\$ 299,841.00
Nature Center	Furniture/Equipment Allowance	1 total	\$ 1,100.00 / total	\$ 1,100.00
	Cabinets/Countertops Repairs	1 total	\$ 1,100.00 / total	\$ 1,100.00
	Tile Flooring	2048 sf	\$ 13.00 / sf	\$ 26,624.00
	Roofing Asphalt Shingle	5896 sf	\$ 12.00 / sf	\$ 70,752.00
	Exterior Paint	1440 sf	\$ 3.50 / sf	\$ 5,040.00
	HVAC 5.0 Tons	1	\$ 12,000.00 ea	\$ 12,000.00
	HVAC 3.0 Tons	1	\$ 8,600.00 ea	\$ 8,600.00
	HVAC UV Light System	1	\$ 550.00 ea	\$ 550.00
	Life Safety Systems Modernization	1	\$ 10,800.00 ea	\$ 10,800.00
	Theater Seats	29	\$ 750.00 ea	\$ 21,750.00
	Theater Carpeting	868 sf	\$ 9.75 / sf	\$ 8,463.00
	Theater Projector	1	\$ 7,500.00 ea	\$ 7,500.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Nature Center	Theater Screen	1	\$ 8,500.00 ea	\$ 8,500.00
	Restrooms Refurbishment	2	\$ 15,000.00 ea	\$ 30,000.00
	Screened Lanai Area Furniture	1 total	\$ 6,500.00 / total	\$ 6,500.00
	Outdoor Lanai Furniture	1 total	\$ 4,500.00 / total	\$ 4,500.00
	Deck Walkway	360 sf	\$ 52.00 / sf	\$ 18,720.00
Nature Center Sub Total =				\$ 242,499.00
Ranger Station	Roofing Asphalt Shingle	680 sf	\$ 15.00 / sf	\$ 10,200.00
	HVAC Unit	1	\$ 5,800.00 ea	\$ 5,800.00
	Exterior Paint	1 total	\$ 4,000.00 / total	\$ 4,000.00
Ranger Station Sub Total =				\$ 20,000.00
Playgrounds	Amenity Center Playground Play Structure	1	\$ 135,000.00 ea	\$ 135,000.00
	Whispering Wind Playground Play Structure	1	\$ 22,000.00 ea	\$ 22,000.00
	Whispering Wind Vinyl Picket Fence 4'	328 lf	\$ 35.00 / lf	\$ 11,480.00
	Whispering Wind Vinyl Fence 6'	508 lf	\$ 45.00 / lf	\$ 22,860.00
	Whispering Wind Swingset	1	\$ 5,000.00 ea	\$ 5,000.00
	Stoneleigh Playground Play Structure	1	\$ 35,000.00 ea	\$ 35,000.00
	Night Heron Playground Play Structure	1	\$ 28,000.00 ea	\$ 28,000.00
	Night Heron Picket Vinyl Fencing	110 lf	\$ 24.00 / lf	\$ 2,640.00
	Night Heron Horizontal Ladder	1	\$ 5,200.00 ea	\$ 5,200.00
	Pavilions Metal Roofing	588 sf	\$ 14.00 / sf	\$ 8,232.00
	Picnic Tables	4	\$ 1,600.00 ea	\$ 6,400.00
	Swingsets	1 total	\$ 23,000.00 / total	\$ 23,000.00
	Garden Swings	3	\$ 1,100.00 ea	\$ 3,300.00
	Park Benches Repairs/Replacements	13	\$ 950.00 ea	\$ 12,350.00
Playgrounds Sub Total =				\$ 320,462.00
Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	40919 sf	\$ 2.10 / sf	\$ 85,929.90
	Amenity Center Parking Lot Pavers	2473 sf	\$ 11.00 / sf	\$ 27,203.00
Parking Areas Sub Total =				\$ 113,132.90



Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Totals =				\$ 3,425,238.40

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

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2025	\$ 346,700	\$ 20,597	\$ 284,688	\$ 1,288,153	59.2%
2026	\$ 355,368	\$ 21,904	\$ 172,282	\$ 1,493,143	66.5%
2027	\$ 364,252	\$ 25,061	\$ 259,378	\$ 1,623,078	66.5%
2028	\$ 373,358	\$ 27,086	\$ 525,234	\$ 1,498,287	58.5%
2029	\$ 382,692	\$ 25,266	\$ 361,626	\$ 1,544,620	63.6%
2030	\$ 392,259	\$ 26,032	\$ 584,372	\$ 1,378,539	55.9%
2031	\$ 402,066	\$ 23,592	\$ 297,785	\$ 1,506,411	65.7%
2032	\$ 412,117	\$ 25,592	\$ 672,060	\$ 1,272,060	52.7%
2033	\$ 422,420	\$ 22,124	\$ 460,903	\$ 1,255,701	57.8%
2034	\$ 432,981	\$ 21,950	\$ 600,082	\$ 1,110,550	51.7%
2035	\$ 443,805	\$ 19,833	\$ 185,903	\$ 1,388,286	69.6%
2036	\$ 454,900	\$ 24,104	\$ 260,343	\$ 1,606,947	70.7%
2037	\$ 466,273	\$ 27,484	\$ 646,760	\$ 1,453,944	58.4%
2038	\$ 477,930	\$ 25,254	\$ 497,944	\$ 1,459,184	62.6%
2039	\$ 489,878	\$ 25,416	\$ 207,725	\$ 1,766,753	75.9%
2040	\$ 502,125	\$ 30,144	\$ 357,570	\$ 1,941,452	73.6%
2041	\$ 514,678	\$ 32,869	\$ 196,042	\$ 2,292,958	81.6%
2042	\$ 527,545	\$ 38,266	\$ 625,871	\$ 2,232,897	70.5%
2043	\$ 540,734	\$ 37,450	\$ 558,073	\$ 2,253,007	72.6%
2044	\$ 554,252	\$ 37,847	\$ 563,058	\$ 2,282,048	73.1%
2045	\$ 568,108	\$ 38,381	\$ 255,558	\$ 2,632,980	83.7%
2046	\$ 582,311	\$ 43,778	\$ 711,695	\$ 2,547,375	72.8%
2047	\$ 596,869	\$ 42,586	\$ 726,357	\$ 2,460,473	72.2%
2048	\$ 611,791	\$ 41,377	\$ 452,556	\$ 2,661,084	80.2%
2049	\$ 627,085	\$ 44,512	\$ 342,808	\$ 2,989,874	85.0%
2050	\$ 642,762	\$ 49,585	\$ 415,702	\$ 3,266,519	84.9%
2051	\$ 658,831	\$ 53,873	\$ 354,458	\$ 3,624,765	87.8%
2052	\$ 675,302	\$ 59,396	\$ 1,183,106	\$ 3,176,357	70.7%
2053	\$ 692,185	\$ 52,742	\$ 1,034,144	\$ 2,887,140	71.6%
2054	\$ 709,489	\$ 48,494	\$ 811,361	\$ 2,833,762	76.0%
2055	\$ 727,227	\$ 47,810	\$ 827,383	\$ 2,781,416	77.1%
<b>Totals :</b>	<b>\$ 15,948,294</b>	<b>\$ 1,060,404</b>	<b>\$ 15,432,825</b>		

<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.

Months Remaining in Fiscal Calendar Year 2025: 12      Inflation = 2.50 %      Interest = 1.50 %

Study Life = 30 years      Initial Reserve Funds = \$ 1,205,543.00      Final Reserve Value = \$ 2,781,416.27

**Preserve at Wilderness Lake CDD Modified Reserve Assessment Summary**  
**Projected Assessment by Month and by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Member Total Annual Assessment</b>	<b>Annual Reserve Assessment</b>
2025	\$ 361.90	\$ 346,700
2026	\$ 370.95	\$ 355,368
2027	\$ 380.22	\$ 364,252
2028	\$ 389.73	\$ 373,358
2029	\$ 399.47	\$ 382,692
2030	\$ 409.46	\$ 392,259
2031	\$ 419.69	\$ 402,066
2032	\$ 430.19	\$ 412,117
2033	\$ 440.94	\$ 422,420
2034	\$ 451.96	\$ 432,981
2035	\$ 463.26	\$ 443,805
2036	\$ 474.84	\$ 454,900
2037	\$ 486.71	\$ 466,273
2038	\$ 498.88	\$ 477,930
2039	\$ 511.35	\$ 489,878
2040	\$ 524.14	\$ 502,125
2041	\$ 537.24	\$ 514,678
2042	\$ 550.67	\$ 527,545
2043	\$ 564.44	\$ 540,734
2044	\$ 578.55	\$ 554,252
2045	\$ 593.01	\$ 568,108
2046	\$ 607.84	\$ 582,311
2047	\$ 623.04	\$ 596,869
2048	\$ 638.61	\$ 611,791
2049	\$ 654.58	\$ 627,085
2050	\$ 670.94	\$ 642,762
2051	\$ 687.72	\$ 658,831
2052	\$ 704.91	\$ 675,302
2053	\$ 722.53	\$ 692,185
2054	\$ 740.59	\$ 709,489
2055	\$ 759.11	\$ 727,227

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 2025: 12

Number of Years of Constant Payments: 1

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

*No of Assessed Owners: 958*

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

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
<i>Reserve Category : Amenity Center Grounds</i>																			
<i>Basketball Court Color Coat</i>		\$ 2,801								\$ 3,421								\$ 4,178	
<i>Basketball Court Resurface</i>						\$ 8,335													
<i>Tennis Court Color Coat</i>					\$ 19,442								\$ 23,742						
<i>Tennis Court Resurface</i>									\$ 57,844										
<i>Tennis Fencing Chain Link</i>				\$ 22,808															
<i>Tennis Courts Lighting</i>														\$ 80,432					
<i>Tennis Volley Machine</i>			\$ 3,233							\$ 3,851							\$ 4,587		
<i>Tennis Court Windscreens Repairs</i>	\$ 485	\$ 497	\$ 510	\$ 523	\$ 536	\$ 549	\$ 563	\$ 578	\$ 592	\$ 607	\$ 623	\$ 638	\$ 654	\$ 671	\$ 688	\$ 705	\$ 723	\$ 741	\$ 760
<i>Pickleball Court Mobile Nets</i>										\$ 2,311									
<i>Dock Deck Boards and Railings</i>					\$ 102,296														
<i>Dock Frame and Pilings</i>																			\$ 72,556
<i>Dock Repair Allowance</i>										\$ 21,463									
<i>Dock Roofing Asphalt Shingle</i>											\$ 12,272								
<i>Floating Docks and Gangway</i>																			
<i>Floating Docks Repair Allowance</i>								\$ 6,790										\$ 8,716	
<i>Kayak Rack</i>																		\$ 16,930	
<i>Covered Walkways Asphalt Shingle Roofing</i>										\$ 27,743									
<i>Wood Pillars on Amenity Buildings Repair Allowance</i>			\$ 11,101								\$ 13,556								\$ 16,554
<i>Access System</i>											\$ 19,216								
<i>Community Security Camera System Phase 1</i>			\$ 23,712										\$ 30,438						
<i>Community Security Camera System Phase 2</i>								\$ 26,865										\$ 34,487	
<i>Outdoor Furniture on Grounds Allowance</i>	\$ 3,076	\$ 3,154	\$ 3,233	\$ 3,315	\$ 3,399	\$ 3,485	\$ 3,573	\$ 3,663	\$ 3,756	\$ 3,851	\$ 3,948	\$ 4,048	\$ 4,151	\$ 4,256	\$ 4,363	\$ 4,474	\$ 4,587	\$ 4,703	\$ 4,822
<i>Boats and Kayaks</i>								\$ 6,961								\$ 8,500			
<i>Kubota</i>			\$ 14,011										\$ 17,986						
<i>Staining Columns and Porch Rails</i>					\$ 10,197								\$ 12,452						
Category Subtotal :	\$ 3,561	\$ 6,452	\$ 55,800	\$ 26,646	\$ 135,870	\$ 12,369	\$ 4,136	\$ 44,857	\$ 62,192	\$ 63,247	\$ 49,615	\$ 4,686	\$ 89,423	\$ 85,359	\$ 5,051	\$ 13,679	\$ 9,897	\$ 69,755	\$ 94,692

Prepared by Florida Reserve Study and Appraisal

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

Item Description	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	FY 2041	FY 2042	FY 2043
<b>Reserve Category : Community Grounds</b>																			
Well Pumps and Irrigation System Upgrades Allowance	\$ 7,177	\$ 7,359	\$ 7,545	\$ 7,735	\$ 7,931	\$ 8,132	\$ 8,337	\$ 8,548	\$ 8,764	\$ 8,986	\$ 9,213	\$ 9,446	\$ 9,685	\$ 9,930	\$ 10,181	\$ 10,438	\$ 10,702	\$ 10,973	\$ 11,251
Front and Rear Entry Monument Signs Refurbishment								\$ 28,331											
Interior Monument Signs					\$ 13,256										\$ 17,017				
Directional Signs					\$ 7,931														
Sidewalk Repair Allowance				\$ 50,833					\$ 57,593					\$ 65,253					\$ 73,932
Pavers Repair Allowance		\$ 6,307					\$ 7,146					\$ 8,097					\$ 9,173		
Community Split Rail Wooden Fencing Allowance	\$ 2,973	\$ 3,049	\$ 3,126	\$ 3,205	\$ 3,286	\$ 3,369	\$ 3,454	\$ 3,541	\$ 3,631	\$ 3,723	\$ 3,817	\$ 3,913	\$ 4,012	\$ 4,114	\$ 4,218	\$ 4,324	\$ 4,434	\$ 4,546	\$ 4,661
Stormwater Drainage Repair Allowance			\$ 69,087					\$ 78,276					\$ 88,686					\$ 100,482	
Pond Banks Erosion Control				\$ 56,137					\$ 63,603					\$ 72,062					\$ 81,647
Entry Pergola Repair Allowance			\$ 7,329								\$ 8,950								\$ 10,929
Landscaping Allowance	\$ 41,012	\$ 42,049	\$ 43,112	\$ 44,202	\$ 45,320	\$ 46,466	\$ 47,641	\$ 48,846	\$ 50,081	\$ 51,348	\$ 52,646	\$ 53,978	\$ 55,343	\$ 56,742	\$ 58,177	\$ 59,648	\$ 61,157	\$ 62,703	\$ 64,289
Cormorant Cove Dock Deck Boards and Railings						\$ 63,106													
Cormorant Cove Dock Frame and Pilings																			\$ 43,655
Cormorant Cove Dock Repair Allowance										\$ 12,914									
Cormorant Cove Dock Roofing Asphalt Shingle			\$ 2,406																
Maintenance Shed	\$ 13,329																		
Category Subtotal :	\$ 64,491	\$ 58,764	\$ 132,605	\$ 162,112	\$ 77,724	\$ 121,073	\$ 66,578	\$ 167,542	\$ 183,672	\$ 76,971	\$ 74,626	\$ 75,434	\$ 157,726	\$ 208,101	\$ 89,593	\$ 74,410	\$ 85,466	\$ 178,704	\$ 290,364
<b>Reserve Category : Pool Area</b>																			
Pool Furniture Phase 1						\$ 49,951								\$ 60,998					
Pool Furniture Phase 2		\$ 45,202								\$ 55,199								\$ 67,406	
Lap Pool Lift										\$ 12,965									
Lap Pool Pumps and Equipment						\$ 21,374								\$ 26,101					
Lap Pool Resurface								\$ 101,052										\$ 129,720	
Resort Pool Lift										\$ 12,965									
Resort Pool Pumps and Equipment						\$ 20,213								\$ 24,683					
Resort Pool Resurface								\$ 73,034										\$ 93,754	
Pool and Amenity Pavers													\$ 262,592						

