



Rizzetta & Company

# Preserve at Wilderness Lake Community Development District

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## Board of Supervisors' Meeting October 2, 2019

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

[www.wildernesslakecdd.org](http://www.wildernesslakecdd.org)

# **PRESERVE AT WILDERNESS LAKE CDD COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Beth Edwards Scott Diver Sam Watson James Estel Lou Weissing	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Greg Woodcock	Cardno Engineering

**All cellular phones must be placed on mute while in the meeting room.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

**[WWW.WILDERNESSLAKECDD.ORG](http://WWW.WILDERNESSLAKECDD.ORG)**

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September 18, 2019

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

**FINAL AGENDA**

Dear Board Members:

The Audit Committee and regular meetings of the Board of Supervisors' of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, October 2, 2019 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

**AUDIT COMMITTEE MEETING:**

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
  - A. Presentation of Audit Proposal Instructions.....Tab 1
  - B. Presentation of Audit Evaluation Criteria..... Tab 2
- 3. ADJOURNMENT**

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 4. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 5. BUSINESS ITEMS**
  - A. Consideration of Investment options – Lou Weissing
  - B. Consideration of Audit Committee Recommendations
  - C. Discussion of Background Checks on Vendors
  - D. Consideration of Second Amendment to Professional Services Contract.....Tab 3

**GENERAL INTEREST ITEMS**

- A. Landscaping Report
  1. Review of PSA Report
  2. Contractor's Response – PSA's "Done Report" & Score of September 2019 Inspection
- B. Lodge Manager's Report
- C. GHS Environmental Report

6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 4, 2019.....Tab 4
  - B. Consideration of Operation and Maintenance Expenditures for August 2019 ..... Tab 5
7. **REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
  - A. Financial Statements for August 2019
  - B. Copy of Reserve Study Report
8. **STAFF REPORTS**
  - A. District Counsel's Report
  - B. District Engineer's Report
  - C. District Manager's Update
9. **SUPERVISOR REQUEST**
10. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Matthew Huber  
District Manager

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

# Tab 1

**PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2018-2019, 2019-2020, & 2020-  
2021**  
Pasco County, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **October 23, 2019 at 12:00 p.m.**, at the offices of District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - New River Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7)

calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.



# Tab 2



# Tab 3

**SECOND ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL DISTRICT SERVICES**

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This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2019 (the “**Effective Date**”), by and between **The Preserve at Wilderness Lake Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>ANNUALLY</b>
Management:	\$34,500.00
Administrative:	\$ 8,400.00
Accounting:	\$25,550.00
Financial & Revenue Collections:	\$ 5,250.00
Assessment Roll (1):	\$ 5,250.00
<b>Total Standard On-Going Services:</b>	<b>\$78,950.00</b>

**(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.**

**ADDITIONAL SERVICES:**

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:** Hourly Upon Request

**ADDITIONAL THIRD-PARTY SERVICES:**

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

# Tab 4



**MINUTES OF MEETING**

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

The continued meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday, September 4, 2019 at 9:30 a.m.** at The Preserve at Wilderness Lake Activity Center at the Lodge located at 21320 Wilderness Lake Boulevard, Land O'Lakes, Florida, 34637.

Present and constituting a quorum:

James Estel	<b>Board Supervisor, Chairman</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Scott Diver	<b>Board Supervisor, Assistant Secretary</b>
Lou Weissing	<b>Board Supervisor, Vice Chairman</b>

*(joined the meeting in process at 9:38)*

Also present were:

Matt Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tish Dobson	<b>Lodge Manager, Preserve at Wilderness Lake</b>
Chuck Burnite	<b>Representative, GHS Environmental Services</b>
Pete Lucadano	<b>Representative, Redtree Landscape Systems</b>

Representatives from Flooring and Surge Protection Vendors  
Audience

**FIRST ORDER OF BUSINESS**                      **Call to Order**

Mr. Huber called the meeting to order confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**                      **Pledge of Allegiance**

Mr. Estel led the Board in the reciting of The Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**                      **Audience Comments and Supervisor Requests**

There were no comments put forth at this time.

