



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting October 3, 2018

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE CDD COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors

Beth Edwards	Board Supervisor
Scott Diver	Board Supervisor
Sam Watson	Board Supervisor
James Estel	Board Supervisor
Lou Weissing	Board Supervisor

District Manager

Matthew Huber	Rizzetta & Company, Inc.
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District Counsel

John Vericker	Straley Robin & Vericker
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District Engineer

Greg Woodcock	Cardno Engineering
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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

September 26, 2018

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, October 3, 2018 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 final agenda for this 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**
- 6. GENERAL INTEREST ITEMS**
 - A. District Counsel's Report
 - B. District Engineer's Report
 - D. GHS Environmental Report
 - E. Landscaping Report
 1. Review of PSA Report
 - F. Lodge Manager's ReportTab 1
 - G. Discussion of CDD's Insurance Policy
 - H. Discussion regarding Landscaping
(under separate cover)
 - I. Addendum for Contract for Professional District Services.....Tab 2
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Meeting held on September 5, 2018Tab 3
 - B. Consideration of Operation and Maintenance Expenditures
for August 2018Tab 4
- 8. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for August 2018
 - B. Reserve Study Report
- 9. STAFF REPORTS**
 - A. District Manager's Update

10. SUPERVISOR REQUEST

11. 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



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

September 2018 Clubhouse Operations/Maintenance Updates

- Replaced burnt out lights throughout the Lodge buildings.
- Reported five light pole outages to Duke Energy.
- Set up for the following events: Labor Day BBQ & Pool Party, Ice Cream Social, Yappy Hour, and Oktoberfest.
- Removed cobwebs from all the buildings and docks. (Ongoing)
- Removed trash along the bank of the Lake and ponds.
- Repaired one and replaced four landscape lights.
- Repaired one urinal.
- Repaired the divider stall in the Women's Lodge restroom.
- Repainted the front pool gate.
- Repaired five rails on the community fence.
- Assembled and installed a park bench at the basketball court.
- Replaced three Lap Pool tiles.
- Replaced the Men's & Women's Shower curtains.
- Repaired and repainted the Lodge Manager's ceiling.
- Scheduled the removal of two community directional signs.
- Sanded and stained the Women's Sauna benches, door, and wood floor planking.
- Pressure washed the Lodge dock, Nature Center boardwalk, and the shade awnings on the Tennis Courts.
- Adjusted the rear pool gate.
- Scheduled the repainting of the Ranger Station gates.
- Repaired and repainted several faux rocks around the pool decks.
- Repaired a section of pavers between the Nature Center and Activities Center.
- Deep cleaned the Nature Center Classroom.
- Treated for ants throughout the community.
- Ran the monthly camera checks at Stoneleigh Park and Cormorant Cove dock.
- Cleaned the air vents in the Fitness Center.
- Replaced the plexiglass panels on the front and back entrance Community Boards.
- Repainted the Community Boards.
- Cleaned the Maintenance Shed and yard.
- Replaced a ballast and one bulb on the Tennis Courts.
- Restained four park benches.
- Pressure washed the parking lot back stops.
- Began repainting the parking lot back stops.



Wilderness Lake Preserve Community Development District (CDD)

- On-going pressure washing of the eaves, upper windows, pavers, columns, and playground equipment throughout the community.
- Deep cleaned the Lodge floor.
- Removed rust stains from the stone columns, white caps, and fence line throughout the community.
- Cleaned the gutters.
- Removed the pines needles from the interior perimeter of the Tennis Courts.
- Assembled and installed the Oakhurst/Woodsmere Park picnic table.
- Removed gum from the sidewalks throughout the Lodge campus and around the pool decks.
- Bleached all the poolside tables. (Weekly)
- Pressure washed the Ranger Station.

1st Quarter 2017/2018 Projected Projects

- Proceeding with Pasco County on DOT requirements for paving the front entrance paver sections. – **Cardno reviewing the project.**
- Analyzing the load capacity on the A/C units in the Fitness Center – **Completed**
- Board reviewing the request to add additional cameras, upgrading the DVR surveillance system, and potentially adding surge suppression. Per the request of the Board, ATS submitted a revised proposal and revised Maintenance Agreement. – **Install completed**

2nd Quarter 2017/2018 Projected Projects

- Great Britain Tile installing new flooring in the Fitness Center Equipment Room. – **Completed**
- Consider adding a sand barrier around the Volleyball Court. – Proposals submitted from Welch Tennis and ARC. – **Project tabled**

3rd Quarter 2017/2018 Projected Projects

- Considered repainting several entrance doors throughout the Lodge campus. – Proposal approved by District Manager, Matthew Huber. – **Completed**
 - Vendors contacted to date: Haygood Painting
- Considered replacing the shade structure at Citrus Blossom/Whispering Wind Park. Proposals to be reviewed during the April CDD meeting.
 - **Creative Shade Solutions** – Repair existing structure – **Project completed**
- Considered adding lighting at the Sand Volleyball Court. – Proposals submitted by the following vendors. **Proposals to be reviewed during the May meeting.** – **Project tabled**

4th Quarter 2017/2018 Projected Projects

- Theater seating reupholstering proposal from Walt's Upholstering approved by District Manager, Matthew Huber. **Scheduled for the week of July 9th.** – **Completed**



Wilderness Lake Preserve Community Development District (CDD)

- Replace the window tint in the Aerobics Room. *Maintenance Staff project.
- Woodsmere/Oakhurst Monkey-Bar Addition
 - Playground Services by David Bloom - \$2,300 – May need to purchase the rubber barriers through ARC. – **Proposal approved. Equipment on order. Order delayed due to the steel tariffs. Anticipated delivery, the 2nd week of October.**

1st Quarter 2018/2019 Projected Projects

- Reupholster the Activities Center bar stools
 - Walt's Upholstering – Proposal submitted
- Replace two upright recumbent bikes in the Fitness Center – Unable to make repairs to the components due to availability of parts.
 - Fit Rev/Fitness Logic – Proposal submitted

Landscape Lighting

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

Allstar Wildlife and Animal Control

- Saturday, September 1st, set a trap in one of the Lagoon Pool landscape beds to remove an Armadillo.