Prepared by Florida Reserve Study and Appraisal

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

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
<i>Pool Fence 4' Aluminum</i>				\$ 34,257															
<i>Spa Heater 1</i>						\$ 8,132							\$ 9,685						
<i>Pool and Spa Heaters 2-3</i>	\$ 14,354							\$ 17,096							\$ 20,362				
<i>Pool Heater 4</i>			\$ 7,545							\$ 8,986							\$ 10,702		
<i>Splash Pad Surface Replacement</i>						\$ 44,466							\$ 52,961						
<i>Spa Resurface</i>								\$ 6,594										\$ 8,465	
<i>Spa Pool Lift</i>												\$ 13,629							
<i>Pool Equipment Housing Boxes</i>					\$ 56,310														
<i>Pools and Spa Coping Stone</i>																\$ 61,139			
<i>Pool Area Pergolas</i>						\$ 6,970												\$ 9,405	
Category Subtotal :	\$ 14,354	\$ 45,202	\$ 7,545	\$ 34,257	\$ 56,310	\$ 151,106		\$ 197,776		\$ 90,115		\$ 13,629	\$ 325,238	\$ 111,782	\$ 20,362	\$ 61,139	\$ 10,702	\$ 308,750	
<b>Reserve Category : Activities Center</b>																			
<i>Tile Flooring</i>																			
<i>Roofing Asphalt Shingle</i>										\$ 87,419									
<i>Exterior Paint</i>					\$ 6,384								\$ 7,796						
<i>HVAC 5.0 Tons Lennox</i>											\$ 15,794								
<i>HVAC 5.0 Tons Goodman</i>			\$ 12,934												\$ 17,453				
<i>HVAC UV Light System</i>	\$ 564																		
<i>Life Safety Systems Modernization</i>				\$ 9,614															
<i>Inside Furniture Refurbishment</i>	\$ 820	\$ 841	\$ 862	\$ 884	\$ 906	\$ 929	\$ 953	\$ 977	\$ 1,002	\$ 1,027	\$ 1,053	\$ 1,080	\$ 1,107	\$ 1,135	\$ 1,164	\$ 1,193	\$ 1,223	\$ 1,254	\$ 1,286
<i>Restrooms Refurbishment</i>				\$ 43,097															
<i>Kitchen Cabinets</i>									\$ 21,660										
<i>Kitchen Appliances</i>						\$ 5,924													
<i>Outdoor Lanai Furniture</i>				\$ 5,525												\$ 7,456			
<i>Chandeliers</i>							\$ 8,933												
<i>Pool Table</i>				\$ 8,288															
<i>A/V Receiver</i>				\$ 1,658										\$ 2,128					
<i>Ping Pong Table</i>						\$ 2,207										\$ 2,833			
Category Subtotal :	\$ 1,384	\$ 841	\$ 13,796	\$ 69,066	\$ 7,290	\$ 9,060	\$ 9,886	\$ 977	\$ 22,662	\$ 88,446	\$ 16,847	\$ 1,080	\$ 8,903	\$ 3,263	\$ 18,617	\$ 11,482	\$ 1,223	\$ 1,254	\$ 1,286
<b>Reserve Category : Fitness Center</b>																			
<i>Tile Flooring</i>									\$ 29,135										

Prepared by Florida Reserve Study and Appraisal

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

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
<i>Aerobics Rubber Exercise Flooring</i>								\$ 28,096											
<i>Equipment Rubber Exercise Flooring</i>						\$ 12,490												\$ 16,855	
<i>Roofing Asphalt Shingle</i>												\$ 143,586							
<i>Roofing Flat</i>										\$ 2,642									
<i>Exterior Paint</i>					\$ 10,128								\$ 12,368						
<i>Addison HVAC Units</i>								\$ 183,172											
<i>HVAC 5.0 Tons Unit 1</i>					\$ 13,596												\$ 18,347		
<i>HVAC 5.0 Tons Unit 2</i>				\$ 13,261												\$ 17,894			
<i>HVAC UV Light System</i>	\$ 615	\$ 631	\$ 647	\$ 663	\$ 680	\$ 697	\$ 715	\$ 733	\$ 751	\$ 770	\$ 790	\$ 810	\$ 830	\$ 851	\$ 873	\$ 895	\$ 917	\$ 941	\$ 964
<i>Life Safety Systems Modernization</i>				\$ 17,681															
<i>Locker Room Refurbishment</i>						\$ 139,398													
<i>Sauna Electronics and Controls</i>						\$ 48,789													
<i>Weight and Strength Equipment</i>																			\$ 81,647
<i>Cardio Equipment Group 1</i>			\$ 34,490												\$ 46,542				
<i>Cardio Equipment Group 2</i>							\$ 18,223												\$ 24,590
<i>Cardio Equipment Group 3</i>										\$ 10,270									
<i>Weight Benches and Barbells</i>															\$ 7,127				
<i>Peloton Bikes</i>						\$ 13,940								\$ 17,023					
Category Subtotal :	\$ 615	\$ 631	\$ 35,137	\$ 31,605	\$ 24,404	\$ 215,314	\$ 18,938	\$ 212,001	\$ 29,886	\$ 13,682	\$ 790	\$ 144,396	\$ 13,198	\$ 17,874	\$ 54,542	\$ 18,789	\$ 19,264	\$ 17,796	\$ 107,201
<b>Reserve Category : Lodge</b>																			
<i>VCT Flooring</i>				\$ 2,127															
<i>Roofing Asphalt Shingle</i>										\$ 120,508									
<i>Exterior Paint</i>					\$ 11,659								\$ 14,237						
<i>HVAC 3.5 Tons Lennox #1</i>		\$ 10,302												\$ 13,902					
<i>HVAC 3.5 Tons Lennox #2</i>										\$ 12,580									
<i>HVAC UV Light System</i>	\$ 564	\$ 578	\$ 593	\$ 608	\$ 623	\$ 639	\$ 655	\$ 672	\$ 689	\$ 706	\$ 724	\$ 742	\$ 761	\$ 780	\$ 800	\$ 820	\$ 841	\$ 862	\$ 884
<i>Life Safety Systems Modernization Equipment</i>				\$ 10,498															
<i>Lodge Furniture Replacement Phase 1</i>							\$ 21,439												
<i>Lodge Furniture Replacement Phase 2</i>	\$ 18,455															\$ 26,842			



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

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
<i>Restrooms Refurbishment</i>									\$ 44,572										
<i>Kitchen Cabinets</i>									\$ 18,780										
<i>Chandeliers</i>									\$ 7,512										
<i>Server and Computers</i>				\$ 16,576					\$ 18,780					\$ 21,278					\$ 24,108
<i>Network and Power Module</i>		\$ 10,512			\$ 11,330			\$ 12,211			\$ 13,162			\$ 14,186			\$ 15,289		
<i>Phone System</i>											\$ 13,162								
<i>Fire Panel and Security Panels</i>									\$ 8,138										\$ 10,447
<i>Drapes and Window Coverings</i>						\$ 34,850													
Category Subtotal :	\$ 19,019	\$ 21,392	\$ 593	\$ 29,809	\$ 23,612	\$ 35,489	\$ 22,094	\$ 12,883	\$ 98,471	\$ 133,794	\$ 27,048	\$ 742	\$ 14,998	\$ 50,146	\$ 800	\$ 27,662	\$ 16,130	\$ 862	\$ 35,439
<b>Reserve Category : Nature Center</b>																			
<i>Furniture/Equipment Allowance</i>		\$ 1,156		\$ 1,216		\$ 1,278		\$ 1,343		\$ 1,412		\$ 1,484		\$ 1,560		\$ 1,640		\$ 1,724	
<i>Cabinets/Countertops Repairs</i>		\$ 1,156		\$ 1,216		\$ 1,278		\$ 1,343		\$ 1,412		\$ 1,484		\$ 1,560		\$ 1,640		\$ 1,724	
<i>Tile Flooring</i>																			
<i>Roofing Asphalt Shingle</i>									\$ 90,824										
<i>Exterior Paint</i>					\$ 5,710								\$ 6,973						
<i>HVAC 5.0 Tons</i>									\$ 15,404										
<i>HVAC 3.0 Tons</i>								\$ 10,502											
<i>HVAC UV Light System</i>	\$ 564	\$ 578	\$ 593	\$ 608	\$ 623	\$ 639	\$ 655	\$ 672	\$ 689	\$ 706	\$ 724	\$ 742	\$ 761	\$ 780	\$ 800	\$ 820	\$ 841	\$ 862	\$ 884
<i>Life Safety Systems Modernization</i>				\$ 11,935															
<i>Theater Seats</i>				\$ 24,035															
<i>Theater Carpeting</i>	\$ 8,677															\$ 12,620			
<i>Theater Projector</i>						\$ 8,712												\$ 11,757	
<i>Theater Screen</i>						\$ 9,874												\$ 13,324	
<i>Restrooms Refurbishment</i>									\$ 37,561										
<i>Screened Lanai Area Furniture</i>	\$ 6,664															\$ 9,693			
<i>Outdoor Lanai Furniture</i>				\$ 4,973												\$ 6,710			
<i>Deck Walkway</i>				\$ 20,687															
Category Subtotal :	\$ 15,905	\$ 2,890	\$ 593	\$ 64,670	\$ 6,333	\$ 21,781	\$ 655	\$ 13,860	\$ 38,250	\$ 109,758	\$ 724	\$ 3,710	\$ 7,734	\$ 3,900	\$ 800	\$ 33,123	\$ 841	\$ 29,391	\$ 884
<b>Reserve Category : Ranger Station</b>																			
<i>Roofing Asphalt Shingle</i>					\$ 11,557														
<i>HVAC Unit</i>								\$ 7,083											
<i>Exterior Paint</i>					\$ 4,532								\$ 5,534						

Prepared by Florida Reserve Study and Appraisal

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

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
Category Subtotal :					\$ 16,089			\$ 7,083					\$ 5,534						
<b>Reserve Category : Playgrounds</b>																			
<i>Amenity Center Playground Play Structure</i>							\$ 160,789												
<i>Whispering Wind Playground Play Structure</i>		\$ 23,127															\$ 33,636		
<i>Whispering Wind Vinyl Picket Fence 4'</i>				\$ 12,686															
<i>Whispering Wind Vinyl Fence 6'</i>				\$ 25,262															
<i>Whispering Wind Swingset</i>													\$ 6,918						
<i>Stoneleigh Playground Play Structure</i>	\$ 35,885															\$ 52,192			
<i>Night Heron Playground Play Structure</i>	\$ 28,708															\$ 41,754			
<i>Night Heron Picket Vinyl Fencing</i>																			
<i>Night Heron Horizontal Ladder</i>																			\$ 8,358
<i>Pavilions Metal Roofing</i>									\$ 10,307										
<i>Picnic Tables</i>										\$ 8,216									
<i>Swingsets</i>				\$ 25,416															
<i>Garden Swings</i>						\$ 3,833										\$ 4,921			
<i>Park Benches Repairs/Replacements</i>	\$ 12,662	\$ 12,983	\$ 13,311	\$ 13,647	\$ 13,993	\$ 14,346	\$ 14,709	\$ 15,081	\$ 15,463	\$ 15,854	\$ 16,255	\$ 16,666	\$ 17,087	\$ 17,519	\$ 17,962	\$ 18,416	\$ 18,882	\$ 19,360	\$ 19,849
Category Subtotal :	\$ 77,255	\$ 36,110	\$ 13,311	\$ 77,011	\$ 13,993	\$ 18,179	\$ 175,498	\$ 15,081	\$ 25,770	\$ 24,070	\$ 16,255	\$ 16,666	\$ 24,005	\$ 17,519	\$ 17,962	\$ 117,283	\$ 52,518	\$ 19,360	\$ 28,207
<b>Reserve Category : Parking Areas</b>																			
<i>Amenity Center Parking Lot 1 Inch Mill and Overlay</i>	\$ 88,103																		
<i>Amenity Center Parking Lot Pavers</i>				\$ 30,061															
Category Subtotal :	\$ 88,103			\$ 30,061															
<b>Expense Totals :</b>	<b>\$ 284,688</b>	<b>\$ 172,282</b>	<b>\$ 259,378</b>	<b>\$ 525,234</b>	<b>\$ 361,626</b>	<b>\$ 584,372</b>	<b>\$ 297,785</b>	<b>\$ 672,060</b>	<b>\$ 460,903</b>	<b>\$ 600,082</b>	<b>\$ 185,903</b>	<b>\$ 260,343</b>	<b>\$ 646,760</b>	<b>\$ 497,944</b>	<b>\$ 207,725</b>	<b>\$ 357,570</b>	<b>\$ 196,042</b>	<b>\$ 625,871</b>	<b>\$ 558,073</b>

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

Item Description	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054	FY 2055
<b>Reserve Category : Amenity Center Grounds</b>												
Basketball Court Color Coat							\$ 5,101					
Basketball Court Resurface												
Tennis Court Color Coat		\$ 28,992								\$ 35,404		
Tennis Court Resurface												
Tennis Fencing Chain Link										\$ 42,584		
Tennis Courts Lighting												
Tennis Volley Machine					\$ 5,463							\$ 6,507
Tennis Court Windscreens Repairs	\$ 779	\$ 799	\$ 819	\$ 840	\$ 861	\$ 883	\$ 905	\$ 928	\$ 952	\$ 976	\$ 1,001	\$ 1,026
Pickleball Court Mobile Nets	\$ 2,966										\$ 3,808	
Dock Deck Boards and Railings						\$ 168,571						
Dock Frame and Pilings												
Dock Repair Allowance	\$ 27,552										\$ 35,369	
Dock Roofing Asphalt Shingle										\$ 19,237		
Floating Docks and Gangway				\$ 79,987								
Floating Docks Repair Allowance									\$ 11,188			
Kayak Rack												
Covered Walkways Asphalt Shingle Roofing									\$ 43,490			
Wood Pillars on Amenity Buildings Repair Allowance								\$ 20,215				
Access System				\$ 25,931								
Community Security Camera System Phase 1				\$ 39,073								
Community Security Camera System Phase 2									\$ 44,270			
Outdoor Furniture on Grounds Allowance	\$ 4,944	\$ 5,069	\$ 5,197	\$ 5,328	\$ 5,463	\$ 5,601	\$ 5,743	\$ 5,888	\$ 6,037	\$ 6,190	\$ 6,346	\$ 6,507
Boats and Kayaks					\$ 10,380							
Kubota				\$ 23,089								
Staining Columns and Porch Rails		\$ 15,206								\$ 18,569		
Category Subtotal :	\$ 36,241	\$ 50,066	\$ 6,016	\$ 174,248	\$ 22,167	\$ 175,055	\$ 11,749	\$ 27,031	\$ 105,937	\$ 122,960	\$ 46,524	\$ 14,040

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

<b>Item Description</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>
<b>Reserve Category : Community Grounds</b>												
Well Pumps and Irrigation System Upgrades Allowance	\$ 11,535	\$ 11,827	\$ 12,126	\$ 12,432	\$ 12,747	\$ 13,069	\$ 13,400	\$ 13,739	\$ 14,086	\$ 14,442	\$ 14,807	\$ 15,182
Front and Rear Entry Monument Signs Refurbishment				\$ 41,205								
Interior Monument Signs						\$ 21,844						
Directional Signs						\$ 13,069						
Sidewalk Repair Allowance					\$ 83,765					\$ 94,906		
Pavers Repair Allowance			\$ 10,394					\$ 11,776				
Community Split Rail Wooden Fencing Allowance	\$ 4,779	\$ 4,900	\$ 5,024	\$ 5,151	\$ 5,281	\$ 5,414	\$ 5,551	\$ 5,692	\$ 5,836	\$ 5,983	\$ 6,135	\$ 6,290
Stormwater Drainage Repair Allowance				\$ 113,846					\$ 128,988			
Pond Banks Erosion Control					\$ 92,506					\$ 104,809		
Entry Pergola Repair Allowance								\$ 13,346				
Landscaping Allowance	\$ 65,915	\$ 67,581	\$ 69,290	\$ 71,043	\$ 72,839	\$ 74,681	\$ 76,570	\$ 78,506	\$ 80,491	\$ 82,527	\$ 84,614	\$ 86,754
Cormorant Cove Dock Deck Boards and Railings							\$ 103,990					
Cormorant Cove Dock Frame and Pilings												
Cormorant Cove Dock Repair Allowance	\$ 16,578										\$ 21,280	
Cormorant Cove Dock Roofing Asphalt Shingle		\$ 3,771										
Maintenance Shed		\$ 21,964										
Category Subtotal :	\$ 98,807	\$ 110,043	\$ 96,834	\$ 243,677	\$ 267,138	\$ 128,077	\$ 199,511	\$ 123,059	\$ 229,401	\$ 302,667	\$ 126,836	\$ 108,226
<b>Reserve Category : Pool Area</b>												
Pool Furniture Phase 1			\$ 74,487								\$ 90,960	
Pool Furniture Phase 2							\$ 82,313					
Lap Pool Lift			\$ 17,496									
Lap Pool Pumps and Equipment			\$ 31,874								\$ 38,922	
Lap Pool Resurface									\$ 166,521			
Resort Pool Lift			\$ 17,496									
Resort Pool Pumps and Equipment			\$ 30,141								\$ 36,807	
Resort Pool Resurface									\$ 120,351			
Pool and Amenity Pavers												