**FOURTH ORDER OF BUSINESS**                      **Flooring and Surge Protection Presentations**

Mr. Huber sought and received authorization from the Board for vendors from flooring and surge protection companies to provide presentations on their proposals.

47 **FIFTH ORDER OF BUSINESS** **GHS Environmental Presentation**  
48

49 Mr. Burnite provided a brief presentation regarding environmental related matters  
50 and responded to Board questions regarding his report. It was noted that the permit to  
51 remove Malaluca was approved.  
52

53 **SIXTH ORDER OF BUSINESS** **Landscape Report**  
54

55 Mr. Lucadano reviewed his landscape report and presented a proposal for a  
56 supplemental mulch install. A brief discussion ensued.  
57

On a Motion by Mr. Diver seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the proposal from Redtree Landscaping in the amount of \$28,000 for additional mulch for the Preserve at Wilderness Lake Community Development District.

58  
59 **Recessed at 11:17 a.m.**  
60 **Reconvened at 11:26 a.m. with a quorum**  
61

62 **SEVENTH ORDER OF BUSINESS** **Financial Presentation**  
63

64 Mr. Weissing provide a brief update on his communications with Raymond  
65 James regarding working with them on the District's investments. He indicated that he  
66 would bring proposals to the next meeting.  
67

68 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2019-06,**  
69 **Setting Fiscal Year 2019-2020**  
70 **Meeting Schedule**  
71

72 Mr. Huber reviewed the proposed times and dates. A recommendation was made to  
73 change the December meeting to the 4<sup>th</sup> at the same time.  
74

On a Motion by Mr. Diver seconded by Mr. Weissing, with all in favor, the Board of Supervisors approved Resolution 2019-06, setting the Fiscal Year 2019/2020 meeting schedule as amended for the Preserve at Wilderness Lake Community Development District.

75  
76 **NINTH ORDER OF BUSINESS** **Discussion Regarding Parking**  
77 **Violations**  
78

79 Ms. Edwards led discussion regarding recurring parking violations and the  
80 possibility of amending the language in the current policy to allow for towing without a  
81 24-hour notice for recurring infractions.  
82  
83

On a Motion by Ms. Edwards, seconded by Mr. Weissing, with all in favor, the Board of Supervisors approved amending District Policies to allow for towing of vehicles illegally parked in cases of multiple infractions without the standard 24-hour notice for the Preserve at Wilderness Lake Community Development District.

84  
85 **TENTH ORDER OF BUSINESS** **Consideration of Flooring Proposals**  
86

87 A brief discussion regarding the pricing and quality of products quoted in the  
88 various proposals was held, with Mr. Weissing making a motion to accept the proposal  
89 From FitRev. He later rescinded it.  
90

On a Motion by Mr. Diver, seconded by Ms. Edwards, with three in favor and one against (Mr. Weissing), the Board of Supervisors approved the proposal from Great Britain Tile in the amount of \$9,263.68 for the Preserve at Wilderness Lake Community Development District.

91  
92 **ELEVENTH ORDER OF BUSINESS** **Consideration of Surge Protection**  
93 **Proposals**  
94

95 Ms. Dobson provide the Board with an update on the damage to the pump and  
96 wells within the community from the last lightning strike. The Board sought and obtained  
97 additional information from a representative from Lightning Specialist, Inc., as well as a  
98 representative form A Total Solutions (via conference call). Further discussion ensued  
99 with the following Board action being taken.  
100

On a Motion by Mr. Weissing, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the proposal from Lightning Specialist, Inc. in the amount of \$4,900 for the Preserve at Wilderness Lake Community Development District.

101  
102 **TWELFTH ORDER OF BUSINESS** **Lodge Manager's Report**  
103

104 Ms. Dobson updated the Board on the status of the HVAC project in the fitness  
105 center, as well, as the pricing list from Redtree Landscaping as an addendum to the  
106 contract.  
107

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the addendum to the Redtree Landscaping Contract to include a landscaping pricing list for the Preserve at Wilderness Lake Community Development District.