ABC 1-2-Tree, Inc.

- Friday, September 21st, removed two Palms at the Lodge and two Slash Pines in the community.
- Friday, September 21st, assessed the community palm trees for trimming. Proposal forth coming.

A Total Solutions, Inc.

- Friday, September 7th, ran a diagnostic check on the rear entrance surveillance camera system to determine why the retrieval module was not functioning – **Issue resolved.**
- Thursday, September 20th, ran a diagnostic check on the Stoneleigh surveillance camera system. Determined that the power supply component malfunctioned. **Replacement power supply component ordered.**



Wilderness Lake Preserve Community Development District (CDD)

Fitness Logic

- Monday, September 17th, performed Monthly Maintenance. Tested all equipment, checked pins, bolts, cables, tightened bolts on equipment and weights, tightened benches, and cleaned all equipment.
- Replaced pedal straps on two True Recumbent bikes, one E-stop lanyard and clip on the Precor Treadmill and the Row Cable on the Paramount Lat & Row unit.

GHS Environmental

- Began training with the newly hired Wetland's Assistant John De I Gais.
- Assessed the upstream and downstream wetland structures at the request over concerns of elevated water levels at the rear of several properties along Whispering Wind Blvd. The assessment shows the structures functioning as designed with water levels well below the top of the structure grates. As noted in the assessment, the system is designed to hold water back for treatment (water quality) before the water is released downstream.

Ierna's Heating, Cooling & Plumbing, Inc.

- Saturday, September 1st, flushed a clogged drain line in the Nature Center.

Pasco County Stormwater & SWFWMD

- No new issues to date. All drains are functioning as designed.

Playground Services by David Bloom, Inc.

- Monday, July 23rd, received the 50% deposit and proceeded with the Monkey-Bar equipment order. – **Equipment order delayed due to the steel tariffs. Anticipated delivery, the 2nd week of October.**

PSA

- Wednesday, September 12th, conducted the monthly Landscape Inspection.
- Friday, September 21st, conference call to review the September Landscape Report. – Lodge Manager, Tom P. and the Chair.

Ryman Cooling & Heating Services

- Friday, September 14th, performed the quarterly maintenance on eight units, changed the filters, and replaced two capacitors.
- Submitting a proposal to repair and upgrade the Fitness Center HVAC system.

Sir Speedy

- Produced and mailed out the October newsletter.



Wilderness Lake Preserve Community Development District (CDD)

Sunrise Landcare Company

- Tuesday, September 4th, conference call to review invoices. – Lodge Manager, District Manager and Joe C.
- Wednesday, September 12th, conducted the monthly Landscape Inspection.
- Reported numerous irrigation issues throughout the community.

Tropicare Pest Control

- Friday, September 7th, treated the interior and exterior of the Lodge facilities.

Upbeat

- Ordered picnic tables and park benches to be installed at the following locations:
 - Lodge Basketball Court – Picnic Table & Park Bench – **Installed**
 - Woodsmere/Oakhurst Park – Picnic Table – **Installed**
 - Main Blvd. – Park Bench – **Installed**
 - Minnow Brook Common Area – Park Bench – **Installed**

Pasco Sheriff's Special Detail Report on Citations & Warnings

8/25 – No issues

8/28 – No issues

8/31 – Removed four adults from the Jacuzzi after hours.

9/1 – No issues

9/2 – Advised two teens of the operating hours of the Lodge, well after hours. Instructed a group of teens to head home after reviewing the county curfew time.

9/3 – No issues

9/4 – Ran radar for 1 hour and issued three parking warnings.

9/7 – No issues

9/8 – Ran radar for 1 hour.

9/11 – Removed a group of teens from the pool after hours, issued five parking warnings, and issued three stop sign violations.

9/14 – Issued five parking warnings and removed a group of teens from the Pool and Lodge Playground area after hours.

9/15 – Advised a group of teens to leave the Lodge Playground after hours.

9/18 – No issues

9/21 – Ran traffic enforcement for 75 minutes.

9/22 – Ran traffic enforcement for 80 minutes and reviewed the Golf Cart policy with a group of teens.

Playground Equipment & Dock Safety Checks

8/27 – Routine check

9/3 – Cleaned the Tennis Court nets & pulled some weeds that were coming through the fence.

9/10 – Tether balls missing.

9/17 – Need a top dressing of playground mulch.