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

<b>Item Description</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>
Pool Fence 4' Aluminum										\$ 63,958		
Spa Heater 1	\$ 11,535							\$ 13,739				
Pool and Spa Heaters 2-3			\$ 24,252							\$ 28,884		
Pool Heater 4					\$ 12,747							\$ 15,182
Splash Pad Surface Replacement	\$ 63,078							\$ 75,127				
Spa Resurface									\$ 10,866			
Spa Pool Lift					\$ 18,392							
Pool Equipment Housing Boxes											\$ 105,133	
Pools and Spa Coping Stone												
Pool Area Pergolas											\$ 12,692	
Category Subtotal :	\$ 74,613		\$ 195,746		\$ 31,139		\$ 82,313	\$ 88,866	\$ 297,738	\$ 92,842	\$ 284,514	\$ 15,182
<b>Reserve Category : Activities Center</b>												
Tile Flooring				\$ 54,490								
Roofing Asphalt Shingle									\$ 137,037			
Exterior Paint		\$ 9,521								\$ 11,626		
HVAC 5.0 Tons Lennox				\$ 21,313								
HVAC 5.0 Tons Goodman								\$ 23,552				
HVAC UV Light System												
Life Safety Systems Modernization										\$ 17,950		
Inside Furniture Refurbishment	\$ 1,318	\$ 1,352	\$ 1,386	\$ 1,421	\$ 1,457	\$ 1,494	\$ 1,531	\$ 1,570	\$ 1,610	\$ 1,651	\$ 1,692	\$ 1,735
Restrooms Refurbishment					\$ 71,018							
Kitchen Cabinets												
Kitchen Appliances		\$ 8,617										
Outdoor Lanai Furniture									\$ 10,061			
Chandeliers												
Pool Table										\$ 15,474		
A/V Receiver					\$ 2,731							
Ping Pong Table							\$ 3,637					
Category Subtotal :	\$ 1,318	\$ 19,490	\$ 1,386	\$ 77,224	\$ 75,206	\$ 1,494	\$ 5,168	\$ 25,122	\$ 148,708	\$ 46,701	\$ 1,692	\$ 1,735
<b>Reserve Category : Fitness Center</b>												
Tile Flooring												

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

<b>Item Description</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>
Aerobics Rubber Exercise Flooring	\$ 37,914											
Equipment Rubber Exercise Flooring											\$ 22,744	
Roofing Asphalt Shingle											\$ 225,082	
Roofing Flat									\$ 4,141			
Exterior Paint		\$ 15,103								\$ 18,443		
Addison HVAC Units	\$ 247,180											
HVAC 5.0 Tons Unit 1										\$ 24,758		
HVAC 5.0 Tons Unit 2									\$ 24,147			
HVAC UV Light System	\$ 989	\$ 1,014	\$ 1,039	\$ 1,066	\$ 1,093	\$ 1,120	\$ 1,149	\$ 1,178	\$ 1,207	\$ 1,238	\$ 1,269	\$ 1,301
Life Safety Systems Modernization										\$ 33,011		
Locker Room Refurbishment												\$ 260,261
Sauna Electronics and Controls												\$ 91,091
Weight and Strength Equipment												
Cardio Equipment Group 1								\$ 62,805				
Cardio Equipment Group 2												\$ 33,183
Cardio Equipment Group 3			\$ 13,858									
Weight Benches and Barbells											\$ 10,365	
Peloton Bikes			\$ 20,787								\$ 25,384	
Category Subtotal :	\$ 286,083	\$ 16,117	\$ 35,684	\$ 1,066	\$ 1,093	\$ 1,120	\$ 1,149	\$ 63,983	\$ 29,495	\$ 77,450	\$ 284,844	\$ 385,836
<b>Reserve Category : Lodge</b>												
VCT Flooring										\$ 3,972		
Roofing Asphalt Shingle									\$ 188,905			
Exterior Paint		\$ 17,385								\$ 21,230		
HVAC 3.5 Tons Lennox #1							\$ 18,760					
HVAC 3.5 Tons Lennox #2			\$ 16,976									
HVAC UV Light System	\$ 906	\$ 929	\$ 953	\$ 977	\$ 1,002	\$ 1,027	\$ 1,053	\$ 1,079	\$ 1,107	\$ 1,135	\$ 1,163	\$ 1,193
Life Safety Systems Modernization Equipment										\$ 19,600		
Lodge Furniture Replacement Phase 1			\$ 31,181									
Lodge Furniture Replacement Phase 2												\$ 39,039



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

<b>Item Description</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>
<i>Restrooms Refurbishment</i>												
<i>Kitchen Cabinets</i>												
<i>Chandeliers</i>												
<i>Server and Computers</i>					\$ 27,315					\$ 30,948		
<i>Network and Power Module</i>	\$ 16,479			\$ 17,761			\$ 19,142			\$ 20,632		
<i>Phone System</i>				\$ 17,761								
<i>Fire Panel and Security Panels</i>										\$ 13,411		
<i>Drapes and Window Coverings</i>												\$ 65,065
Category Subtotal :	\$ 17,385	\$ 18,314	\$ 49,110	\$ 36,499	\$ 28,317	\$ 1,027	\$ 38,955	\$ 1,079	\$ 190,012	\$ 110,928	\$ 1,163	\$ 105,297
<b>Reserve Category : Nature Center</b>												
<i>Furniture/Equipment Allowance</i>	\$ 1,813		\$ 1,905		\$ 2,003		\$ 2,106		\$ 2,214		\$ 2,327	
<i>Cabinets/Countertops Repairs</i>	\$ 1,813		\$ 1,905		\$ 2,003		\$ 2,106		\$ 2,214		\$ 2,327	
<i>Tile Flooring</i>			\$ 46,120									
<i>Roofing Asphalt Shingle</i>									\$ 142,373			
<i>Exterior Paint</i>		\$ 8,515								\$ 10,398		
<i>HVAC 5.0 Tons</i>			\$ 20,787									
<i>HVAC 3.0 Tons</i>	\$ 14,172											
<i>HVAC UV Light System</i>	\$ 906	\$ 929	\$ 953	\$ 977	\$ 1,002	\$ 1,027	\$ 1,053	\$ 1,079	\$ 1,107	\$ 1,135	\$ 1,163	\$ 1,193
<i>Life Safety Systems Modernization</i>										\$ 22,282		
<i>Theater Seats</i>							\$ 41,635					
<i>Theater Carpeting</i>												\$ 18,355
<i>Theater Projector</i>											\$ 15,865	
<i>Theater Screen</i>											\$ 17,980	
<i>Restrooms Refurbishment</i>												
<i>Screened Lanai Area Furniture</i>												\$ 14,097
<i>Outdoor Lanai Furniture</i>									\$ 9,055			
<i>Deck Walkway</i>										\$ 38,623		
Category Subtotal :	\$ 18,704	\$ 9,444	\$ 71,670	\$ 977	\$ 5,008	\$ 1,027	\$ 46,900	\$ 1,079	\$ 156,963	\$ 72,438	\$ 39,662	\$ 33,645
<b>Reserve Category : Ranger Station</b>												
<i>Roofing Asphalt Shingle</i>				\$ 18,116								
<i>HVAC Unit</i>	\$ 9,558											
<i>Exterior Paint</i>		\$ 6,758								\$ 8,253		

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

<i>Item Description</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>	<i>FY 2054</i>	<i>FY 2055</i>
Category Subtotal :	\$ 9,558	\$ 6,758		\$ 18,116						\$ 8,253		
<b>Reserve Category : Playgrounds</b>												
Amenity Center Playground Play Structure			\$ 233,855									
Whispering Wind Playground Play Structure												
Whispering Wind Vinyl Picket Fence 4'										\$ 23,685		
Whispering Wind Vinyl Fence 6'										\$ 47,164		
Whispering Wind Swingset												
Stoneleigh Playground Play Structure												\$ 75,910
Night Heron Playground Play Structure												\$ 60,728
Night Heron Picket Vinyl Fencing		\$ 4,460										
Night Heron Horizontal Ladder												
Pavilions Metal Roofing												
Picnic Tables						\$ 11,949						
Swingsets										\$ 47,453		
Garden Swings							\$ 6,317					
Park Benches Repairs/Replacements	\$ 20,351	\$ 20,866	\$ 21,393	\$ 21,934	\$ 22,489	\$ 23,058	\$ 23,641	\$ 24,239	\$ 24,852	\$ 25,480	\$ 26,125	\$ 26,785
Category Subtotal :	\$ 20,351	\$ 25,326	\$ 255,248	\$ 21,934	\$ 22,489	\$ 35,007	\$ 29,958	\$ 24,239	\$ 24,852	\$ 143,782	\$ 26,125	\$ 163,423
<b>Reserve Category : Parking Areas</b>												
Amenity Center Parking Lot 1 Inch Mill and Overlay				\$ 152,617								
Amenity Center Parking Lot Pavers										\$ 56,125		
Category Subtotal :				\$ 152,617						\$ 56,125		
<b>Expense Totals :</b>	<b>\$ 563,058</b>	<b>\$ 255,558</b>	<b>\$ 711,695</b>	<b>\$ 726,357</b>	<b>\$ 452,556</b>	<b>\$ 342,808</b>	<b>\$ 415,702</b>	<b>\$ 354,458</b>	<b>\$ 1,183,106</b>	<b>\$ 1,034,144</b>	<b>\$ 811,361</b>	<b>\$ 827,383</b>

May 12, 2025

### Expense Summary by Year

Year	Category	Item Name	Expense
FY 2025	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 485
		Outdoor Furniture on Grounds Allowance	\$ 3,076
	Amenity Center Grounds Subtotal = \$ 3,561.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 7,177
		Community Split Rail Wooden Fencing Allowance	\$ 2,973
		Landscaping Allowance	\$ 41,012
		Maintenance Shed	\$ 13,329
	Community Grounds Subtotal = \$ 64,491.00		
	Pool Area	Pool and Spa Heaters 2-3	\$ 14,354
	Activities Center	HVAC UV Light System	\$ 564
		Inside Furniture Refurbishment	\$ 820
	Activities Center Subtotal = \$ 1,384.00		
	Fitness Center	HVAC UV Light System	\$ 615
	Lodge	HVAC UV Light System	\$ 564
		Lodge Furniture Replacement Phase 2	\$ 18,455
	Lodge Subtotal = \$ 19,019.00		
	Nature Center	HVAC UV Light System	\$ 564
		Theater Carpeting	\$ 8,677
		Screened Lanai Area Furniture	\$ 6,664
	Nature Center Subtotal = \$ 15,905.00		
	Playgrounds	Stoneleigh Playground Play Structure	\$ 35,885
		Night Heron Playground Play Structure	\$ 28,708
		Park Benches Repairs/Replacements	\$ 12,662
	Playgrounds Subtotal = \$ 77,255.00		
	Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 88,103
Annual Expense Total = \$ 284,687			
FY 2026	Amenity Center Grounds	Basketball Court Color Coat	\$ 2,801
		Tennis Court Windscreens Repairs	\$ 497

Year	Category	Item Name	Expense
FY 2026	Amenity Center Grounds	Outdoor Furniture on Grounds Allowance	\$ 3,154
	Amenity Center Grounds Subtotal = \$ 6,452.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 7,359
		Pavers Repair Allowance	\$ 6,307
		Community Split Rail Wooden Fencing Allowance	\$ 3,049
		Landscaping Allowance	\$ 42,049
	Community Grounds Subtotal = \$ 58,764.00		
	Pool Area	Pool Furniture Phase 2	\$ 45,202
	Activities Center	Inside Furniture Refurbishment	\$ 841
	Fitness Center	HVAC UV Light System	\$ 631
	Lodge	HVAC 3.5 Tons Lennox #1	\$ 10,302
		HVAC UV Light System	\$ 578
		Network and Power Module	\$ 10,512
	Lodge Subtotal = \$ 21,392.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,156
		Cabinets/Countertops Repairs	\$ 1,156
		HVAC UV Light System	\$ 578
	Nature Center Subtotal = \$ 2,890.00		
	Playgrounds	Whispering Wind Playground Play Structure	\$ 23,127
		Park Benches Repairs/Replacements	\$ 12,983
	Playgrounds Subtotal = \$ 36,110.00		
FY 2026 Annual Expense Total = \$ 172,282			
FY 2027	Amenity Center Grounds	Tennis Volley Machine	\$ 3,233
		Tennis Court Windscreens Repairs	\$ 510
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 11,101
		Community Security Camera System Phase 1	\$ 23,712
		Outdoor Furniture on Grounds Allowance	\$ 3,233
		Kubota	\$ 14,011
	Amenity Center Grounds Subtotal = \$ 55,800.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 7,545
		Community Split Rail Wooden Fencing Allowance	\$ 3,126
		Stormwater Drainage Repair Allowance	\$ 69,087
		Entry Pergola Repair Allowance	\$ 7,329
		Landscaping Allowance	\$ 43,112
		Cormorant Cove Dock Roofing Asphalt Shingle	\$ 2,406
	Community Grounds Subtotal = \$ 132,605.00		

Year	Category	Item Name	Expense
FY 2027	Pool Area	Pool Heater 4	\$ 7,545
	Activities Center	HVAC 5.0 Tons Goodman	\$ 12,934
		Inside Furniture Refurbishment	\$ 862
	Activities Center Subtotal = \$ 13,796.00		
	Fitness Center	HVAC UV Light System	\$ 647
		Cardio Equipment Group 1	\$ 34,490
	Fitness Center Subtotal = \$ 35,137.00		
	Lodge	HVAC UV Light System	\$ 593
	Nature Center	HVAC UV Light System	\$ 593
	Playgrounds	Park Benches Repairs/Replacements	\$ 13,311
FY 2027 Annual Expense Total = \$ 259,380			
FY 2028	Amenity Center Grounds	Tennis Fencing Chain Link	\$ 22,808
		Tennis Court Windscreens Repairs	\$ 523
		Outdoor Furniture on Grounds Allowance	\$ 3,315
	Amenity Center Grounds Subtotal = \$ 26,646.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 7,735
		Sidewalk Repair Allowance	\$ 50,833
		Community Split Rail Wooden Fencing Allowance	\$ 3,205
		Pond Banks Erosion Control	\$ 56,137
		Landscaping Allowance	\$ 44,202
	Community Grounds Subtotal = \$ 162,112.00		
	Pool Area	Pool Fence 4' Aluminum	\$ 34,257
	Activities Center	Life Safety Systems Modernization	\$ 9,614
		Inside Furniture Refurbishment	\$ 884
		Restrooms Refurbishment	\$ 43,097
		Outdoor Lanai Furniture	\$ 5,525
		Pool Table	\$ 8,288
		A/V Receiver	\$ 1,658
	Activities Center Subtotal = \$ 69,066.00		
	Fitness Center	HVAC 5.0 Tons Unit 2	\$ 13,261
		HVAC UV Light System	\$ 663
		Life Safety Systems Modernization	\$ 17,681
	Fitness Center Subtotal = \$ 31,605.00		
	Lodge	VCT Flooring	\$ 2,127
		HVAC UV Light System	\$ 608
		Life Safety Systems Modernization Equipment	\$ 10,498