108  
109 **THIRTEENTH ORDER OF BUSINESS** **District Counsel's Report**  
110

111 No report.

112 **FOURTEENTH ORDER OF BUSINESS** **District Engineer's Report**

113  
114 No Report.

115  
116 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the**  
117 **Board of Supervisors' Meetings held**  
118 **on August 7, 2019 and August 21,**  
119 **2019**

120  
121 Mr. Huber presented the Minutes of the Board of Supervisors' Meetings held on  
122 August 7<sup>th</sup> and 21<sup>st</sup>, 2019 to the Board of Supervisors, noting that he had incorporated  
123 the revisions requested by Mr. Diver in the signature copies.

124  

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 7, 2019 and August 21, 2019 as amended, for the Preserve at Wilderness Lake Community Development District.
--

125  
126 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Operation and**  
127 **Maintenance Expenditures for July**  
128 **2019**

129  

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2019 in the amount of \$131,155.96, for the Preserve at Wilderness Lake Community Development District.
--

130  
131 **SEVENTEENTH ORDER OF BUSINESS** **Financial Statements for June 2019**

132  
133 Mr. Huber presented the Financial Statements for June 2019 and the Board had  
134 no comments, or questions.

135  
136 **EIGHTEENTH ORDER OF BUSINESS** **Reserve Study**

137  
138 Mr. Huber presented the Reserve Study report and the Board had no comments,  
139 or questions.

140  
141 **NINETEENTH ORDER OF BUSINESS** **District Manager's Report**

142  
143 Mr. Huber mentioned that Kristee Feaster had left Rizzetta & Company, along  
144 with Carissa Barrett, who resigned from the activities' coordinator position at the Lodge.

145  
146 Mr. Huber reminded the Board that the next meeting was scheduled for October  
147 2, 2019 at 9:30 a.m., noting that he has to report for jury duty on the first and if selected  
148 Rizzetta would be sending another manager to run the meeting.

149  
150

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Estel spoke about concerns with the road drains and residents putting grass clippings down one of them. Mr. Estel and Ms. Dobson will tour the area and send a letter to the resident involved if possible.

Ms. Edwards asked that the Board be notified if any changes were made to the Dropbox files.

Mr. Diver recommended that an overall analysis of the lightning protection for the amenities is needed.

Mr. Weissing asked about the ADA mulch for the playground and expressed some dissatisfaction with GHS.

**TWENTY FIRST ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Diver seconded by Mr. Weissing, with all in favor, the Board of Supervisors adjourned the Board of Supervisor's Meeting at 1:06 p.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

# Tab 5

# The Preserve at Wilderness Lake Community Development District

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

## Operation and Maintenance Expenditures August 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2019 through August 31, 2019.

The total items being presented:           **\$152,928.15**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