Wilderness Lake Preserve Community Development District (CDD)

Scheduled Room Usage/Rentals

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

9/1 – Lodge Event – Poolside & A/C
9/2 – Private Rental – A/C
9/3 – ARC Mtg. – Main Lodge
9/5 – CDD Mtg. – A/C
9/5 – Resident Event – Theater
9/5 – Resident Event – A/C
9/8 – Lodge Event – A/C
9/8 – Private Rental – N/C
9/11 – Girl Scouts – N/C
9/12 – Resident Event – Theater
9/12 – Resident Event – A/C
9/13 – Resident Event – A/C & Theater
9/14 – Lodge Event – A/C
9/15 – Private Event – A/C
9/15 – Resident Event – N/C
9/16 – Private Event – A/C
9/17 – Lodge Event – A/C
9/17 – Resident Event – Theater
9/17 – ARC Mtg. – Main Lodge
9/19 – Girl Scouts – N/C
9/19 – Resident Event – A/C
9/19 – Fining Mtg. – Theater
9/22 – Lodge Event – A/C
9/22 – Private Event – Theater
9/23 – Private Event – A/C
9/23 – Private Event – N/C & Theater
9/24 – Lodge Event – A/C
9/24 – Resident Event – Theater
9/25 – HOA Mtg. – A/C
9/25 – Girl Scouts – N/C
9/29 – Private Event – A/C
9/30 – Private Event – A/C
9/30 – Private Event – N/C



Wilderness Lake Preserve Community Development District (CDD)

Upcoming Events

➤ **October**

- Saturday, October 13th – Fall Festival
- Friday, October 19th – Adult Halloween Costume Party
- Saturday, October 20th – Community Garage Sale
- Thursday, October 25th – Best Decorated House Contest
- Friday, October 26th – Haunted House
- Saturday, October 27th – Haunted House
- Wednesday, October 31st – Kid's Costume Parade

➤ **November**

- Saturday, November 3rd – Holiday Craft Fair
- Friday, November 16th – Holiday Comedy Special & Potluck
- Saturday, November 17th – Kid's Pajama Party

➤ **December**

- Saturday, December 1st – Santa's Arrival
- Sunday, December 2nd – Lighting of the Menorah
- Saturday, December 8th – Gingerbread Houses & Crafts
- Saturday, December 15th – Breakfast with Santa
- Friday, December 28th – Kid's Movie Night & Pizza
- Saturday, December 29th – Kid's Bounce in the New Year

Requests from the Board:

Follow Up – Gated HOA Common Areas on the CDD Irrigation System

Water's Edge – Backside of gate median & next median

Nature's Ridge – Backside of gate median

Lakewood Retreat – Backside of gate median & next median

Deerfields – Backside of gate median, next median, 195' of sod on inbound lane & 90' of sod/hedge on outbound lane

***Sunrise Landcare submitted a proposal to disconnect the HOA Common Areas from the CDD irrigation system.**

- **Please refer to the District Counsel's recommendation.**

Follow Up – Roadway Paver Replacement & Partial Paver Repair

- Sun Pavers proposal approved – **Total cost: \$8,935** – Project to begin the 2nd week of September. – **Project in progress.**



Wilderness Lake Preserve Community Development District (CDD)

Provide Radar Sign Results to the HOA

- Contacted HOA Manager, Mike Spall and provided the results from the August report. Margarida Wainraich, the HOA scheduling liaison for the FHP officers will review the report to formulate the next schedule in accordance to the reporting results.

Requests from the Residents

Follow Up – Playground Equipment – Hot Surfaces Signage Update

- 4 signs on order – Romaner Graphics – **On hold until the additional wording is approved.**
- Per the request of the Board, verify “Play at your own risk” is acceptable wording to add to the Playground Warning Signage.
- The CDD Insurance & Risk Advisors approved the additional wording.

Nature’s Ridge Electrical & Irrigation Request Follow Up

- Himes Electrical submitted a proposal to add an electrical line from the Aquatics primary electrical box to the Nature’s Ridge pedestrian gate and Sunrise Landcare submitted a proposal to connect the irrigation. – **Please refer to the District Counsel’s recommendation.**

Water’s Edge Resident Request Follow Up

- The resident at 7116 Timber Ridge Way has requested that the Board address the standing water on his property near Pump 2. After heavy rains or when the pump is repaired, the water is slow to dissipate, thus causing his sod to thin and die. His recommendation: The CDD should install a French Drain that would carry the water beyond the hedge line towards WL Blvd. – **Supervisor Scott Diver assessed the concern and determined that the CDD hedge line is not impeding the runoff rainwater from draining away from the home. As designed, the grading/slope of the property directs the runoff water to the edge of the property and towards the street. Natural pooling may occur during heavy rainfalls, but the pooling recedes as nature allows.**



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign Report

8/23/2018 – 9/20/2018 Radar Results – Wilderness Lake Blvd. & Palmetto Pines

***Per the request of the Board, adjust the indicator to flash when a vehicle reaches 21mph - Completed**

Date	Speed 21-25	Speed 26-35	Speed 36-45	Speed 46-55	Speed 55+	# of Vehicles
8/23/2018	5	20	0	0	0	592
8/24/2018	0	37	0	0	0	1427
8/25/2018	7	37	1	0	0	1213
8/26/2018	5	40	0	0	0	1019
8/27/2018	7	38	1	0	0	1284
8/28/2018	6	37	1	0	0	1272
8/29/2018	6	37	2	0	0	1210
8/30/2018	5	38	0	0	0	1323
8/31/2018	7	40	0	0	0	1434
9/1/2018	9	37	0	0	0	1196
9/2/2018	6	34	4	0	0	1071
9/3/2018	5	34	2	0	0	955
9/4/2018	6	38	3	0	0	1323
9/5/2018	8	37	1	0	0	1328
9/6/2018	6	37	1	0	0	1329
9/7/2018	6	37	3	0	0	1330
9/8/2018	9	37	1	0	0	1109
9/9/2018	10	33	2	0	0	1059
9/10/2018	8	34	1	0	0	1231
9/11/2018	4	35	1	0	0	1149
9/12/2018	7	35	3	0	0	1280
9/13/2018	8	35	0	0	0	1252
9/14/2018	3	21	2	0	0	575
9/15/2018	4	24	2	0	0	850
9/16/2018	5	41	1	0	0	1079
9/17/2018	8	34	3	1	0	1255
9/18/2018	6	37	2	0	0	1307
9/19/2018	7	33	3	0	0	1352
9/20/2018	8	30	2	0	0	1280
Totals	181	1009	42	1	0	27630