Year	Category	Item Name	Expense
FY 2028	Lodge	Server and Computers	\$ 16,576
	Lodge Subtotal = \$ 29,809.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,216
		Cabinets/Countertops Repairs	\$ 1,216
		HVAC UV Light System	\$ 608
		Life Safety Systems Modernization	\$ 11,935
		Theater Seats	\$ 24,035
		Outdoor Lanai Furniture	\$ 4,973
		Deck Walkway	\$ 20,687
	Nature Center Subtotal = \$ 64,670.00		
	Playgrounds	Whispering Wind Vinyl Picket Fence 4'	\$ 12,686
		Whispering Wind Vinyl Fence 6'	\$ 25,262
		Swingsets	\$ 25,416
		Park Benches Repairs/Replacements	\$ 13,647
	Playgrounds Subtotal = \$ 77,011.00		
	Parking Areas	Amenity Center Parking Lot Pavers	\$ 30,061
Annual Expense Total = \$ 525,237			
FY 2029	Amenity Center Grounds	Tennis Court Color Coat	\$ 19,442
		Tennis Court Windscreens Repairs	\$ 536
		Dock Deck Boards and Railings	\$ 102,296
		Outdoor Furniture on Grounds Allowance	\$ 3,399
		Staining Columns and Porch Rails	\$ 10,197
	Amenity Center Grounds Subtotal = \$ 135,870.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 7,931
		Interior Monument Signs	\$ 13,256
		Directional Signs	\$ 7,931
		Community Split Rail Wooden Fencing Allowance	\$ 3,286
		Landscaping Allowance	\$ 45,320
	Community Grounds Subtotal = \$ 77,724.00		
	Pool Area	Pool Equipment Housing Boxes	\$ 56,310
	Activities Center	Exterior Paint	\$ 6,384
		Inside Furniture Refurbishment	\$ 906
	Activities Center Subtotal = \$ 7,290.00		
	Fitness Center	Exterior Paint	\$ 10,128
		HVAC 5.0 Tons Unit 1	\$ 13,596
		HVAC UV Light System	\$ 680



Year	Category	Item Name	Expense
	Fitness Center Subtotal = \$ 24,404.00		
	Lodge	Exterior Paint	\$ 11,659
		HVAC UV Light System	\$ 623
		Network and Power Module	\$ 11,330
	Lodge Subtotal = \$ 23,612.00		
	Nature Center	Exterior Paint	\$ 5,710
		HVAC UV Light System	\$ 623
	Nature Center Subtotal = \$ 6,333.00		
	Ranger Station	Roofing Asphalt Shingle	\$ 11,557
		Exterior Paint	\$ 4,532
	Ranger Station Subtotal = \$ 16,089.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 13,993
Annual Expense Total = \$ 361,625			
FY 2030	Amenity Center Grounds	Basketball Court Resurface	\$ 8,335
		Tennis Court Windscreens Repairs	\$ 549
		Outdoor Furniture on Grounds Allowance	\$ 3,485
	Amenity Center Grounds Subtotal = \$ 12,369.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 8,132
		Community Split Rail Wooden Fencing Allowance	\$ 3,369
		Landscaping Allowance	\$ 46,466
		Cormorant Cove Dock Deck Boards and Railings	\$ 63,106
	Community Grounds Subtotal = \$ 121,073.00		
	Pool Area	Pool Furniture Phase 1	\$ 49,951
		Lap Pool Pumps and Equipment	\$ 21,374
		Resort Pool Pumps and Equipment	\$ 20,213
		Spa Heater 1	\$ 8,132
		Splash Pad Surface Replacement	\$ 44,466
		Pool Area Pergolas	\$ 6,970
	Pool Area Subtotal = \$ 151,106.00		
	Activities Center	Inside Furniture Refurbishment	\$ 929
		Kitchen Appliances	\$ 5,924
		Ping Pong Table	\$ 2,207
	Activities Center Subtotal = \$ 9,060.00		
	Fitness Center	Equipment Rubber Exercise Flooring	\$ 12,490
		HVAC UV Light System	\$ 697
		Locker Room Refurbishment	\$ 139,398

Year	Category	Item Name	Expense
FY 2030	Fitness Center	Sauna Electronics and Controls	\$ 48,789
		Peloton Bikes	\$ 13,940
	Fitness Center Subtotal = \$ 215,314.00		
	Lodge	HVAC UV Light System	\$ 639
		Drapes and Window Coverings	\$ 34,850
	Lodge Subtotal = \$ 35,489.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,278
		Cabinets/Countertops Repairs	\$ 1,278
		HVAC UV Light System	\$ 639
		Theater Projector	\$ 8,712
		Theater Screen	\$ 9,874
	Nature Center Subtotal = \$ 21,781.00		
	Playgrounds	Garden Swings	\$ 3,833
		Park Benches Repairs/Replacements	\$ 14,346
	Playgrounds Subtotal = \$ 18,179.00		
FY 2030 Annual Expense Total = \$ 584,371			
FY 2031	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 563
		Outdoor Furniture on Grounds Allowance	\$ 3,573
	Amenity Center Grounds Subtotal = \$ 4,136.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 8,337
		Pavers Repair Allowance	\$ 7,146
		Community Split Rail Wooden Fencing Allowance	\$ 3,454
		Landscaping Allowance	\$ 47,641
	Community Grounds Subtotal = \$ 66,578.00		
	Activities Center	Inside Furniture Refurbishment	\$ 953
		Chandeliers	\$ 8,933
	Activities Center Subtotal = \$ 9,886.00		
	Fitness Center	HVAC UV Light System	\$ 715
		Cardio Equipment Group 2	\$ 18,223
	Fitness Center Subtotal = \$ 18,938.00		
	Lodge	HVAC UV Light System	\$ 655
		Lodge Furniture Replacement Phase 1	\$ 21,439
	Lodge Subtotal = \$ 22,094.00		
	Nature Center	HVAC UV Light System	\$ 655
Playgrounds	Amenity Center Playground Play Structure	\$ 160,789	
	Park Benches Repairs/Replacements	\$ 14,709	

Year	Category	Item Name	Expense
		Playgrounds Subtotal = \$ 175,498.00	
FY 2031 Annual Expense Total = \$ 297,785			
FY 2032	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 578
		Floating Docks Repair Allowance	\$ 6,790
		Community Security Camera System Phase 2	\$ 26,865
		Outdoor Furniture on Grounds Allowance	\$ 3,663
		Boats and Kayaks	\$ 6,961
	Amenity Center Grounds Subtotal = \$ 44,857.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 8,548
		Front and Rear Entry Monument Signs Refurbishment	\$ 28,331
		Community Split Rail Wooden Fencing Allowance	\$ 3,541
		Stormwater Drainage Repair Allowance	\$ 78,276
		Landscaping Allowance	\$ 48,846
	Community Grounds Subtotal = \$ 167,542.00		
	Pool Area	Lap Pool Resurface	\$ 101,052
		Resort Pool Resurface	\$ 73,034
		Pool and Spa Heaters 2-3	\$ 17,096
		Spa Resurface	\$ 6,594
	Pool Area Subtotal = \$ 197,776.00		
	Activities Center	Inside Furniture Refurbishment	\$ 977
	Fitness Center	Aerobics Rubber Exercise Flooring	\$ 28,096
		Addison HVAC Units	\$ 183,172
		HVAC UV Light System	\$ 733
	Fitness Center Subtotal = \$ 212,001.00		
	Lodge	HVAC UV Light System	\$ 672
		Network and Power Module	\$ 12,211
	Lodge Subtotal = \$ 12,883.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,343
		Cabinets/Countertops Repairs	\$ 1,343
		HVAC 3.0 Tons	\$ 10,502
		HVAC UV Light System	\$ 672
	Nature Center Subtotal = \$ 13,860.00		
	Ranger Station	HVAC Unit	\$ 7,083
	Playgrounds	Park Benches Repairs/Replacements	\$ 15,081
FY 2032 Annual Expense Total = \$ 672,060			
FY 2033	Amenity Center Grounds	Tennis Court Resurface	\$ 57,844

Year	Category	Item Name	Expense
FY 2033	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 592
		Outdoor Furniture on Grounds Allowance	\$ 3,756
	Amenity Center Grounds Subtotal = \$ 62,192.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 8,764
		Sidewalk Repair Allowance	\$ 57,593
		Community Split Rail Wooden Fencing Allowance	\$ 3,631
		Pond Banks Erosion Control	\$ 63,603
		Landscaping Allowance	\$ 50,081
	Community Grounds Subtotal = \$ 183,672.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,002
		Kitchen Cabinets	\$ 21,660
	Activities Center Subtotal = \$ 22,662.00		
	Fitness Center	Tile Flooring	\$ 29,135
		HVAC UV Light System	\$ 751
	Fitness Center Subtotal = \$ 29,886.00		
	Lodge	HVAC UV Light System	\$ 689
		Restrooms Refurbishment	\$ 44,572
		Kitchen Cabinets	\$ 18,780
		Chandeliers	\$ 7,512
		Server and Computers	\$ 18,780
		Fire Panel and Security Panels	\$ 8,138
	Lodge Subtotal = \$ 98,471.00		
	Nature Center	HVAC UV Light System	\$ 689
		Restrooms Refurbishment	\$ 37,561
	Nature Center Subtotal = \$ 38,250.00		
	Playgrounds	Pavilions Metal Roofing	\$ 10,307
		Park Benches Repairs/Replacements	\$ 15,463
	Playgrounds Subtotal = \$ 25,770.00		
FY 2033 Annual Expense Total = \$ 460,903			
FY 2034	Amenity Center Grounds	Basketball Court Color Coat	\$ 3,421
		Tennis Volley Machine	\$ 3,851
		Tennis Court Windscreens Repairs	\$ 607
		Pickleball Court Mobile Nets	\$ 2,311
		Dock Repair Allowance	\$ 21,463
		Covered Walkways Asphalt Shingle Roofing	\$ 27,743
		Outdoor Furniture on Grounds Allowance	\$ 3,851

Year	Category	Item Name	Expense
	Amenity Center Grounds Subtotal = \$ 63,247.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 8,986
		Community Split Rail Wooden Fencing Allowance	\$ 3,723
		Landscaping Allowance	\$ 51,348
		Cormorant Cove Dock Repair Allowance	\$ 12,914
	Community Grounds Subtotal = \$ 76,971.00		
	Pool Area	Pool Furniture Phase 2	\$ 55,199
		Lap Pool Lift	\$ 12,965
		Resort Pool Lift	\$ 12,965
		Pool Heater 4	\$ 8,986
	Pool Area Subtotal = \$ 90,115.00		
	Activities Center	Roofing Asphalt Shingle	\$ 87,419
		Inside Furniture Refurbishment	\$ 1,027
	Activities Center Subtotal = \$ 88,446.00		
	Fitness Center	Roofing Flat	\$ 2,642
		HVAC UV Light System	\$ 770
		Cardio Equipment Group 3	\$ 10,270
	Fitness Center Subtotal = \$ 13,682.00		
	Lodge	Roofing Asphalt Shingle	\$ 120,508
		HVAC 3.5 Tons Lennox #2	\$ 12,580
		HVAC UV Light System	\$ 706
	Lodge Subtotal = \$ 133,794.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,412
		Cabinets/Countertops Repairs	\$ 1,412
		Roofing Asphalt Shingle	\$ 90,824
		HVAC 5.0 Tons	\$ 15,404
		HVAC UV Light System	\$ 706
Nature Center Subtotal = \$ 109,758.00			
Playgrounds	Picnic Tables	\$ 8,216	
	Park Benches Repairs/Replacements	\$ 15,854	
Playgrounds Subtotal = \$ 24,070.00			
FY 2034 Annual Expense Total = \$ 600,083			
FY 2035	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 623
		Dock Roofing Asphalt Shingle	\$ 12,272
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 13,556
		Access System	\$ 19,216

Year	Category	Item Name	Expense
FY 2035	Amenity Center Grounds	Outdoor Furniture on Grounds Allowance	\$ 3,948
	Amenity Center Grounds Subtotal = \$ 49,615.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 9,213
		Community Split Rail Wooden Fencing Allowance	\$ 3,817
		Entry Pergola Repair Allowance	\$ 8,950
		Landscaping Allowance	\$ 52,646
	Community Grounds Subtotal = \$ 74,626.00		
	Activities Center	HVAC 5.0 Tons Lennox	\$ 15,794
		Inside Furniture Refurbishment	\$ 1,053
	Activities Center Subtotal = \$ 16,847.00		
	Fitness Center	HVAC UV Light System	\$ 790
	Lodge	HVAC UV Light System	\$ 724
		Network and Power Module	\$ 13,162
		Phone System	\$ 13,162
		Lodge Subtotal = \$ 27,048.00	
	Nature Center	HVAC UV Light System	\$ 724
	Playgrounds	Park Benches Repairs/Replacements	\$ 16,255
FY 2035 Annual Expense Total = \$ 185,905			
FY 2036	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 638
		Outdoor Furniture on Grounds Allowance	\$ 4,048
	Amenity Center Grounds Subtotal = \$ 4,686.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 9,446
		Pavers Repair Allowance	\$ 8,097
		Community Split Rail Wooden Fencing Allowance	\$ 3,913
		Landscaping Allowance	\$ 53,978
	Community Grounds Subtotal = \$ 75,434.00		
	Pool Area	Spa Pool Lift	\$ 13,629
	Activities Center	Inside Furniture Refurbishment	\$ 1,080
	Fitness Center	Roofing Asphalt Shingle	\$ 143,586
		HVAC UV Light System	\$ 810
	Fitness Center Subtotal = \$ 144,396.00		
	Lodge	HVAC UV Light System	\$ 742
	Nature Center	Furniture/Equipment Allowance	\$ 1,484
		Cabinets/Countertops Repairs	\$ 1,484
		HVAC UV Light System	\$ 742
	Nature Center Subtotal = \$ 3,710.00		

Year	Category	Item Name	Expense	
FY 2036	Playgrounds	Park Benches Repairs/Replacements	\$ 16,666	
Annual Expense Total = \$ 260,343				
FY 2037	Amenity Center Grounds	Tennis Court Color Coat	\$ 23,742	
		Tennis Court Windscreens Repairs	\$ 654	
		Community Security Camera System Phase 1	\$ 30,438	
		Outdoor Furniture on Grounds Allowance	\$ 4,151	
		Kubota	\$ 17,986	
		Staining Columns and Porch Rails	\$ 12,452	
	Amenity Center Grounds Subtotal = \$ 89,423.00			
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 9,685	
		Community Split Rail Wooden Fencing Allowance	\$ 4,012	
		Stormwater Drainage Repair Allowance	\$ 88,686	
		Landscaping Allowance	\$ 55,343	
	Community Grounds Subtotal = \$ 157,726.00			
	Pool Area	Pool and Amenity Pavers	\$ 262,592	
		Spa Heater 1	\$ 9,685	
		Splash Pad Surface Replacement	\$ 52,961	
	Pool Area Subtotal = \$ 325,238.00			
	Activities Center	Exterior Paint	\$ 7,796	
		Inside Furniture Refurbishment	\$ 1,107	
	Activities Center Subtotal = \$ 8,903.00			
	Fitness Center	Exterior Paint	\$ 12,368	
		HVAC UV Light System	\$ 830	
	Fitness Center Subtotal = \$ 13,198.00			
	Lodge	Exterior Paint	\$ 14,237	
		HVAC UV Light System	\$ 761	
	Lodge Subtotal = \$ 14,998.00			
	Nature Center	Exterior Paint	\$ 6,973	
		HVAC UV Light System	\$ 761	
	Nature Center Subtotal = \$ 7,734.00			
	Ranger Station	Exterior Paint	\$ 5,534	
	Playgrounds	Whispering Wind Swingset	\$ 6,918	
		Park Benches Repairs/Replacements	\$ 17,087	
	Playgrounds Subtotal = \$ 24,005.00			
FY 2037 Annual Expense Total = \$ 646,759				
FY 2038	Amenity Center Grounds	Tennis Courts Lighting	\$ 80,432	



Year	Category	Item Name	Expense
FY 2038	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 671
		Outdoor Furniture on Grounds Allowance	\$ 4,256
	Amenity Center Grounds Subtotal = \$ 85,359.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 9,930
		Sidewalk Repair Allowance	\$ 65,253
		Community Split Rail Wooden Fencing Allowance	\$ 4,114
		Pond Banks Erosion Control	\$ 72,062
		Landscaping Allowance	\$ 56,742
	Community Grounds Subtotal = \$ 208,101.00		
	Pool Area	Pool Furniture Phase 1	\$ 60,998
		Lap Pool Pumps and Equipment	\$ 26,101
		Resort Pool Pumps and Equipment	\$ 24,683
	Pool Area Subtotal = \$ 111,782.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,135
		A/V Receiver	\$ 2,128
	Activities Center Subtotal = \$ 3,263.00		
	Fitness Center	HVAC UV Light System	\$ 851
		Peloton Bikes	\$ 17,023
	Fitness Center Subtotal = \$ 17,874.00		
	Lodge	HVAC 3.5 Tons Lennox #1	\$ 13,902
		HVAC UV Light System	\$ 780
		Server and Computers	\$ 21,278
		Network and Power Module	\$ 14,186
	Lodge Subtotal = \$ 50,146.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,560
		Cabinets/Countertops Repairs	\$ 1,560
		HVAC UV Light System	\$ 780
	Nature Center Subtotal = \$ 3,900.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 17,519
Annual Expense Total = \$ 497,944			
FY 2039	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 688
		Outdoor Furniture on Grounds Allowance	\$ 4,363
	Amenity Center Grounds Subtotal = \$ 5,051.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 10,181
		Interior Monument Signs	\$ 17,017
		Community Split Rail Wooden Fencing Allowance	\$ 4,218