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

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
2XL Corporation	011607	255761	(8) GymWipes Refills-700 CT S&H 08/19	Facility Supplies - Spa	\$ 277.59	1
A Total Solution, Inc. (ATS)	011580	0000141660	Service Call - Access Control System 07/19	Maintenance & Repair - Lodge	\$ 80.97	2
A Total Solution, Inc. (ATS)	011571	00012463	Monthly Service Maintenance Agreement 08/19	Security System Maintenance	\$ 600.00	3
AlSCO, Inc.	011581	LTAM815403	Linen & Mat Service 08/19	Facility Supplies - Spa	\$ 168.54	4
AlSCO, Inc.	011608	LTAM817405	Linen & Mat Service 08/19	Facility Supplies - Spa	\$ 159.38	5
Beth Edwards	011594	BE080719	Board of Supervisors Meeting 08/07/19	Supervisor Fees	\$ 200.00	6
Beth Edwards	011612	BE082119	Board of Supervisors Meeting 08/21/19	Supervisor Fees	\$ 200.00	7
Charles L. Weissing	011605	LW080719	Board of Supervisors Meeting 08/07/19	Supervisor Fees	\$ 200.00	6
Charles L. Weissing	011630	LW082119	Board of Supervisors Meeting 08/21/19	Supervisor Fees	\$ 200.00	7
City Electric Supply Company	011592	LOL/121412	Maintenance/Repair Supplies - 08/19	Maintenance & Repair - Lodge	\$ 24.80	8
City Electric Supply Company	011609	LOL/121919	Maintenance/Repair Supplies - 08/19	Maintenance & Repair - Lodge	\$ 86.04	10
Conley's Drinking Fountains LLC	011610	1509	Service Call - Repair Drinking Fountain 08/19	Capital Reserves	\$ 1,027.94	12
Conley's Drinking Fountains LLC	011610	1510	Service Call - Repair Drinking Fountain 08/19	Maintenance & Repair - Lodge	\$ 263.91	13
Duke Energy	011583	60574 01168 07/19	Herons Glen Sign 07/19	Electric Utility Services	\$ 14.25	14
Duke Energy	011583	83196 80556 07/19	Herons Wood Sign 07/19	Electric Utility Services	\$ 13.73	15
Duke Energy	011572	91468 53580 07/19	Summary Bill 07/19	Electric Utility Services	\$ 12,653.64	16



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

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Duke Energy	011583	94409 44391 07/19	Summary Bill 07/19	Electric Utility Services	\$ 845.32	19
Fitness Logic, Inc.	011596	90832	Monthly Maintenance 08/19	Fitness Equipment Preventative	\$ 110.00	27
Fitness Logic, Inc.	011614	90930	Repairs - Athletic Equipment 08/19	Fitness Equipment Preventative Repairs	\$ 181.99	28
Florida Department of Revenue	011584	61-8014999201-4 07/19	Sales & Use Tax 07/19	Sales Tax Payable	\$ 307.18	30
Frontier Communications	011573	239-159-2085-030513-5 07/19	Fios Internet 07/19	Telephone, Fax & Internet	\$ 120.98	31
Frontier Communications	011615	813-929-9402-041519-5 08/19	813-929-9402 Phone Service 08/19	Telephone, Fax & Internet	\$ 86.68	34
Frontier Communications	011573	813-995-2437-061803-5 07/19	813-995-2437 Phone Service 07/19	Telephone, Fax & Internet	\$ 754.48	37
Frontier Communications	011573	813-995-2907-040103-5 07/19	Frontier Phone and Internet 07/19	Telephone, Fax & Internet	\$ 35.82	42
Gaydos Hydro Services, LLC	011597	2019-418	Monthly Aquatic Weed Control Program 07/19	Lake and Wetlands Management	\$ 5,740.00	45
Gulf Coast Tractor & Equipment	011585	2000480	Maintenance/Repair Supplies 07/19	Maintenance & Repair - Lodge	\$ 24.95	46
Gulf Coast Tractor & Equipment	011616	2001154	Maintenance/Repair Supplies 08/19	Maintenance & Repair - Lodge	\$ 14.88	47
Gulf Coast Tractor & Equipment	011585	200259	Maintenance/Repair Supplies 07/19	Wetland Nuisance/ Exotic Species Control	\$ 54.45	48
Gulf Coast Tractor & Equipment	011585	200260	Maintenance/Repair Supplies 07/19	Wetland Nuisance/ Exotic Species Control	\$ 159.10	49
Gulf Coast Tractor & Equipment	011616	200606	Maintenance/Repair Supplies 08/19	Maintenance & Repair - Lodge	\$ 108.90	50
Ideal Network Solutions, Inc	011574	6132	Repair Network Due to Lightning Strike 7/15/19	Miscellaneous Contingency	\$ 690.00	51