Oct., Nov., Dec. 2017, Jan., Feb., March, April, May, June, July, August & Sept. 2018 Events Summary Report

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2017/2018 Yearly Budget \$24,000
Garage Sale 10/14/2017	\$125	43 Households	0	\$88	\$215.00	\$127	\$23,912.00
Photo Shop Seminar 10/19/2017	\$0	22	0	\$0.00	\$0.00	\$0.00	\$23,912.00
Fall Festival 10/21/2017	\$1,000	350	Cakes - Karla Arita W/ Re/Max	\$697.03	\$478.00	(\$219.03)	\$23,214.97
Best Decorated H. House 10/26/2017	\$0	6	0	\$0.00	\$0.00	\$0.00	\$23,214.97
Haunted House 10/27 & 10/28/2017	\$600	225	0	\$122.84	\$298.00	\$175.16	\$23,092.13
Kids' Costume Parade 10/31/2017	\$250	325	0	\$0.00	\$0.00	\$0.00	\$23,092.13
Photo Shop Seminar 11/2/2017	\$0	20	0	\$0.00	\$0.00	\$0.00	\$23,092.13
Murder Mystery 11/3/2017 - Girl Scouts	\$0	40	0	\$0.00	\$0.00	\$0.00	\$23,092.13
Caring & Sharing Feast 11/4/2017	\$0	25	0	\$0.00	\$0.00	\$0.00	\$23,092.13
Wealth Building Strategies 11/9/2017	\$0	6	0	\$0.00	\$0.00	\$0.00	\$23,092.13
Trivia Night	\$75	35	0	\$46.27	\$105.00	\$58.73	\$23,045.86
Photo Shop Seminar 11/16/2017	\$10	0	0	\$0.00	\$0.00	\$0.00	\$23,045.86
Art & Craft Show 11/18/2017	\$340	230	0	\$335.48	\$300.00	(\$35.48)	\$22,710.38
Santa's Arrival/Tree Lighting 12/2/2017	\$1,400	350+/-	\$100 - Buchi/Balloon Artist	\$1,440.27	\$102.88	(\$1,337.39)	\$21,270.11
Lighting of the Menorah 12/12/2017	\$375	15	0	\$340.76	\$0.00	(\$340.76)	\$20,929.35
Wealth Building Strategies 12/14/2017	\$0	6	0	\$0.00	\$0.00	\$0.00	\$20,929.35
Breakfast w/Santa 12/16/2017	\$1,400	252	0	\$1,021.13	\$800.98	\$220.15	\$19,908.22
Gingerbread House Workshop 12/22/2017	\$150	16	0	\$149.90	\$200.00	\$50.10	\$19,758.32
Best Decorated C. House 12/23/2017	\$0	12	0	\$0.00	\$0.00	\$0.00	\$19,758.32
New Year's Celebration 1/6/2018	\$400	28	0	\$164.40	\$168.00	\$3.60	\$19,593.92
Wealth Strategies 1/11/2018	\$0	8	0	\$0.00	\$0.00	\$0.00	\$19,593.92

Trivia Night 1/12/2018	\$100	45	0	\$33.53	\$277.00	\$243.47	\$19,560.39
Health & Wellness Seminar 1/25/2018	\$0	10	0	\$0.00	\$0.00	\$0.00	\$19,560.39
Bunco/Chat'hers - 1/26/2018	\$0	15	0	\$0.00	\$0.00	\$0.00	\$19,560.39
Volunteer Appr. Dinner 2/2/2018	\$100	15	0	\$83.67	\$0.00	(\$83.67)	\$19,476.72
Super Bowl party 2/4/2018 - Low attendance due to the flu.	\$100	10	0	\$59.87	\$0.00	(\$59.87)	\$19,416.85
Wealth Building Strategies 2/8/2018	\$0	10	0	\$0.00	\$0.00	\$0.00	\$19,416.85
Wine Tasting & Choc. Pairing 2/10/2018 - Low attendance due to the flu season	\$400	15	0	\$157.50	\$110.00	(\$47.50)	\$19,259.35
Superheroes vs. Villains 2/24/2018	\$600	22	0	\$218.36	\$90.00	(\$128.36)	\$19,040.99
Wealth Bldg. Seminar 3/8/2018	\$0	6	0	\$0.00	\$0.00	\$0.00	\$19,040.99
Health & Wellness Seminar 3/13/2018	\$0	10	0	\$0.00	\$0.00	\$0.00	\$19,040.99
St. Patty's Day Happy Hour 3/17/2018	\$500	38	0	\$171.26	\$190.00	\$18.74	\$18,869.73
Dino Dig 3/19/2018	\$150	25	0	\$50.26	\$0.00	(\$50.26)	\$18,819.47
Scavenger Hunt 3/20/2018	\$150	15	0	\$26.60	\$33.00	\$6.40	\$18,792.87
Tie Dye 3/21/2018	\$150	25	0	\$19.20	\$0.00	(\$19.20)	\$18,773.67
Intramural Sports Day 3/22/2018	\$300	15	0	\$75.44	\$0.00	(\$75.44)	\$18,698.23
Dr. Seuss Day 3/23/2018	\$150	15	0	\$39.38	\$12.00	(\$27.38)	\$18,658.85
Movie Night 3/24/2018	\$50	18	0	\$19.96	\$0.00	(\$19.96)	\$18,638.89
Spring Egg Hunt 3/31/2018	\$3,000	350+/-	Ierna's - Cotton Candy	\$1,697.34	\$58.00	(\$1,639.34)	\$16,941.55
Garage Sale 4/14/2018	\$150	36 Households	0	\$51.50	\$180.00	\$128.50	\$16,890.05
Sports Day 4/21/2018	\$0	15	0	\$0.00	\$0.00	\$0.00	\$16,890.05
Yappy Hour 4/27/2018	\$100	10	0	\$57.56	\$15.00	(\$42.56)	\$16,832.49
Kentucky Derby 5/5/2018	\$200	10	0	\$83.67	\$0.00	(\$83.67)	\$16,748.82
Sports Day 5/5/2018	\$0	21	0	\$0.00	\$0.00	\$0.00	\$16,748.82
Wealth Building Strategies 5/10/2018	\$0	7	0	\$0.00	\$0.00	\$0.00	\$16,748.82
Memorial Day BBQ 5/26/2018 * Inclement weather	\$1,500	30	Ierna's - Cotton Candy	\$953.95	\$0.00	(\$953.95)	\$15,794.87
Tie Dye T-Shirt Day 6/4/2018	\$100	40	0	\$45.66	\$0.00	(\$45.66)	\$15,749.21
Popcorn Day 6/13/2018	\$50	15	0	\$0.00	\$0.00	\$0.00	\$15,749.21