Year	Category	Item Name	Expense
FY 2039	Community Grounds	Landscaping Allowance	\$ 58,177
	Community Grounds Subtotal = \$ 89,593.00		
	Pool Area	Pool and Spa Heaters 2-3	\$ 20,362
	Activities Center	HVAC 5.0 Tons Goodman	\$ 17,453
		Inside Furniture Refurbishment	\$ 1,164
	Activities Center Subtotal = \$ 18,617.00		
	Fitness Center	HVAC UV Light System	\$ 873
		Cardio Equipment Group 1	\$ 46,542
		Weight Benches and Barbells	\$ 7,127
	Fitness Center Subtotal = \$ 54,542.00		
	Lodge	HVAC UV Light System	\$ 800
	Nature Center	HVAC UV Light System	\$ 800
	Playgrounds	Park Benches Repairs/Replacements	\$ 17,962
FY 2039 Annual Expense Total = \$ 207,727			
FY 2040	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 705
		Outdoor Furniture on Grounds Allowance	\$ 4,474
		Boats and Kayaks	\$ 8,500
	Amenity Center Grounds Subtotal = \$ 13,679.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 10,438
		Community Split Rail Wooden Fencing Allowance	\$ 4,324
		Landscaping Allowance	\$ 59,648
	Community Grounds Subtotal = \$ 74,410.00		
	Pool Area	Pools and Spa Coping Stone	\$ 61,139
	Activities Center	Inside Furniture Refurbishment	\$ 1,193
		Outdoor Lanai Furniture	\$ 7,456
		Ping Pong Table	\$ 2,833
	Activities Center Subtotal = \$ 11,482.00		
	Fitness Center	HVAC 5.0 Tons Unit 2	\$ 17,894
		HVAC UV Light System	\$ 895
	Fitness Center Subtotal = \$ 18,789.00		
	Lodge	HVAC UV Light System	\$ 820
		Lodge Furniture Replacement Phase 2	\$ 26,842
	Lodge Subtotal = \$ 27,662.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,640
		Cabinets/Countertops Repairs	\$ 1,640
		HVAC UV Light System	\$ 820

Year	Category	Item Name	Expense	
FY 2040	Nature Center	Theater Carpeting	\$ 12,620	
		Screened Lanai Area Furniture	\$ 9,693	
		Outdoor Lanai Furniture	\$ 6,710	
	Nature Center Subtotal = \$ 33,123.00			
	Playgrounds	Stoneleigh Playground Play Structure	\$ 52,192	
		Night Heron Playground Play Structure	\$ 41,754	
		Garden Swings	\$ 4,921	
		Park Benches Repairs/Replacements	\$ 18,416	
	Playgrounds Subtotal = \$ 117,283.00			
FY 2040 Annual Expense Total = \$ 357,567				
FY 2041	Amenity Center Grounds	Tennis Volley Machine	\$ 4,587	
		Tennis Court Windscreens Repairs	\$ 723	
		Outdoor Furniture on Grounds Allowance	\$ 4,587	
	Amenity Center Grounds Subtotal = \$ 9,897.00			
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 10,702	
		Pavers Repair Allowance	\$ 9,173	
		Community Split Rail Wooden Fencing Allowance	\$ 4,434	
		Landscaping Allowance	\$ 61,157	
	Community Grounds Subtotal = \$ 85,466.00			
	Pool Area	Pool Heater 4	\$ 10,702	
	Activities Center	Inside Furniture Refurbishment	\$ 1,223	
	Fitness Center	HVAC 5.0 Tons Unit 1	\$ 18,347	
		HVAC UV Light System	\$ 917	
	Fitness Center Subtotal = \$ 19,264.00			
	Lodge	HVAC UV Light System	\$ 841	
		Network and Power Module	\$ 15,289	
	Lodge Subtotal = \$ 16,130.00			
	Nature Center	HVAC UV Light System	\$ 841	
	Playgrounds	Whispering Wind Playground Play Structure	\$ 33,636	
		Park Benches Repairs/Replacements	\$ 18,882	
	Playgrounds Subtotal = \$ 52,518.00			
FY 2041 Annual Expense Total = \$ 196,041				
FY 2042	Amenity Center Grounds	Basketball Court Color Coat	\$ 4,178	
		Tennis Court Windscreens Repairs	\$ 741	
		Floating Docks Repair Allowance	\$ 8,716	
		Kayak Rack	\$ 16,930	

Year	Category	Item Name	Expense
FY 2042	Amenity Center Grounds	Community Security Camera System Phase 2	\$ 34,487
		Outdoor Furniture on Grounds Allowance	\$ 4,703
	Amenity Center Grounds Subtotal = \$ 69,755.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 10,973
		Community Split Rail Wooden Fencing Allowance	\$ 4,546
		Stormwater Drainage Repair Allowance	\$ 100,482
		Landscaping Allowance	\$ 62,703
	Community Grounds Subtotal = \$ 178,704.00		
	Pool Area	Pool Furniture Phase 2	\$ 67,406
		Lap Pool Resurface	\$ 129,720
		Resort Pool Resurface	\$ 93,754
		Spa Resurface	\$ 8,465
		Pool Area Pergolas	\$ 9,405
	Pool Area Subtotal = \$ 308,750.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,254
	Fitness Center	Equipment Rubber Exercise Flooring	\$ 16,855
		HVAC UV Light System	\$ 941
	Fitness Center Subtotal = \$ 17,796.00		
	Lodge	HVAC UV Light System	\$ 862
	Nature Center	Furniture/Equipment Allowance	\$ 1,724
		Cabinets/Countertops Repairs	\$ 1,724
		HVAC UV Light System	\$ 862
		Theater Projector	\$ 11,757
		Theater Screen	\$ 13,324
	Nature Center Subtotal = \$ 29,391.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 19,360
Annual Expense Total = \$ 625,872			
FY 2043	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 760
		Dock Frame and Pilings	\$ 72,556
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 16,554
		Outdoor Furniture on Grounds Allowance	\$ 4,822
	Amenity Center Grounds Subtotal = \$ 94,692.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 11,251
		Sidewalk Repair Allowance	\$ 73,932
		Community Split Rail Wooden Fencing Allowance	\$ 4,661
		Pond Banks Erosion Control	\$ 81,647

Year	Category	Item Name	Expense	
FY 2043	Community Grounds	Entry Pergola Repair Allowance	\$ 10,929	
		Landscaping Allowance	\$ 64,289	
		Cormorant Cove Dock Frame and Pilings	\$ 43,655	
	Community Grounds Subtotal = \$ 290,364.00			
	Activities Center	Inside Furniture Refurbishment	\$ 1,286	
	Fitness Center	HVAC UV Light System	\$ 964	
		Weight and Strength Equipment	\$ 81,647	
		Cardio Equipment Group 2	\$ 24,590	
	Fitness Center Subtotal = \$ 107,201.00			
	Lodge	HVAC UV Light System	\$ 884	
		Server and Computers	\$ 24,108	
		Fire Panel and Security Panels	\$ 10,447	
	Lodge Subtotal = \$ 35,439.00			
	Nature Center	HVAC UV Light System	\$ 884	
	Playgrounds	Night Heron Horizontal Ladder	\$ 8,358	
		Park Benches Repairs/Replacements	\$ 19,849	
	Playgrounds Subtotal = \$ 28,207.00			
FY 2043 Annual Expense Total = \$ 558,073				
FY 2044	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 779	
		Pickleball Court Mobile Nets	\$ 2,966	
		Dock Repair Allowance	\$ 27,552	
		Outdoor Furniture on Grounds Allowance	\$ 4,944	
	Amenity Center Grounds Subtotal = \$ 36,241.00			
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 11,535	
		Community Split Rail Wooden Fencing Allowance	\$ 4,779	
		Landscaping Allowance	\$ 65,915	
		Cormorant Cove Dock Repair Allowance	\$ 16,578	
	Community Grounds Subtotal = \$ 98,807.00			
	Pool Area	Spa Heater 1	\$ 11,535	
		Splash Pad Surface Replacement	\$ 63,078	
	Pool Area Subtotal = \$ 74,613.00			
	Activities Center	Inside Furniture Refurbishment	\$ 1,318	
	Fitness Center	Aerobics Rubber Exercise Flooring	\$ 37,914	
		Addison HVAC Units	\$ 247,180	
		HVAC UV Light System	\$ 989	
Fitness Center Subtotal = \$ 286,083.00				

Year	Category	Item Name	Expense
FY 2044	Lodge	HVAC UV Light System	\$ 906
		Network and Power Module	\$ 16,479
	Lodge Subtotal = \$ 17,385.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,813
		Cabinets/Countertops Repairs	\$ 1,813
		HVAC 3.0 Tons	\$ 14,172
		HVAC UV Light System	\$ 906
	Nature Center Subtotal = \$ 18,704.00		
	Ranger Station	HVAC Unit	\$ 9,558
	Playgrounds	Park Benches Repairs/Replacements	\$ 20,351
FY 2044 Annual Expense Total = \$ 563,060			
FY 2045	Amenity Center Grounds	Tennis Court Color Coat	\$ 28,992
		Tennis Court Windscreens Repairs	\$ 799
		Outdoor Furniture on Grounds Allowance	\$ 5,069
		Staining Columns and Porch Rails	\$ 15,206
	Amenity Center Grounds Subtotal = \$ 50,066.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 11,827
		Community Split Rail Wooden Fencing Allowance	\$ 4,900
		Landscaping Allowance	\$ 67,581
		Cormorant Cove Dock Roofing Asphalt Shingle	\$ 3,771
		Maintenance Shed	\$ 21,964
	Community Grounds Subtotal = \$ 110,043.00		
	Activities Center	Exterior Paint	\$ 9,521
		Inside Furniture Refurbishment	\$ 1,352
		Kitchen Appliances	\$ 8,617
	Activities Center Subtotal = \$ 19,490.00		
	Fitness Center	Exterior Paint	\$ 15,103
		HVAC UV Light System	\$ 1,014
	Fitness Center Subtotal = \$ 16,117.00		
	Lodge	Exterior Paint	\$ 17,385
		HVAC UV Light System	\$ 929
	Lodge Subtotal = \$ 18,314.00		
	Nature Center	Exterior Paint	\$ 8,515
		HVAC UV Light System	\$ 929
	Nature Center Subtotal = \$ 9,444.00		
	Ranger Station	Exterior Paint	\$ 6,758

Year	Category	Item Name	Expense
FY 2045	Playgrounds	Night Heron Picket Vinyl Fencing	\$ 4,460
		Park Benches Repairs/Replacements	\$ 20,866
	Playgrounds Subtotal = \$ 25,326.00		
FY 2045 Annual Expense Total = \$ 255,558			
FY 2046	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 819
		Outdoor Furniture on Grounds Allowance	\$ 5,197
	Amenity Center Grounds Subtotal = \$ 6,016.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 12,126
		Pavers Repair Allowance	\$ 10,394
		Community Split Rail Wooden Fencing Allowance	\$ 5,024
		Landscaping Allowance	\$ 69,290
	Community Grounds Subtotal = \$ 96,834.00		
	Pool Area	Pool Furniture Phase 1	\$ 74,487
		Lap Pool Lift	\$ 17,496
		Lap Pool Pumps and Equipment	\$ 31,874
		Resort Pool Lift	\$ 17,496
		Resort Pool Pumps and Equipment	\$ 30,141
		Pool and Spa Heaters 2-3	\$ 24,252
	Pool Area Subtotal = \$ 195,746.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,386
	Fitness Center	HVAC UV Light System	\$ 1,039
		Cardio Equipment Group 3	\$ 13,858
		Peloton Bikes	\$ 20,787
	Fitness Center Subtotal = \$ 35,684.00		
	Lodge	HVAC 3.5 Tons Lennox #2	\$ 16,976
		HVAC UV Light System	\$ 953
		Lodge Furniture Replacement Phase 1	\$ 31,181
	Lodge Subtotal = \$ 49,110.00		
	Nature Center	Furniture/Equipment Allowance	\$ 1,905
		Cabinets/Countertops Repairs	\$ 1,905
		Tile Flooring	\$ 46,120
		HVAC 5.0 Tons	\$ 20,787
		HVAC UV Light System	\$ 953
	Nature Center Subtotal = \$ 71,670.00		
	Playgrounds	Amenity Center Playground Play Structure	\$ 233,855
		Park Benches Repairs/Replacements	\$ 21,393

Year	Category	Item Name	Expense
		Playgrounds Subtotal = \$ 255,248.00	
FY 2046 Annual Expense Total = \$ 711,694			
FY 2047	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 840
		Floating Docks and Gangway	\$ 79,987
		Access System	\$ 25,931
		Community Security Camera System Phase 1	\$ 39,073
		Outdoor Furniture on Grounds Allowance	\$ 5,328
		Kubota	\$ 23,089
	Amenity Center Grounds Subtotal = \$ 174,248.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 12,432
		Front and Rear Entry Monument Signs Refurbishment	\$ 41,205
		Community Split Rail Wooden Fencing Allowance	\$ 5,151
		Stormwater Drainage Repair Allowance	\$ 113,846
		Landscaping Allowance	\$ 71,043
	Community Grounds Subtotal = \$ 243,677.00		
	Activities Center	Tile Flooring	\$ 54,490
		HVAC 5.0 Tons Lennox	\$ 21,313
		Inside Furniture Refurbishment	\$ 1,421
	Activities Center Subtotal = \$ 77,224.00		
	Fitness Center	HVAC UV Light System	\$ 1,066
	Lodge	HVAC UV Light System	\$ 977
		Network and Power Module	\$ 17,761
		Phone System	\$ 17,761
	Lodge Subtotal = \$ 36,499.00		
	Nature Center	HVAC UV Light System	\$ 977
	Ranger Station	Roofing Asphalt Shingle	\$ 18,116
	Playgrounds	Park Benches Repairs/Replacements	\$ 21,934
	Parking Areas	Amenity Center Parking Lot 1 Inch Mill and Overlay	\$ 152,617
FY 2047 Annual Expense Total = \$ 726,358			
FY 2048	Amenity Center Grounds	Tennis Volley Machine	\$ 5,463
		Tennis Court Windscreens Repairs	\$ 861
		Outdoor Furniture on Grounds Allowance	\$ 5,463
		Boats and Kayaks	\$ 10,380
	Amenity Center Grounds Subtotal = \$ 22,167.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 12,747
		Sidewalk Repair Allowance	\$ 83,765



Year	Category	Item Name	Expense
FY 2048	Community Grounds	Community Split Rail Wooden Fencing Allowance	\$ 5,281
		Pond Banks Erosion Control	\$ 92,506
		Landscaping Allowance	\$ 72,839
	Community Grounds Subtotal = \$ 267,138.00		
	Pool Area	Pool Heater 4	\$ 12,747
		Spa Pool Lift	\$ 18,392
	Pool Area Subtotal = \$ 31,139.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,457
		Restrooms Refurbishment	\$ 71,018
		A/V Receiver	\$ 2,731
	Activities Center Subtotal = \$ 75,206.00		
	Fitness Center	HVAC UV Light System	\$ 1,093
	Lodge	HVAC UV Light System	\$ 1,002
		Server and Computers	\$ 27,315
	Lodge Subtotal = \$ 28,317.00		
	Nature Center	Furniture/Equipment Allowance	\$ 2,003
		Cabinets/Countertops Repairs	\$ 2,003
		HVAC UV Light System	\$ 1,002
	Nature Center Subtotal = \$ 5,008.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 22,489
Annual Expense Total = \$ 452,557			
FY 2049	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 883
		Dock Deck Boards and Railings	\$ 168,571
		Outdoor Furniture on Grounds Allowance	\$ 5,601
	Amenity Center Grounds Subtotal = \$ 175,055.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 13,069
		Interior Monument Signs	\$ 21,844
		Directional Signs	\$ 13,069
		Community Split Rail Wooden Fencing Allowance	\$ 5,414
		Landscaping Allowance	\$ 74,681
	Community Grounds Subtotal = \$ 128,077.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,494
	Fitness Center	HVAC UV Light System	\$ 1,120
	Lodge	HVAC UV Light System	\$ 1,027
	Nature Center	HVAC UV Light System	\$ 1,027
	Playgrounds	Picnic Tables	\$ 11,949