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

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Ideal Network Solutions, Inc	011617	6146	Repair Network Due to 7/15/19 Lightning Strike	Office Supplies	\$ 112.50	52
James Estel	011595	JE080719	Board of Supervisors Meeting 08/07/19	Supervisor Fees	\$ 200.00	6
James Estel	011613	JE082119	Board of Supervisors Meeting 08/21/19	Supervisor Fees	\$ 200.00	7
Jerry Richardson	011618	1265	Monthly Hog Removal Service 08/19	Wildlife Management Services	\$ 1,111.11	53
Kurt Lofback	011619	081219	Maintenance and Repairs - Lodge 08/19	Maintenance & Repair - Lodge	\$ 265.00	54
Land O' Lakes Recycling Center	011598	626837	C&D Container Pull Charge - Trees 07/19	Garbage - Wetlands Dumpster Fees	\$ 300.00	55
Magnolia Audio Video	011606	BI0CYM	JVC 4K Projector & 6 Disc CD Changer Plus Installation 08/19	Capital Reserves	\$ 9,144.94	57
Netix Solutions, LLC	011586	0363	Community Website 08/19	Website Fees & Maintenance	\$ 84.00	58
Ocean's Daughter Conservation Alliance,	011620	75	Entertainment Services - Labor Day Event 09/07/19	Special Events	\$ 250.00	59
Pasco County Utilities	011599	Summary Water 07/19	Summary Water Billing 07/19	Water Utility Services	\$ 2,996.58	61
Pasco Sheriff's Office	011587	I-6/4/2019-03692	Off Duty Detail 07/19	Deputy	\$ 2,448.00	69
Patio Land USA, Inc	011600	11213	50% Deposit - Park Swings 08/19	Capital Reserves	\$ 1,305.00	71
PBSS Inc./American Lock	011575	10220	Realigned Door & Replaced Weather-stripping 07/19	Maintenance & Repair - Lodge	\$ 560.00	72
PBSS Inc./American Lock	011575	10225	615 DU Door Closers (2) Plus Site Service/Labor 07/19	Maintenance & Repair - Lodge	\$ 660.00	73
Performance Standard Assurance, Inc.	011601	1343	August 8th Inspection 08/19	Field Services	\$ 1,100.00	74

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

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Preserve at Wilderness Lake CDD		CD242	Debit Card Replenishment			
			Lowes	Maintenance & Repair - Lodge	\$ 106.64	76
			Amazon	Resident Services & Maintenance &	\$ 68.29	77
			Lowes	Facility Supplies - Spa & Maintenance & Repairs Lodge	\$ 104.11	79
			Walmart	Various	\$ 78.87	80
			Paw Materials	Maintenance & Repair - Lodge	\$ 25.00	81
			Big Frog T-Shirts	Resident Services	\$ 304.68	83
			Lowes	Maintenance & Repair - Lodge	\$ (10.98)	84
			Pasco Laundromat	Special Events	\$ 18.00	85
			Patio Land USA	Capital Reserves	\$ 1,233.00	86
			Publix	Janitorial Supplies & Maintenance & Repairs - Lodge	\$ 64.41	89
			Lowes	Maintenance & Repair - Lodge	\$ 77.72	90
			Publix	Special Events	\$ 51.68	91
			Lowes	Maintenance & Repair - Lodge	\$ 29.98	92
			Publix	Special Events	\$ 44.62	93

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

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			Walmart	General Store & Special Events	\$ 305.57	94
			Lowes	Entry & Wall Maintenance	\$ 21.92	95
			Amazon	Resident Services	\$ 55.98	96
			Amazon	Janitorial Supplies	\$ 22.58	98
			Amazon	Maintenance & Repair - Lodge	\$ 135.59	100
			Sams Club	Various	\$ 181.89	102
			Constant Contact	Special Events	\$ 378.00	103
			Walmart	Furniture, Fixtures & Equipment & Resident Services	\$ 200.98	105
			Walmart	General Store	\$ (17.96)	106
			Pasco Laundromat	Special Events	\$ 39.00	107
			Dunkin Donuts	Special Events	\$ 70.40	108
			Lowes	Maintenance & Repair - Lodge	\$ 22.74	109
			Walmart	Various	\$ 156.43	110
			Walmart	Various	\$ (156.43)	111
			Walmart	Various	\$ 155.19	112
			Lowes	Maintenance & Repair - Lodge	\$ 52.36	113