Fishing Derby 6/15 & 6/16/2018	\$300	15	0	\$100.06	\$40.00	(\$60.06)	\$15,649.15
Stuffed Animal Picnic Day 6/18/2018	\$250	10	0	\$5.96	\$0.00	(\$5.96)	\$15,643.19
Teen Pool Party 6/22/2018	\$500	20	0	\$481.05	\$0.00	(\$481.05)	\$15,162.14
Volunteer Meeting 6/29/2018	\$50	5		\$23.63	\$0.00	(\$23.63)	\$15,138.51
SnoCones & Watermelon Day 7/4/2018	\$100	150	0	\$43.15	\$0.00	(\$43.15)	\$15,095.36
Sand & Splash Day 7/5/2018	\$150	10	0	\$49.54	\$8.00	(\$41.54)	\$15,045.82
Veteran's Appr. Breakfast 7/6/2018	\$200	25	0	\$113.03	\$0.00	(\$113.03)	\$14,932.79
Kid's Jamboree 7/7/2018	\$700	25	0	\$564.97	\$22.00	(\$542.97)	\$14,367.82
Adult Jamboree 7/7/2018 Cancelled	\$0	0	0	\$0.00	\$0.00	\$0.00	\$14,367.82
Disney Dress Up Day 7/9/2018	\$75	25	0	\$40.56	\$0.00	(\$40.56)	\$14,327.26
Hawaiian Happy Hour 7/13/2018	\$500	12	0	\$458.58	\$76.00	\$382.58	\$13,868.68
Power Wheels Derby 7/22/2018 Cancelled due to inclement weather	\$300	0	0	\$0.00	\$0.00	\$0.00	\$13,868.68
Science Day 7/23/2018	\$300	27	0	\$128.73	\$0.00	(\$128.73)	\$13,739.95
Sports Day 7/27/2018	\$100	15	15	\$61.58	\$0.00	(\$61.58)	\$13,678.37
Christmas in July Craft Fair 7/28/2018	\$100	21 Vendors/250 in attendance	0	\$153.26	\$210.00	\$56.74	\$13,525.11
Cooking Class 8/2/2018	\$200			\$159.58	\$97.00	(\$62.58)	\$13,365.53
Cake Pop Decorating Class 8/4/2018	\$150			\$107.51	\$28.00	(\$79.51)	\$13,258.02
Back to School Hunt 8/6/2018	\$50	35	0	\$24.92	\$0.00	(\$24.92)	\$13,233.10
S'more's Day 8/10/2018	\$25	20	0	\$17.96	\$13.00	(\$4.96)	\$13,215.14
Boo Hoo Breakfast 8/13/2018	\$150	40	0	\$122.44	\$0.00	(\$122.44)	\$13,092.70
Sports Night 8/17/2018	\$150	15	0	\$63.78	\$0.00	(\$63.78)	\$13,028.92
Family Masquerade Dance 8/24/2018	\$150	10	0	\$54.12	\$8.00	(\$46.12)	\$12,974.80
Labor Day BBQ & Pool Party 9/1/2018	\$1,300	115	0	\$788.08	\$345.00	(\$443.08)	\$12,186.72
Ice Cream Social 9/8/2018	\$150	18	0	\$47.63	\$18.00	(\$29.63)	\$12,139.09
Yappy Hour 9/14/2018	\$200	3	0	\$50.94	\$6.00	(\$44.94)	\$12,088.15
Totals:	\$20,125		\$100	\$11,911.85	\$4,503.86	(\$6,202.53)	\$12,088.15

General Events Supplies

Linens - Laundry Service				\$559.50			\$11,528.65
CDD Mtg. Food				\$381.10			\$11,147.55
Events storage bins/bags/Eblast program. & general supplies.				\$3,307.11			\$7,840.44
Coffee, lemonade, popcorn, plates, etc.				\$1,333.96			\$6,506.48
Totals:				\$5,581.67			\$6,506.48

WARNING

W

Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury or death from falls.

E

Drawstrings have entangled on slides and other playground equipment causing strangulation. REMOVE helmets, drawstrings, scarves and other accessories around the neck prior to playing on the playground.

L

C

O

Surfacing and play surfaces may become HOT and cause burns. Check for hot surfaces prior to playing on the playground.