Year	Category	Item Name	Expense	
FY 2049	Playgrounds	Park Benches Repairs/Replacements	\$ 23,058	
	Playgrounds Subtotal = \$ 35,007.00			
FY 2049 Annual Expense Total = \$ 342,807				
FY 2050	Amenity Center Grounds	Basketball Court Color Coat	\$ 5,101	
		Tennis Court Windscreens Repairs	\$ 905	
		Outdoor Furniture on Grounds Allowance	\$ 5,743	
	Amenity Center Grounds Subtotal = \$ 11,749.00			
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 13,400	
		Community Split Rail Wooden Fencing Allowance	\$ 5,551	
		Landscaping Allowance	\$ 76,570	
		Cormorant Cove Dock Deck Boards and Railings	\$ 103,990	
	Community Grounds Subtotal = \$ 199,511.00			
	Pool Area	Pool Furniture Phase 2	\$ 82,313	
	Activities Center	Inside Furniture Refurbishment	\$ 1,531	
		Ping Pong Table	\$ 3,637	
	Activities Center Subtotal = \$ 5,168.00			
	Fitness Center	HVAC UV Light System	\$ 1,149	
	Lodge	HVAC 3.5 Tons Lennox #1	\$ 18,760	
		HVAC UV Light System	\$ 1,053	
		Network and Power Module	\$ 19,142	
	Lodge Subtotal = \$ 38,955.00			
	Nature Center	Furniture/Equipment Allowance	\$ 2,106	
		Cabinets/Countertops Repairs	\$ 2,106	
		HVAC UV Light System	\$ 1,053	
		Theater Seats	\$ 41,635	
	Nature Center Subtotal = \$ 46,900.00			
	Playgrounds	Garden Swings	\$ 6,317	
		Park Benches Repairs/Replacements	\$ 23,641	
	Playgrounds Subtotal = \$ 29,958.00			
FY 2050 Annual Expense Total = \$ 415,703				
FY 2051	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 928	
		Wood Pillars on Amenity Buildings Repair Allowance	\$ 20,215	
		Outdoor Furniture on Grounds Allowance	\$ 5,888	
	Amenity Center Grounds Subtotal = \$ 27,031.00			
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 13,739	
Pavers Repair Allowance		\$ 11,776		

Year	Category	Item Name	Expense
FY 2051	Community Grounds	Community Split Rail Wooden Fencing Allowance	\$ 5,692
		Entry Pergola Repair Allowance	\$ 13,346
		Landscaping Allowance	\$ 78,506
	Community Grounds Subtotal = \$ 123,059.00		
	Pool Area	Spa Heater 1	\$ 13,739
		Splash Pad Surface Replacement	\$ 75,127
	Pool Area Subtotal = \$ 88,866.00		
	Activities Center	HVAC 5.0 Tons Goodman	\$ 23,552
		Inside Furniture Refurbishment	\$ 1,570
	Activities Center Subtotal = \$ 25,122.00		
	Fitness Center	HVAC UV Light System	\$ 1,178
		Cardio Equipment Group 1	\$ 62,805
	Fitness Center Subtotal = \$ 63,983.00		
	Lodge	HVAC UV Light System	\$ 1,079
	Nature Center	HVAC UV Light System	\$ 1,079
	Playgrounds	Park Benches Repairs/Replacements	\$ 24,239
FY 2051 Annual Expense Total = \$ 354,458			
FY 2052	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 952
		Floating Docks Repair Allowance	\$ 11,188
		Covered Walkways Asphalt Shingle Roofing	\$ 43,490
		Community Security Camera System Phase 2	\$ 44,270
		Outdoor Furniture on Grounds Allowance	\$ 6,037
	Amenity Center Grounds Subtotal = \$ 105,937.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 14,086
		Community Split Rail Wooden Fencing Allowance	\$ 5,836
		Stormwater Drainage Repair Allowance	\$ 128,988
		Landscaping Allowance	\$ 80,491
	Community Grounds Subtotal = \$ 229,401.00		
	Pool Area	Lap Pool Resurface	\$ 166,521
		Resort Pool Resurface	\$ 120,351
		Spa Resurface	\$ 10,866
	Pool Area Subtotal = \$ 297,738.00		
	Activities Center	Roofing Asphalt Shingle	\$ 137,037
		Inside Furniture Refurbishment	\$ 1,610
		Outdoor Lanai Furniture	\$ 10,061
	Activities Center Subtotal = \$ 148,708.00		

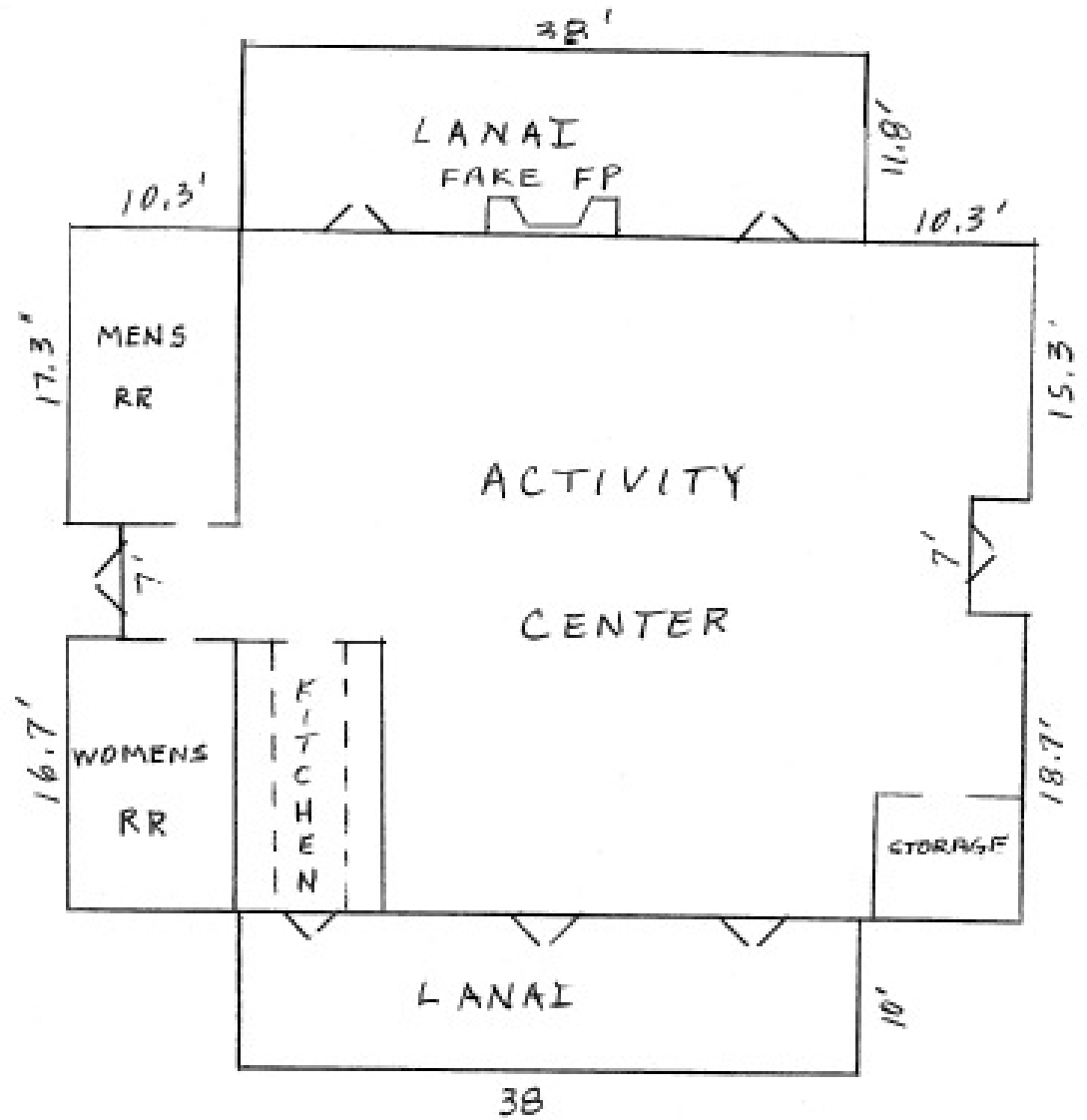
Year	Category	Item Name	Expense
FY 2052	Fitness Center	Roofing Flat	\$ 4,141
		HVAC 5.0 Tons Unit 2	\$ 24,147
		HVAC UV Light System	\$ 1,207
	Fitness Center Subtotal = \$ 29,495.00		
	Lodge	Roofing Asphalt Shingle	\$ 188,905
		HVAC UV Light System	\$ 1,107
	Lodge Subtotal = \$ 190,012.00		
	Nature Center	Furniture/Equipment Allowance	\$ 2,214
		Cabinets/Countertops Repairs	\$ 2,214
		Roofing Asphalt Shingle	\$ 142,373
		HVAC UV Light System	\$ 1,107
		Outdoor Lanai Furniture	\$ 9,055
	Nature Center Subtotal = \$ 156,963.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 24,852
Annual Expense Total = \$ 1,183,106			
FY 2053	Amenity Center Grounds	Tennis Court Color Coat	\$ 35,404
		Tennis Fencing Chain Link	\$ 42,584
		Tennis Court Windscreens Repairs	\$ 976
		Dock Roofing Asphalt Shingle	\$ 19,237
		Outdoor Furniture on Grounds Allowance	\$ 6,190
		Staining Columns and Porch Rails	\$ 18,569
	Amenity Center Grounds Subtotal = \$ 122,960.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 14,442
		Sidewalk Repair Allowance	\$ 94,906
		Community Split Rail Wooden Fencing Allowance	\$ 5,983
		Pond Banks Erosion Control	\$ 104,809
		Landscaping Allowance	\$ 82,527
	Community Grounds Subtotal = \$ 302,667.00		
	Pool Area	Pool Fence 4' Aluminum	\$ 63,958
		Pool and Spa Heaters 2-3	\$ 28,884
	Pool Area Subtotal = \$ 92,842.00		
	Activities Center	Exterior Paint	\$ 11,626
		Life Safety Systems Modernization	\$ 17,950
		Inside Furniture Refurbishment	\$ 1,651
		Pool Table	\$ 15,474
	Activities Center Subtotal = \$ 46,701.00		

Year	Category	Item Name	Expense
FY 2053	Fitness Center	Exterior Paint	\$ 18,443
		HVAC 5.0 Tons Unit 1	\$ 24,758
		HVAC UV Light System	\$ 1,238
		Life Safety Systems Modernization	\$ 33,011
	Fitness Center Subtotal = \$ 77,450.00		
	Lodge	VCT Flooring	\$ 3,972
		Exterior Paint	\$ 21,230
		HVAC UV Light System	\$ 1,135
		Life Safety Systems Modernization Equipment	\$ 19,600
		Server and Computers	\$ 30,948
		Network and Power Module	\$ 20,632
		Fire Panel and Security Panels	\$ 13,411
	Lodge Subtotal = \$ 110,928.00		
	Nature Center	Exterior Paint	\$ 10,398
		HVAC UV Light System	\$ 1,135
		Life Safety Systems Modernization	\$ 22,282
		Deck Walkway	\$ 38,623
	Nature Center Subtotal = \$ 72,438.00		
	Ranger Station	Exterior Paint	\$ 8,253
	Playgrounds	Whispering Wind Vinyl Picket Fence 4'	\$ 23,685
		Whispering Wind Vinyl Fence 6'	\$ 47,164
		Swingsets	\$ 47,453
		Park Benches Repairs/Replacements	\$ 25,480
	Playgrounds Subtotal = \$ 143,782.00		
	Parking Areas	Amenity Center Parking Lot Pavers	\$ 56,125
Annual Expense Total = \$ 1,034,146			
FY 2054	Amenity Center Grounds	Tennis Court Windscreens Repairs	\$ 1,001
		Pickleball Court Mobile Nets	\$ 3,808
		Dock Repair Allowance	\$ 35,369
		Outdoor Furniture on Grounds Allowance	\$ 6,346
	Amenity Center Grounds Subtotal = \$ 46,524.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 14,807
		Community Split Rail Wooden Fencing Allowance	\$ 6,135
		Landscaping Allowance	\$ 84,614
		Cormorant Cove Dock Repair Allowance	\$ 21,280
	Community Grounds Subtotal = \$ 126,836.00		

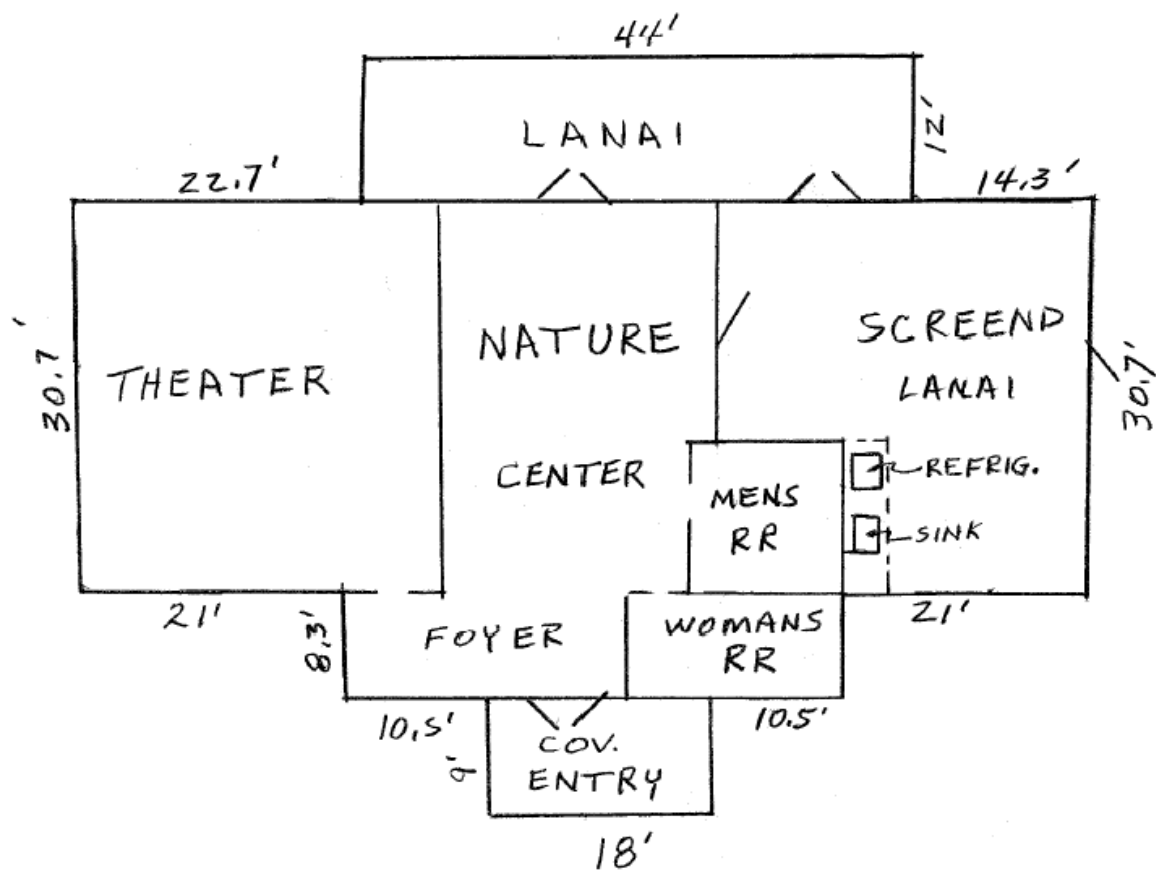
Year	Category	Item Name	Expense
FY 2054	Pool Area	Pool Furniture Phase 1	\$ 90,960
		Lap Pool Pumps and Equipment	\$ 38,922
		Resort Pool Pumps and Equipment	\$ 36,807
		Pool Equipment Housing Boxes	\$ 105,133
		Pool Area Pergolas	\$ 12,692
	Pool Area Subtotal = \$ 284,514.00		
	Activities Center	Inside Furniture Refurbishment	\$ 1,692
	Fitness Center	Equipment Rubber Exercise Flooring	\$ 22,744
		Roofing Asphalt Shingle	\$ 225,082
		HVAC UV Light System	\$ 1,269
		Weight Benches and Barbells	\$ 10,365
		Peloton Bikes	\$ 25,384
	Fitness Center Subtotal = \$ 284,844.00		
	Lodge	HVAC UV Light System	\$ 1,163
	Nature Center	Furniture/Equipment Allowance	\$ 2,327
		Cabinets/Countertops Repairs	\$ 2,327
		HVAC UV Light System	\$ 1,163
		Theater Projector	\$ 15,865
		Theater Screen	\$ 17,980
	Nature Center Subtotal = \$ 39,662.00		
	Playgrounds	Park Benches Repairs/Replacements	\$ 26,125
Annual Expense Total = \$ 811,360			
FY 2055	Amenity Center Grounds	Tennis Volley Machine	\$ 6,507
		Tennis Court Windscreens Repairs	\$ 1,026
		Outdoor Furniture on Grounds Allowance	\$ 6,507
	Amenity Center Grounds Subtotal = \$ 14,040.00		
	Community Grounds	Well Pumps and Irrigation System Upgrades Allowance	\$ 15,182
		Community Split Rail Wooden Fencing Allowance	\$ 6,290
		Landscaping Allowance	\$ 86,754
	Community Grounds Subtotal = \$ 108,226.00		
	Pool Area	Pool Heater 4	\$ 15,182
	Activities Center	Inside Furniture Refurbishment	\$ 1,735
	Fitness Center	HVAC UV Light System	\$ 1,301
		Locker Room Refurbishment	\$ 260,261
		Sauna Electronics and Controls	\$ 91,091
		Cardio Equipment Group 2	\$ 33,183