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

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			Pet Supplies Plus	Nature Center	\$ 65.14	114
			Lowes	Capital Reserves	\$ 1,570.50	115
			Office Depot	Office Supplies	\$ 22.76	116
			Walmart	Various	\$ 68.11	117
			Amazon	Maintenance & Repair - Lodge	\$ 61.21	118
			Lowes	Maintenance & Repair - Lodge	\$ 38.94	121
			Publix	Nature Center & Special Events	\$ 81.51	122
			Sherwin Williams	Maintenance & Repair - Lodge	\$ 232.17	123
			Bounce a Lot Inflatables	Special Events	\$ 50.00	124
			Best Buy	General Store	\$ 47.98	127
			Pet Supplies Plus	Nature Center	\$ 27.98	128
			Walmart	Office Supplies	\$ (56.23)	129
			Big Frog T-Shirts	Wetland Nuisance/ Exotic Species Control	\$ 50.25	130
			Lowes	Janitorial Supplies & Maintenance & Repairs - Lodge	\$ 44.31	131
			Lowes	Various	\$ 92.47	132
			Walmart	Various	\$ 92.46	133

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

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			Pasco Laundromat	Special Events	\$ 26.25	134
			Office Depot	Office Supplies	\$ 7.99	135
			Lowes	Maintenance & Repair - Lodge	\$ 166.28	136
			Sams Club	General Store & Special Events	\$ 56.48	137
			Publix	Special Events	\$ 210.78	138
			Big Frog T-Shirts	Resident Services	\$ (19.93)	140
			Publix	Special Events	\$ 89.35	142
			Publix	Special Events	\$ 14.45	143
ReadyRefresh by Nestle	011621	19H0006240923	Bottled Water Service 07/19	Resident Services	\$ 104.84	144
RedTree Landscape Systems, LLC	011602	2759	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	145
RedTree Landscape Systems, LLC	011577	2867	Irrigation Repair 07/19	Irrigation Repair	\$ 149.24	146
RedTree Landscape Systems, LLC	011577	2878	Arbor Care - Tree Removal & Pruning 07/19	Tree Trimming Services	\$ 6,900.00	147
RedTree Landscape Systems, LLC	011577	2879	Floritam Sod Installation Project 07/19	Landscape Replacement Plants,	\$ 7,250.00	148
RedTree Landscape Systems, LLC	011577	2880	Monthly Pest Control & St Augustine Turf Fertilization	Landscape Fertilization & Pest Control	\$ 2,665.00	150
RedTree Landscape Systems, LLC	011622	2905	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	151
RedTree Landscape Systems, LLC	011622	2977	Irrigation Repair 08/19	Irrigation Repair	\$ 477.12	152

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RedTree Landscape Systems, LLC	011622	2987	July 15th Lightning Strike Repair 08/19	Irrigation Repair	\$ 970.98	153
Rentalex of Hudson, Inc.	011623	1-113419	Equipment Rental 08/19	Maintenance & Repair - Lodge	\$ 164.96	154
Rizzetta & Company, Inc.	011576	INV0000042344	District Management Fees 08/19	District Management Fees	\$ 5,983.33	157
Rizzetta & Company, Inc.	011588	INV0000042555	Mass Mail 07/19	Miscellaneous Mailings	\$ 1,119.96	158
Rizzetta Amenity Services, Inc.	011578	INV0000000006508	Amenity Management 07/19	Management Contract - Payroll	\$ 12,506.13	159
Rizzetta Amenity Services, Inc.	011589	INV0000000006539	Out of Pocket Expenses 07/19	Payroll	\$ 215.14	160
Rizzetta Amenity Services, Inc.	011589	INV0000000006568	Amenity Management 08/19	Reimbursement - Management Contract - Payroll & Management Fee	\$ 14,380.03	161
Rizzetta Amenity Services, Inc.	011624	INV0000000006600	Amenity Management 08/19	Management Contract - Payroll	\$ 12,856.04	162
Robert Scott Diver	011593	SD080719	Board of Supervisors Meeting 08/07/19	Supervisor Fees	\$ 200.00	6
Robert Scott Diver	011611	SD082119	Board of Supervisors Meeting 08/21/19	Supervisor Fees	\$ 200.00	7
Samuel Watson	011604	SW080719	Board of Supervisors Meeting 08/07/19	Supervisor Fees	\$ 200.00	6
Samuel Watson	011629	SW082119	Board of Supervisors Meeting 08/21/19	Supervisor Fees	\$ 200.00	7
Straley Robin Vericker	011579	17282	General Monthly Legal Services 07/19	District Counsel	\$ 1,732.65	163
Suncoast Pool Service	011625	5532	Pool & Spa Service 08/19	Pool Service Contract	\$ 1,650.00	165