M

Wet surfaces may be slippery.

Use caution to avoid falls.

E

Adult supervision required.

Play at your own risk.

FITREV - Quotes

Tyler Johnson [tyler@fitrev.com]

Sent: 9/12/2018 9:50 AM

To: tdobson@wplodge.com

Good Morning Tish,

I hope all is well. I do want to say thank you for meeting with me yesterday.

I do love your passion for the gym and it really reflects when I was able to see it yesterday.

The amount of time and effort it has taken to keep that center in as good of shape as it is is astonishing.

The strength equipment is going on 20 years old and it is still in great working condition.

As the times change so does the fitness equipment. I believe you see that as well. The competition between apartments and condos is growing out there.

I believe in your insight for a new cardio line. It will look uniform and it will give a great WOW factor to new residents visiting the property.

You and your staff should be proud of the center that you have. If I was looking for a property yours would definitely stick out to me.

I thank you for your time and the opportunity to earn your business.

If there is anything further I can assist with please feel free to reach out.

All the best.

[Click Here to Learn More About FitRev](#)



Tyler Johnson

Territory Manager

4424 N. Lois Avenue

Tampa, FL 33614

P. 813.870.2966 ext 308

C. 727.218.3533

F. 813.870.2896



FitRev Inc.
4424 N. Lois Ave - Tampa, Florida 33614 -
Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

QUOTE

Quote	Date	Sales Rep:
AAAQ23813	09/04/18	Tyler Johnson

Sold To:

Wilderness Lake Preserve
Tish Dobson
21320 Wilderness Lake Blvd
Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax: 813-995-2436

Ship To:

Wilderness Lake Preserve
Tish Dobson
21320 Wilderness Lake Blvd
Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax: 813-995-2436

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
2	Precor	PHRCB6156350EN	RBK 615 Recumbent Cycle Assurance™ Series	\$2,745.00	\$5,490.00
1	Shipping	Shipping	Shipping and Handling	\$100.00	\$100.00
1	Installation	Installation	Installation	\$200.00	\$200.00
1	Discount	Discount1	Preferred Customer Discount	-\$1,600.00	-\$1,600.00

(WARRANTY) Frame - 7 Years Motor - 5 Years Parts - 2 Years

SubTotal	\$4,190.00
Sales Tax	\$0.00
Total	\$4,190.00

Please contact me if I can be of further assistance.

This quote becomes an order with signature (see below for terms).

Signed:

Name: _____

Desired Week of Delivery? _____

Terms: Orders under \$5000 must be PREPAID. Orders over \$5000 require a 50% deposit and balance COD

Flooring orders require a 50% deposit and remaining balance due BEFORE shipping

FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

These terms are acknowledged with signature unless otherwise stated in writing and signed in acknowledgement by a FitRev Officer or Operations Manager.

Purchase Orders in lieu of payment MUST be provided before order will be processed.

☐ **If lease, order is contingent upon customer obtaining financing from lease company and order will not be processed until a purchase order has been received.**

Restocking Fee:

25% charge on all cancelled Cardio equipment

50% charge on all cancelled Strength equipment

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full

Quote is valid for 90 days unless otherwise stated



Date: September 20, 2018
INVOICE # 2096

To: Wilderness Lodge
21320 Wilderness Lakes
Blvd
Land O Lakes, FL 34637
813.995.2437

Thank you for your business!

Tab 2

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2018 (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 1st, 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 desire to add **Exhibit C** – Municipal Advisor Disclaimer, 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 and add **Exhibit C** – Municipal Advisor Disclaimer attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** - Municipal Advisor Disclaimer 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.

Therefore, the Consultant and the District each intend to enter this Contract, 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 C – Municipal Advisor Disclaimer**EXHIBIT B**
Schedule of Fees**STANDARD ON-GOING SERVICES:**

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

	ANNUALLY
Management:	\$33,600.00
Administrative:	\$ 8,200.00
Accounting:	\$25,000.00
Financial & Revenue Collections:	\$ 5,000.00
Assessment Roll (1) :	\$ 5,000.00
Total Standard On-Going Services:	\$76,800.00

(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

LITIGATION SUPPORT SERVICES:	Hourly	Upon Request
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ADDITIONAL THIRD PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Home owner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

EXHIBIT C

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section

15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 3

MINUTES OF MEETING

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday, September 5, 2018 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:

Beth Edwards	Board Supervisor, Chairman
Scott Diver	Board Supervisor, Vice Chairman
James Estel	Board Supervisor, Assistant Secretary
Lou Weissing	Board Supervisor, Assistant Secretary
Sam Watson	Board Supervisor, Assistant Secretary

Also present were:

Matt Huber	District Manager, Rizzetta & Company, Inc.
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
Greg Woodcock	Cardno Engineering

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/ Board & Staff Responses**

Mr. Bassett was in attendance to continue discussions regarding the Nature's Ridge request to connect into the CDD's power and water.

FOURTH ORDER OF BUSINESS **Review of District Counsel's Report**

Not present and no report.

FIFTH ORDER OF BUSINESS

Review of District Engineer's Report

Mr. Woodcock was present and updated the Board on Erosion at Pond #31 and advised the Board that this should be a single cheap repair and that he would utilize Mr. Cooney to do the work. Mr. Woodcock stated that the HVAC proposals were still pending and he hoped to have these for the next meeting.

SIXTH ORDER OF BUSINESS

Review of GHS Environmental Report

The Board reviewed the GHS Environmental Report. The Board did not have any questions or comments.