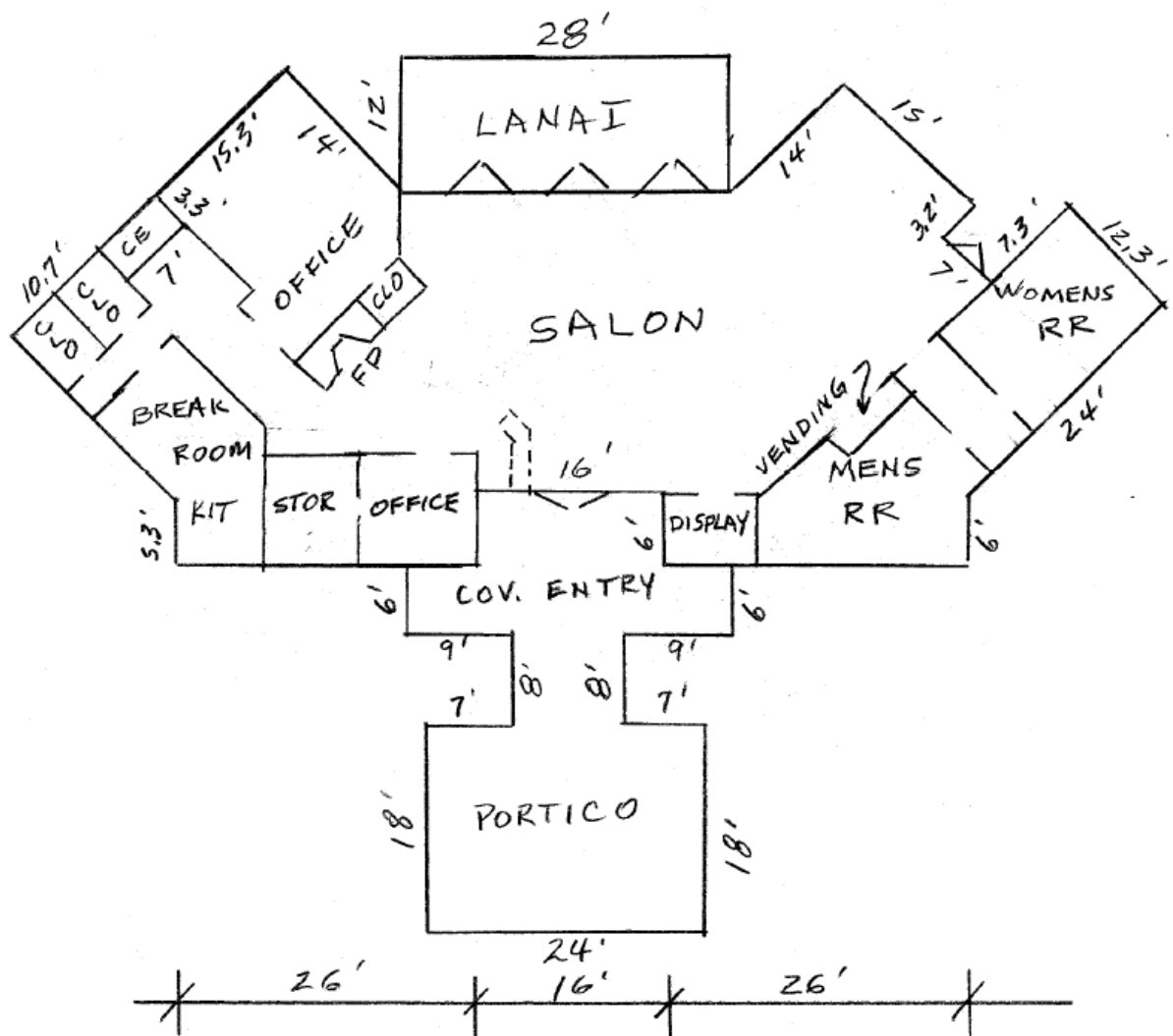
Year	Category	Item Name	Expense
	Fitness Center Subtotal = \$ 385,836.00		
	Lodge	HVAC UV Light System	\$ 1,193
		Lodge Furniture Replacement Phase 2	\$ 39,039
		Drapes and Window Coverings	\$ 65,065
	Lodge Subtotal = \$ 105,297.00		
	Nature Center	HVAC UV Light System	\$ 1,193
		Theater Carpeting	\$ 18,355
		Screened Lanai Area Furniture	\$ 14,097
	Nature Center Subtotal = \$ 33,645.00		
	Playgrounds	Stoneleigh Playground Play Structure	\$ 75,910
		Night Heron Playground Play Structure	\$ 60,728
		Park Benches Repairs/Replacements	\$ 26,785
	Playgrounds Subtotal = \$ 163,423.00		
FY 2055 Annual Expense Total = \$ 827,384			

Addendum - Amenity Center Drawings

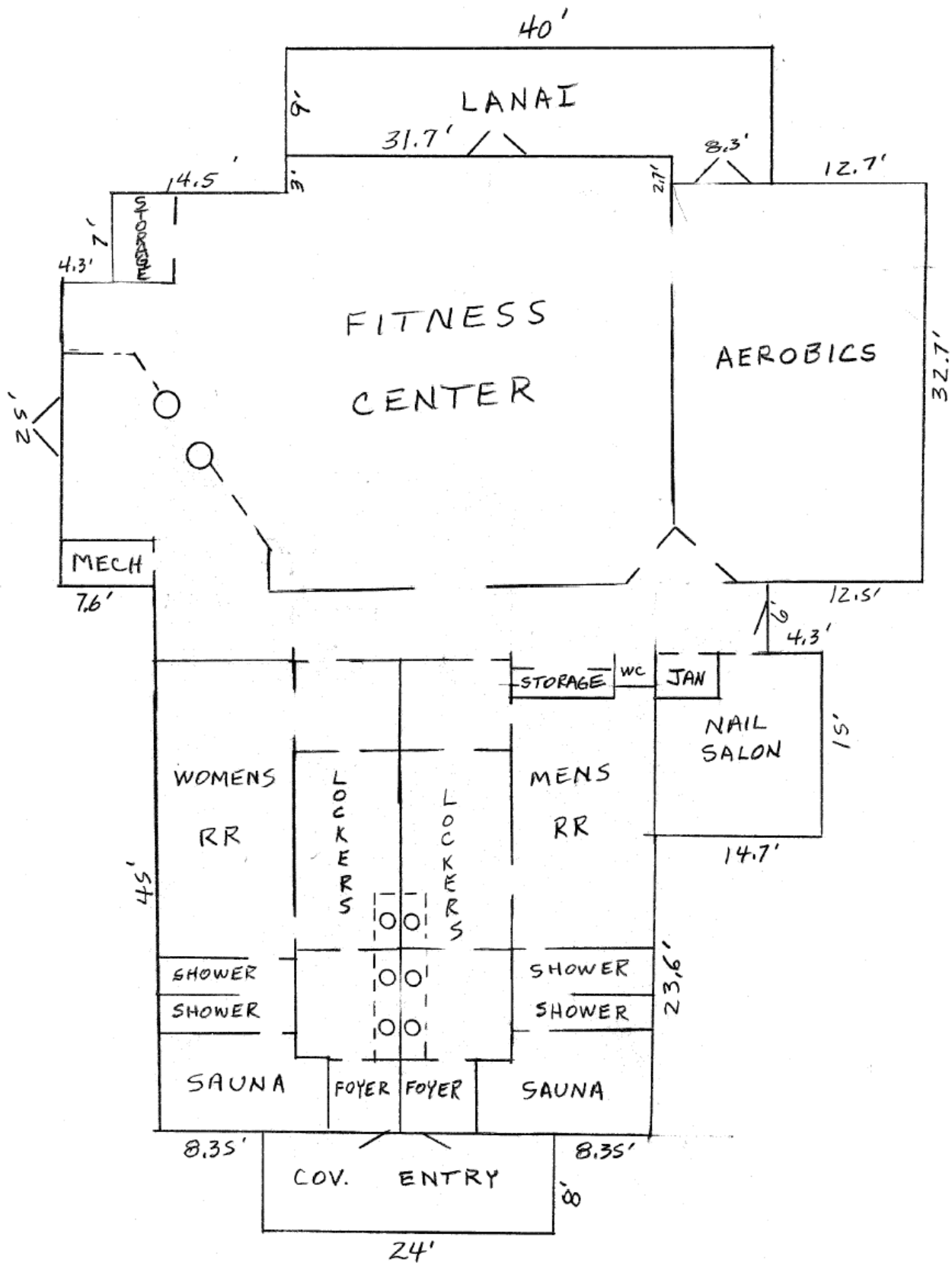








LODGE



## **Addendum – Fitness Equipment**

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 and strength equipment, cardio equipment group 1, cardio equipment group 2, and cardio equipment group 3

Weight and strength equipment includes:

- Precor Bicep/Tricep
- Precor Rear Delt/Pec Fly
- Precor Inner/Outer Thigh
- Precor Leg Press/Calf Extension
- Precor Multipress
- Precor Pulldown/Row
- Precor Leg Extension/Curl
- Inflight Multi Ab/Back
- Precor Discovery Smith Machine
- Barbell Set with Rack
- 3 Weight Benches

Cardio equipment group 1 includes:

- Star Trac Elliptical
- Precor Treadmills (2)
- Star Trac Treadmills (2)
- True Treadmill

Cardio equipment group 2 includes:

- 2 Exercise Bikes
- Elliptical Trainer
- Precor Treadmill

Cardio equipment group 3 includes:

- Rower
- Precor Cross Ramp

- Pelotons
- 4 Pelotons Bikes

## EXHIBIT 5

## RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Preserve at Wilderness Lake Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2025

HOUR: 6:30 p.m.

LOCATION: The Preserve at Wilderness Lake Lodge  
21320 Wilderness Lake Boulevard  
Land O' Lakes, FL 34637

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 21, 2025.**

Attest:

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2025/2026**

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
1	<b>REVENUES</b>					
2	Special Assessments - Tax Roll	1,664,563	1,656,383	1,760,226	1,783,447	23,221
3	Interest Earnings	15,732	57,418	10,500	10,500	-
4	Insurance proceeds	41,810	71,463	-	-	-
5	Rental Revenues	11,930	14,918	15,000	15,000	-
6	Miscellaneous	1,567	3,502	-	-	-
7	General Store	10,694	9,133	12,000	12,000	-
8	Events	3,496	5,541	7,500	7,500	-
9	Newsletter Advertising	-	-	-	-	-
10	Guest Fees and Access Cards	4,803	2,731	5,000	5,000	-
11	Fund Balance Forward	-	-	78,000	198,075	120,075
12	<b>TOTAL REVENUES</b>	<b>1,754,596</b>	<b>1,821,090</b>	<b>1,888,226</b>	<b>2,031,522</b>	<b>143,296</b>
13						
14	<b>EXPENDITURES - ADMINISTRATIVE</b>					
15	<b>Financial &amp; Administrative</b>					
16	Supervisor Fees	17,400	12,800	14,000	14,000	-
17	Administrative Services	9,616	8,875	8,880	9,146	266
18	District Management	30,746	25,068	37,068	38,180	1,112
19	District Engineer	45,018	27,227	30,000	30,000	-
20	Disclosure Report	2,000	5,724	2,200	2,200	-
21	Trustees Fees	10,152	7,731	7,000	7,000	-
22	Tax Collector /Property Appraiser Fees	-	317	315	315	-
23	Financial & Revenue Collections	6,351	5,725	5,724	5,896	172
24	Assessment Roll	5,724	-	5,724	5,896	172
25	Accounting Services	28,297	25,755	26,004	26,784	780
26	Auditing Services	3,635	3,635	3,820	4,000	180
27	Legal Advertising	1,726	2,689	2,500	2,700	200
28	Misc. Mailings (Mailed Notices)	1,374	1,838	2,500	2,500	-
29	Dues, Licenses & Fees	602	451	825	1,000	175
30	Website Fees & Maintenance	3,946	2,885	4,000	4,000	-
31	Bank Fees	-	547	1,000	1,000	-
32	District Counsel	42,004	28,712	20,000	20,000	-
33	<b>Administrative Subtotal</b>	<b>208,592</b>	<b>159,977</b>	<b>171,560</b>	<b>174,617</b>	<b>3,057</b>
34						
35	<b>Insurance</b>					
36	Public Officials Liability Insurance	-	-	3,280	3,405	125
37	Supervisor Workers Compensation Insurance	-	850	850	850	-
38	Crime, Property, Auto & General Liability Insurance	45,288	56,824	64,006	65,000	994
39	General Liability Insurance	7,277	-	-	-	-
40	<b>Insurance Subtotal</b>	<b>52,565</b>	<b>57,674</b>	<b>68,136</b>	<b>69,255</b>	<b>1,119</b>
41						
42	<b>Law Enforcement</b>					
43	Off-Duty Deputy	23,598	33,112	20,000	25,000	5,000
44	<b>Law Enforcement Subtotal</b>	<b>23,598</b>	<b>33,112</b>	<b>20,000</b>	<b>25,000</b>	<b>5,000</b>
45						
46	<b>Utilities</b>					
47	Electric Utility Services	182,416	165,591	180,000	185,000	5,000
48	Gas Utility Services	33,735	20,220	30,000	30,000	-
49	Garbage - Recreation Facility	5,250	6,799	7,000	7,000	-
50	Solid Waste Assessment	3,795	-	4,000	5,000	1,000
51	Water-Sewer Utility Services	21,768	33,024	25,000	27,000	2,000
52	Stormwater Control Assessment	2,377	-	3,000	4,000	1,000
53	<b>Utilities Subtotal</b>	<b>249,342</b>	<b>225,634</b>	<b>249,000</b>	<b>258,000</b>	<b>9,000</b>
54						
55	<b>Landscape</b>					
56	Landscape Maintenance	158,520	155,214	162,540	162,540	-
57	Landscape Fertilization	30,000	30,000	30,000	30,000	-