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Sysco West Coast Florida, Inc.	011626	237684142	Food/Beverage/Resident Services Supplies 08/19	Various	\$ 657.84	166
Tish Dobson--Petty Cash	011582	080719	Replenish Petty Cash 07/19	Various	\$ 257.57	168
Upbeat, Inc.	011627	614598	Dogipot Trash Bags 08/19	Dog Waste Station Supplies	\$ 419.24	182
US Bank	011590	5435753	Trustee Fee Series 2013 07/01/2019-06/30/2020	Trustee Fees	\$ 3,555.75	183
Vanguard Cleaning Systems of Tampa Bay	011628	85094	Monthly Service Charge 08/19	Lodge - Facility Janitorial Service	\$ 1,293.00	185
Vantage Point Corp	011603	IC107735	Printer Supplies 08/19	Office Supplies	\$ 591.41	187
Verizon Wireless	011591	9834536249	Cell Phone Service 07/19	Telephone, Fax & Internet	\$ <u>85.27</u>	188
<b>Report Total</b>					<b>\$ <u>152,928.15</u></b>	



**The Preserve at Wilderness Lake Community Development District**  
**Reserve Fund Expenditures**  
October 1, 2018 Through August 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
FITREV Inc.	011033	17235	Cardio Equipment - Recumbent Bikes10/18	Capital Reserves	\$ 4,190.00
Site Masters of Florida, LLC	011040	101618-3	Sidewalk Maintenance & Repair Allowance-Reserves 10/18	Capital Reserves	\$ 1,125.00
Suncoast Pool Service	011103	4906	Replacement of Sta-Rite Maxi 400 Heater- Lap Pool 11/18	Capital Reserves	\$ 3,160.00
Sunrise Landscape	011060	63390	Irrigation Repair I-Core Controller 10/18	Capital Reserves	\$ 621.00
Sunrise Landscape	011105	63526	Irrigation Repair Install Rotor Zone for Derwent 10/18	Capital Reserves	\$ 4,603.72
Sunrise Landscape	011105	63527	Irrigation Repair Replace Drip Tubing at Moss Ledge 10/18	Capital Reserves	\$ 1,955.80
Sunrise Landscape	011105	63528	Install New Drip Zones for Derwent 10/18	Capital Reserves	\$ 4,815.96
Sunrise Landscape	011105	63529	Install New Drip Valves for Moss Ledge 10/18	Capital Reserves	\$ 2,364.96
Rubber Design	CD231	CD231	Playground Bubber Boarders- Debit Card 11/18	Capital Reserves	\$ 460.82
Rubber Design	CD232	CD232	Rubber Boarders to Complete Monkey Bar Enclosure	Capital Reserves	\$ 391.44
Cushion Solutions Incorporated	011217	25022	Pool Furniture Repairs 01/19	Capital Reserves	\$ 2,120.00
Suncoast Pool Service	011221	5038	Drain & Acid Wash Pool/Install Vented Return Covers 1/19	Capital Reserves,	\$ 1,100.00
Suncoast Pool Service	011221	5039	Replacement of Complete Pool Lights-Lap Pool Equipment 1/19	Capital Reserves	\$ 3,780.00
Dragonfly Pond Works LLC	011273	26069	Pond 31 Erosion Repairs 01/19	Capital Reserves	\$ 1,265.00