SEVENTH ORDER OF BUSINESS

Review of PSA Report

The Board reviewed the PSA report and a discussion ensued, with the final direction given that a updated Scope and Specification should be presented to the Board at the October CDD meeting and the Board should discuss and review it in detail.

EIGHTH ORDER OF BUSINESS

Review of the Lodge Manager's Report

The Board heard the Lodge Manager's Report and a discussion of the speed sign report ensued. Also, the Lodge Manager updated the Board on the recent irrigation audit that she perform. Ms. Dobson's findings indicated that there are some areas in which the CDD is irrigating HOA areas behind the gates. The Board took this under consideration and directed the District Manager to send a letter to the HOA in regards to these findings, as well as consult with Counsel and Bond Counsel if needed. The Board also discussed the playground warning signage language and asked the District Manager to consult with the Risk Assessment Advisor person with the CDD insurance to see if the addition of "Play at your Own Risk" was advisable.

NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 8, 2018

Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on August 8, 2018 as amended with Scott Diver's changes.

On a Motion by Mr. Weissing, seconded by Ms. Edwards, with all in favor, the Board of Supervisors Approved the Minutes of the Board of Supervisors' Meeting held on August 8, 2018 as amended, for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance for July 2018**

Mr. Huber presented the Operation and Maintenance for July 2018 to the Board of Supervisors.

On a Motion by Ms. Edwards, seconded by Mr. Estel, with all in favor, the Board of Supervisors Approved the Operation and Maintenance for July 2018 in the amount of \$107,547.38, for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

**Revise of Financial Statements for
July 2018**

Mr. Huber presented the July 2018 Financial Statements to the Board of Supervisors. The Board requested that Mr. Huber bring back a Cash-Flow analysis once the September Financials were completed.

TWELFTH ORDER OF BUSINESS

Review of Reserve Study Report

Mr. Huber presented the Reserve Study to the Board of Supervisors.

THIRTEENTH ORDER OF BUSINESS

District Manager's Report

Mr. Huber reminded the Board that their next meeting will be held on Wednesday, October 3, 2018, at 9:30 a.m.

FOURTEENTH ORDER OF BUSINESS

Supervisor Comments and Requests

Mr. Diver commented on the lack of attendance of the meeting.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Estel seconded by Mr. Diver, with all in favor, the Board of Supervisors adjourned the meeting at 11:32 a.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 4

The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures August 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2018 through August 31, 2018.

The total items being presented: **\$155,039.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
2XL Corporation	010894	237835	(8) GymWipes Refills-700 ct 08/18	Fitness Equipment Maintenance & Repair	\$ 277.59	1
A Total Solution, Inc. (ATS)	010881	000134865	Service Call- Replaced Request to Exit Button - 07/18	Maintenance & Repair-Lodge	\$ 80.97	2
A Total Solution, Inc. (ATS)	010867	Q139151	Monthly Service Maintenance Agreement 08/18	Security System Monitoring & Maintenance	\$ 600.00	3
ABC 1-2-TREE, INC.	010868	764	Removed Leaning Tree 07/18	Tree Trimming Services	\$ 1,579.50	5
ABC 1-2-TREE, INC.	010908	794	Removed Tree @ Splash Pines 08/18	Tree Trimming Services	\$ 4,980.00	6
ABC 1-2-TREE, INC.	010908	795	Removed Trees 08/18	Tree Trimming Services	\$ 4,652.50	7
ABC 1-2-TREE, INC.	010908	796	Removed Tree 08/18	Tree Trimming Services	\$ 3,295.50	8
AlSCO, Inc.	010869	LTAM756520	Linen & Mat Service 07/18	Facility Supplies - Spa	\$ 172.91	9
AlSCO, Inc.	010860	LTAM760507	Linen & Mat Service 07/18	Facility Supplies - Spa	\$ 153.23	10
AlSCO, Inc.	010882	LTAM762468	Linen & Mat Service 08/18	Facility Supplies - Spa	\$ 153.23	11
AlSCO, Inc.	010909	LTAM764444	Linen & Mat Service 08/18	Facility Supplies - Spa	\$ 157.32	12
Andriana Kopoian	010893	#1	Hula Performance by Shimmies Dance Co. 07/18	Special Events	\$ 100.00	13
Beth Edwards	010896	BE 080818	Board of Supervisors Meeting 08/08/18	Supervisor Fees	\$ 200.00	14

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Charles L. Weissing	010906	LW 080818	Board of Supervisors Meeting 08/08/18	Supervisor Fees	\$ 200.00	14
City Electric Supply Company	010883	LOL/107171	Supplies - Halco & Tamlite Amenity 07/18	Lighting Replacement, Maintenance & Repair - Lodge	\$ 302.87	15
City Electric Supply Company	010883	LOL/107269	15 Halco 70W Lamp, 15 Halco 39 W Lamp 07/18	Maintenance & Repair-Lodge	\$ 299.37	17
City Electric Supply Company	010883	LOL/107365	Tamlite Amenity TATFII 15W LED Knuckle 07/18	Maintenance & Repair-Lodge	\$ 78.20	19
City Electric Supply Company	010910	LOL/108085	Supplies - Landscape	Lighting Replacement	\$ 141.29	21
Duke Energy	010885	60574 01168 07/18	Hérons Glen Sign 07/18	Electric Utility Services	\$ 11.97	23
Duke Energy	010885	83196 80556 07/18	Hérons Wood Sign 07/18	Electric Utility Services	\$ 12.56	24
Duke Energy	010885	91468 53580 07/18	Summary Bill 07/18	Electric Utility Services	\$ 12,821.66	25
Duke Energy	010885	94409 44391 07/18	Summary Bill 07/18	Electric Utility Services	\$ 837.60	28
Extra Space Storage	010886	08042018	Unit 194 Storage 09/14/18-09/19/19	Maintenance & Repair-Lodge	\$ 2,148.00	36
Fitness Logic, Inc.	010861	82979	Replace upper board on Precor Treadmill 07/18	Fitness Equipment Maintenance & Repair	\$ 328.30	37
Fitness Logic, Inc.	010907	83514	Monthly Maintenance 08/18	Fitness Equipment Maintenance & Repair	\$ 110.00	39
Fitness Logic, Inc.	010912	83637	Removed Pin on Nautilus Low Back Machine 08/18	Fitness Equipment Maintenance & Repair	\$ 39.50	40