**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		<b>FY 2023 ACTUAL</b>	<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
58	Annual Flower Rotation	23,850	28,500	25,000	33,000	8,000
59	Landscape Replacement Plants, Shrubs, Trees	33,171	3,366	40,000	40,000	-
60	Landscape - Mulch	120	-	25,000	45,000	20,000
61	Landscape Inspections (PSA)	15,400	13,200	13,200	14,400	1,200
62	Landscape Pest Control	14,134	13,980	13,980	13,980	-
63	Landscape Aeration	640	-	4,000	4,000	-
64	Tree Trimming and Removal Services	100,875	95,563	35,000	75,000	40,000
65	Palm Tree Trimming	-	-	15,000	15,000	-
66	Hardwood Tree Pruning	-	-	12,600	12,600	-
67	Irrigation Maint. & Repairs	34,336	28,158	25,000	25,000	-
68	Irrigation Inspection	4,365	13,200	13,860	13,860	-
69	Well Maintenance	-	-	2,500	2,500	-
70	<b>Landscape Subtotal</b>	<b>415,411</b>	<b>381,181</b>	<b>417,680</b>	<b>486,880</b>	<b>69,200</b>
71						
72	<b>Lake and Wetland Maintenance</b>					
73	Monthly Aquatic Weed Control Program	25,875	31,625	34,500	34,500	-
74	Staff Oversight & Buffer Herbicide	2,000	1,833	2,000	2,000	-
75	Private Resident Consultation	780	715	780	780	-
76	Wetland Nuisance/Exotic Species Control (Areas A-V)	11,350	9,625	10,500	10,500	-
77	Woodline Initial clean up	20,175	-	-	-	-
78	Woodline Routine clean up	8,150	-	26,400	26,400	-
79	Wetland - Permit - Maintenance	-	748	3,500	15,000	11,500
80	<b>Lake and Wetland Maintenance Subtotal</b>	<b>68,330</b>	<b>44,546</b>	<b>77,680</b>	<b>89,180</b>	<b>11,500</b>
81						
82	<b>Road &amp; Street Facilities</b>					
83	Street Sign Repair - Radar Signs	1,600	164	1,000	1,000	-
84	Roadway Repair & Maintenance	12,079	2,489	-	-	-
85	Sidewalk Maintenance and Repair	-	500	5,000	7,000	2,000
86	Sidewalk Pressure washing	4,300	8,000	8,000	9,000	1,000
87	Street Light Decorative Light Maintenance	-	-	-	-	-
88	Entry & Walls Maintenance	3,963	-	2,000	2,000	-
89	<b>Road &amp; Street Facilities Subtotal</b>	<b>21,941</b>	<b>11,153</b>	<b>16,000</b>	<b>19,000</b>	<b>3,000</b>
90						
91	<b>Parks &amp; Recreation</b>					
92	Management Contract - Management Fee	14,678	45,900	54,000	55,620	1,620
93	Contracted Employee Salaries	417,388	400,774	476,000	490,300	14,300
94	Payroll Reimbursement - Mileage	1,445	-	2,500	2,500	-
95	Maintenance & Repair - Lodge	66,852	50,559	50,000	55,000	5,000
96	Lodge - Facility Janitorial Services	24,657	26,501	28,000	28,000	-
97	Lodge - Facility Janitorial Supplies	7,309	5,561	7,500	8,000	500
98	Spa Linen & Mat Services	8,926	5,172	3,000	3,000	-
99	Pool Service Contract	66,594	54,147	58,520	58,520	-
100	Pool Repairs	10,312	9,647	7,000	8,500	1,500
101	Pool Permits	-	1,700	1,000	1,000	-
102	Telephone Fax, Internet	12,562	9,843	14,000	14,000	-
103	IT Support and repairs	6,918	1,023	3,750	3,750	-
104	Security System Monitoring	6,213	5,954	8,000	8,000	-
105	Security System Maintenance	25,226	9,779	8,500	9,000	500
106	Resident Services	9,923	9,603	7,500	8,000	500
107	Resident ID Card	1,213	2,500	1,500	1,500	-
108	Office Supplies	6,054	5,445	7,000	7,000	-
109	General Store	4,917	4,169	6,000	6,000	-
110	Nature Center Operations	5,169	2,686	6,000	7,500	1,500
111	Wildlife Management Services	14,585	14,400	14,400	14,400	-
112	Special Events	32,213	31,511	35,000	35,000	-
113	Fitness Equipment Preventative Maintenance	1,210	1,210	1,500	1,500	-
114	Fitness Equipment Repairs	5,951	4,579	6,000	6,000	-

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		<b>FY 2023 ACTUAL</b>	<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
115	Lift and Equipment Rentals	-	3,812	4,000	4,000	-
116	Furniture and Equipment Repair/Replacement	38,787	18,257	15,000	15,000	-
117	Athletic/Park Court/Field Repairs/Maint.	7,063	1,635	7,000	7,000	-
118	Playground Equipment and Maintenance	1,029	1,735	3,000	3,000	-
119	Playground Mulch	-	8,450	8,500	8,500	-
120	Dog Waste Station Supplies	6,869	5,149	7,500	7,500	-
121	Holiday Decorations	19,386	6,000	15,000	16,000	1,000
122	Landscape Lighting Replacement	613	2,037	1,500	1,500	-
123	Contingency	2,700	-	-	-	-
124	Special Projects	-	-	-	15,000	15,000
125	<b>Field Operations Subtotal</b>	<b>826,761</b>	<b>749,739</b>	<b>868,170</b>	<b>909,590</b>	<b>41,420</b>
126						
127	<b>TOTAL EXPENDITURES</b>	<b>1,866,539</b>	<b>1,663,014</b>	<b>1,888,226</b>	<b>2,031,522</b>	<b>143,296</b>
128						
129	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>(111,943)</b>	<b>158,075</b>	<b>-</b>	<b>-</b>	<b>-</b>
130						
131	<b>FUND BALANCE - BEGINNING</b>	354,902	242,959	401,034	323,034	(78,000)
132	<b>NET CHANGE IN FUND BALANCE</b>	(111,943)	158,075	-	-	-
133	<b>FUND BALANCE FORWARD</b>	-	-	(78,000)	(198,075)	(120,075)
134	<b>FUND BALANCE - ENDING</b>	<b>242,959</b>	<b>401,034</b>	<b>323,034</b>	<b>124,959</b>	<b>(198,075)</b>

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

		<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY24 - FY25</b>
1	<b>REVENUES</b>				
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 252,282	\$ 210,000	\$ 300,000	\$ 90,000
3	GENERAL FUND TRANSFER IN				-
4	<b>TOTAL REVENUES</b>	<b>252,282</b>	<b>210,000</b>	<b>300,000</b>	<b>90,000</b>
5					
6	<b>EXPENDITURES</b>				
7	RESERVE CONTRIBUTION		210,000	300,000	
8	CAPITAL IMPROVEMENTS	92,449			
9	<b>TOTAL EXPENDITURES</b>	<b>92,449</b>	<b>210,000</b>	<b>300,000</b>	
10					
11	<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>159,833</b>	<b>-</b>	<b>-</b>	<b>-</b>
12					
13	<b>FUND BALANCE - BEGINNING</b>	<b>745,543</b>	<b>995,543</b>	<b>995,543</b>	<b>-</b>
14	NET CHANGE IN FUND BALANCE	250,000	-	-	-
15	<b>FUND BALANCE - ENDING</b>	<b>995,543</b>	<b>995,543</b>	<b>995,543</b>	<b>-</b>

Footnote: Reserve study recommends \$358,135 reserve contribution in FY26 and a projected Fund Balance Ending of \$1,213,540

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**DEBT SERVICE**

	<b>SERIES 2012</b>	<b>SERIES 2013</b>	<b>FY 2026 TOTAL</b>
1 <b>REVENUES</b>			
2   SPECIAL ASSESSMENTS - ON ROLL (MADS)	\$ 156,338	\$ 301,890	\$ 458,228
3 <b>TOTAL REVENUES</b>	<b>156,338</b>	<b>301,890</b>	<b>458,228</b>
4			
5 <b>EXPENDITURES</b>			
6   DEBT SERVICE OBLIGATION	156,197	299,863	456,059
7 <b>TOTAL EXPENDITURES</b>	<b>156,197</b>	<b>299,863</b>	<b>456,059</b>
8			
9 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>141</b>	<b>2,028</b>	<b>1,887</b>

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENT, SERIES 2012 REFUNDING BOND**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						1,105,000
5/1/2025	100,000	5.100%	29,559	129,559		1,005,000
11/1/2025		5.100%	27,009	27,009	156,569	1,005,000
5/1/2026	105,000	5.375%	27,009	132,009		900,000
11/1/2026		5.375%	24,188	24,188	156,197	900,000
5/1/2027	110,000	5.375%	24,188	134,188		790,000
11/1/2027		5.375%	21,231	21,231	155,419	790,000
5/1/2028	115,000	5.375%	21,231	136,231		675,000
11/1/2028		5.375%	18,141	18,141	154,372	675,000
5/1/2029	120,000	5.375%	18,141	138,141		555,000
11/1/2029		5.375%	14,916	14,916	153,056	555,000
5/1/2030	130,000	5.375%	14,916	144,916		425,000
11/1/2030		5.375%	11,422	11,422	156,338	425,000
5/1/2031	135,000	5.375%	11,422	146,422		290,000
11/1/2031		5.375%	7,794	7,794	154,216	290,000
5/1/2032	140,000	5.375%	7,794	147,794		150,000
11/1/2032		5.375%	4,031	4,031	151,825	150,000
5/1/2033	150,000	5.375%	4,031	154,031	154,031	-
<b>Total</b>	<b>\$ 1,105,000</b>		<b>\$ 287,022</b>	<b>\$ 1,392,022</b>	<b>\$ 1,392,022</b>	

**Footnote:** MAX ANNUAL DEBT SERVICE: 156,338

(a) Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENT, SERIES 2013 REFUNDING BOND**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						2,450,000
5/1/2025	200,000	3.90%	51,010	251,010		2,250,000
11/1/2025		3.90%	47,110	47,110	298,120	2,250,000
5/1/2026	210,000	4.15%	47,110	257,110		2,040,000
11/1/2026		4.15%	42,753	42,753	299,863	2,040,000
5/1/2027	220,000	4.15%	42,753	262,753		1,820,000
11/1/2027		4.15%	38,188	38,188	300,940	1,820,000
5/1/2028	230,000	4.15%	38,188	268,188		1,590,000
11/1/2028		4.15%	33,415	33,415	301,603	1,590,000
5/1/2029	235,000	4.15%	33,415	268,415		1,355,000
11/1/2029		4.15%	28,539	28,539	296,954	1,355,000
5/1/2030	250,000	4.15%	28,539	278,539		1,105,000
11/1/2030		4.15%	23,351	23,351	301,890	1,105,000
5/1/2031	260,000	4.15%	23,351	283,351		845,000
11/1/2031		4.15%	17,956	17,956	301,308	845,000
5/1/2032	270,000	4.25%	17,956	287,956		575,000
11/1/2032		4.25%	12,219	12,219	300,175	575,000
5/1/2033	280,000	4.25%	12,219	292,219		295,000
11/1/2033		4.25%	6,269	6,269	298,488	295,000
5/1/2034	295,000	4.25%	6,269	301,269	301,269	-
<b>Total</b>	<b>\$ 2,450,000</b>		<b>\$ 550,608</b>	<b>\$ 3,000,608</b>	<b>\$ 3,000,608</b>	

**Footnote:** MAX ANNUAL DEBT SERVICE: 301,890

(a) Data herein for the CDD's budgetary process purposes only.

THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
ASSESSMENT ALLOCATION

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,783,446.53
COUNTY COLLECTION COSTS	\$37,945.67
EARLY PAYMENT DISCOUNT	\$75,891.34
GROSS O&M ASSESSMENT	<u>\$1,897,283.54</u>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$300,000.00
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
GROSS CRF ASSESSMENT	<u>\$319,148.94</u>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2012 DEBT SERVICE (1)	SERIES 2013 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER UNIT
Villa	92		92	0.80	73.6	5.59%	\$106,086.10	\$1,153.11	0.80	73.6	5.59%	\$17,845.13	\$193.97
Single Family 40'	114		113	1.00	114.0	8.66%	\$164,318.14	\$1,441.39	1.00	114.0	8.66%	\$27,640.55	\$242.46
Single Family 40'	89	89		1.00	89.0	6.76%	\$128,283.46	\$1,441.39	1.00	89.0	6.76%	\$21,579.03	\$242.46
Single Family 50' & 52'	181		181	1.25	226.3	17.19%	\$326,113.85	\$1,801.73	1.25	226.3	17.19%	\$54,856.79	\$303.08
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$192,785.54	\$1,801.73	1.25	133.8	10.16%	\$32,429.15	\$303.08
Single Family 65'	87		87	1.60	139.2	10.58%	\$200,641.10	\$2,306.22	1.60	139.2	10.58%	\$33,750.57	\$387.94
Single Family 65'	69	68		1.60	110.4	8.39%	\$159,129.15	\$2,306.22	1.60	110.4	8.39%	\$26,767.69	\$387.94
Single Family 75'	70		70	1.80	126.0	9.57%	\$181,614.79	\$2,594.50	1.80	126.0	9.57%	\$30,550.08	\$436.43
Single Family 75'	54	54		1.80	97.2	7.38%	\$140,102.83	\$2,594.50	1.80	97.2	7.38%	\$23,567.21	\$436.43
Single Family 90'	36		36	2.25	81.0	6.15%	\$116,752.36	\$3,243.12	2.25	81.0	6.15%	\$19,639.34	\$545.54
Single Family 90'	48	48		2.25	108.0	8.20%	\$155,669.82	\$3,243.12	2.25	108.0	8.20%	\$26,185.78	\$545.54
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$4,035.88	\$4,035.88	2.80	2.8	0.21%	\$678.89	\$678.89
Commercial	10.06	10.06		1.50	15.1	1.15%	\$21,750.53	\$2,162.08	1.50	15.1	1.15%	\$3,658.74	\$363.69
	958.06	376.06	579		1316.3	100.00%	<u>\$1,897,283.54</u>			1316.3	100.00%	<u>\$301,303.81</u>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER UNIT	SERIES 2012 DEBT SERVICE <sup>(2)</sup>	SERIES 2013 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
Villa	\$1,347.08		\$353.26	\$1,700.34
Single Family 40'	\$1,683.85		\$441.57	\$2,125.42
Single Family 40'	\$1,683.85	\$326.54		\$2,010.39
Single Family 50' & 52'	\$2,104.81		\$551.76	\$2,656.57
Single Family 50' & 52'	\$2,104.81	\$408.17		\$2,512.98
Single Family 65'	\$2,694.16		\$706.52	\$3,400.68
Single Family 65'	\$2,694.16	\$522.46		\$3,216.62
Single Family 75'	\$3,030.93		\$794.83	\$3,825.76
Single Family 75'	\$3,030.93	\$587.77		\$3,618.70
Single Family 90'	\$3,788.66		\$993.33	\$4,781.99
Single Family 90'	\$3,788.66	\$734.71		\$4,523.37
Single Family 90' Plus	\$4,714.77	\$914.31		\$5,629.08
Commercial	\$2,525.77	\$489.81		\$3,015.58

FY 2025 PER LOT	VARIANCE FY25 to FY26	VARIANCE PER MONTH	% VARIANCE
\$1,653.00	\$47.34	\$3.95	2.86%
\$2,066.24	\$59.18	\$4.93	2.86%
\$1,951.21	\$59.18	\$4.93	3.03%
\$2,582.60	\$73.97	\$6.16	2.86%
\$2,439.01	\$73.97	\$6.16	3.03%
\$3,305.99	\$94.68	\$7.89	2.86%
\$3,121.93	\$94.68	\$7.89	3.03%
\$3,719.24	\$106.52	\$8.88	2.86%
\$3,512.18	\$106.52	\$8.88	3.03%
\$4,648.84	\$133.15	\$11.10	2.86%
\$4,390.22	\$133.15	\$11.10	3.03%
\$5,463.39	\$165.70	\$13.81	3.03%
\$2,926.82	\$88.77	\$7.40	3.03%

<sup>(1)</sup> Reflects the total number of lots with Series 2012 and 2013 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2012 & 2035 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).