**The Preserve at Wilderness Lake Community Development District**  
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Playground Services by David Bloom, Inc.	011264	19-056	Oakhurst Woodsmere Monkey-Bar Equipment Balance 02/19	Capital Reserves	\$ 1,037.50
Vantage Point Corp	011269	IC99016	Server Replacement - Hardware & Accessories 01/19	Capital Reserves	\$ 2,130.61
A Total Solution, Inc. (ATS)	011307	0000138506	Service Call - CCTV System - Completed Camera Upgrade	Capital Reserves	\$ 2,265.04
A Total Solution, Inc. (ATS)	011307	0000138881	Service Call - CCTV System - Camera upgrade 02/19	Capital Reserves	\$ 1,917.07
Fitness Logic, Inc.	011287	87332	Replacement of Fitness Center Incline Benches 02/19	Capital Reserves	\$ 1,911.97
Patio Land USA	CD236	Debit Card	10 High Back & 7 Short Back Sling	Capital Reserves	\$ 543.00
Patio Land USA	CD236	Debit Card	10 High Back & 7 Short Back Sling	Capital Reserves	\$ 543.00
Upbeat, Inc.	011320	610296	6 FT Contour Bench C/B & W/W Park 03/19	Capital Reserves	\$ 862.90
Vantage Point Corp	011338	IC99016-A	Server Replacement- Service Agreement/ Warranty 03/19	Capital Reserves	\$ 439.83
Cushion Solutions Incorporated	011353	25429	Pool Furniture Repairs 04/19	Capital Reserves	\$ 850.00
FITREV Inc.	011372	18285	Cardio Equipment -CE800 Elliptical 04/19	Capital Reserves	\$ 2,749.00
FITREV Inc.	011372	18286	Cardio Equipment - TRM 631 Treadmill 04/19	Capital Reserves	\$ 4,149.00
Amazon			Dumbbells - Debit Card	Capital Reserves	\$ 1,659.00
Competitive Edge Products, Inc	011400	38803	Stiga Tennis Table 04/19	Capital Reserves	\$ 1,399.99

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Patio Land USA, Inc	011486	11083	Poolside Umbrellas 05/19	Capital Reserves	\$ 990.00
Patio Land USA, Inc	011486	11132	Poolside Furniture 06/19	Capital Reserves	\$ 4,042.00
Site Masters of Florida, LLC	011499	061419-1	Pond 19 Skimmer Repair 06/19	Capital Reserves	\$ 1,500.00
Worthmann LLC	011466	1020	Deposit (50%) for HVAC Fitness Center Project 05/19	Capital Reserves	\$ 53,575.00
A Total Solution, Inc. (ATS)	011559	0000140158	Service Call - CCTV System 04/19	Capital Reserves	\$ 24.95
A Total Solution, Inc. (ATS)	011545	0000140784	Service Call - CCTV System 06/19	Capital Reserves	\$ 1,720.92
Patio Land USA, Inc	011537	11132BAL	Poolside Furniture 07/19	Capital Reserves	\$ 4,041.00
RedTree Landscape Systems, LLC	011538	2639	Install New 4 Inch Pipe with 6 Inch Sleeve Under Road 06/19	Capital Reserves	\$ 8,855.00
RedTree Landscape Systems, LLC	011538	2640	Repaired Mainline Under Road @ Pine Knot 06/19	Capital Reserves	\$ 2,415.90
Patio Land USA	CD242	CD242	6 Replacement Poolside Umbrella Bases	Capital Reserves	\$ 1,233.00
Lowes	CD242	CD242	3 Perpolas - Poolside Structures	Capital Reserves	\$ 1,570.50
<b>Reserve Expenditure Total</b>					<b><u>\$ 134,379.88</u></b>