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Florida Department of Revenue	010887	61-8014999201-4 07/18	Sales & Use Tax 07/18	Sales Tax Payable	\$ 231.44	42
Frontier Communications	010870	239-159-2085-030513-5 07/18	Fios Internet 07/18	Telephone, Fax & Internet	\$ 118.98	44
Frontier Communications	010862	813-995-2437-061803-5 07/18	813-995-2437 Phone Service 07/18	Telephone, Fax & Internet	\$ 729.33	47
Frontier Communications	010862	813-995-2907-040103-5 07/18	Frontier Phone and Internet 07/18	Telephone, Fax & Internet	\$ 164.06	52
Gaydos Hydro Services, LLC	010913	2018-416	Monthly Aquatic Weed Control Task 1A 08/18	Lake and Wetlands Management	\$ 3,645.00	55
Gulf Coast Tractor & Equipment	010871	IL33932	Parts Supplies Battery 07/18	Maintenance & Repair-Lodge	\$ 59.99	56
Gulf Coast Tractor & Equipment	010914	IL34112	Pressure Washer 08/18	Furniture, Fixtures & Equipment	\$ 1,299.95	57
Harris Rومانer Graphics	010915	19088	Visual Site Inspection 08/18	Maintenance & Repair-Lodge	\$ 120.00	58
Himes Electrical Service, Inc.	010872	20129	Service Call - Landscape Lights not working 07/18	Athletic/ Park Court/ Field Repairs	\$ 345.00	59
Ierna's Heating & Cooling	010916	43822141	Flush Drain Line (HVAC) 08/18	Maintenance & Repair-Lodge	\$ 307.74	60
Illuminations Holiday Lighting LLC	010873	2314178	50% Deposit Holiday Lighting 07/18	Holiday Decorations	\$ 3,562.50	63
James Estel	010897	JE 080818	Board of Supervisors Meeting 08/08/18	Supervisor Fees	\$ 200.00	14
Jerry Richardson	010899	1138	Monthly Hog Removal Service 08/18	Wildlife Management Services	\$ 1,111.11	64

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Office Depot Business Credit	010863	6011 5642 4062 9138 06/18	Clubhouse Office Supplies 06/18	Office Supplies	\$ 145.12	65
Pasco County Utilities	010900	Summary Water 07/18	Summary Water Billing 07/18	Water Utility Services	\$ 2,754.89	71
Pasco Sheriff's Office	010874	I-6/1/2018-02492	Off Duty Detail 07/18	Deputy	\$ 2,600.00	79
Performance Standard Assurance, Inc.	010917	1202	August 9th Inspection Field Operations 08/18	Field Operations	\$ 1,100.00	81
Plasco, Inc.	010875	1489736	Supplies for EVO YMCKO Ribbon 07/18	Office Supplies	\$ 144.59	82
Preserve at Wilderness Lake CDD	CD228		Debit Card Replenishment 08/18	Card Replenishment		
			Publix	Special Events	\$ 184.50	84
			Walmart	Special Events	\$ 101.53	85
			Publix	Special Events	\$ 5.98	86
			Lowe's	Repair & Maintenance - Lodge	\$ 80.43	87
			Lowe's	Repair & Maintenance - Lodge	\$ (33.99)	88
			Pet Supply Plus	Nature Center	\$ 12.98	89
			Sam's	Various - Parks & Recreation	\$ 175.86	90

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Dell	Office Supplies	\$ 480.09	91
			Pasco Laundromat	Special Events	\$ 40.50	94
			Publix	Special Events	\$ 42.14	95
			Walmart	General Store, Special Events	\$ 71.32	96
			Walmart	Janitorial Supplies	\$ 3.97	97
			Sam's	Special Events	\$ 35.92	98
			Amazon	Janitorial Supplies	\$ 4.39	99
			Publix	Special Events	\$ 122.44	102
			Bounce a Lot Inflatables	Special Events	\$ 50.00	103
			Amazon	General Store, Repair & Maintenance - Lodge	\$ 260.47	105
			Publix	Repair & Maintenance - Lodge	\$ 19.95	107
			Target	Special Events	\$ 63.78	108
			LLT's Bldg. Supplies	Repair & Maintenance - Lodge	\$ 81.85	109

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
 August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Lowes	Janitorial Supplies, Maintenance & Repairs-Lodge	\$ 33.76	111
			Walmart	Nature Center	\$ 15.56	112
			Pasco Laundromat	Special Events	\$ 21.00	113
			Amazon	Reserves, Repairs & Maintenance - Lodge	\$ 342.63	114
			Amazon	Reserves	\$ 42.58	116
			Lowes	Repair & Maintenance - Lodge	\$ 34.68	118
			Bounce a Lot Inflatables	Special Events	\$ 50.00	119
			Academy Sports & Outdoors	Wetlands Misc. Expense	\$ 106.99	122
			Publix	Special Events	\$ 54.12	124
			Dept. Of Professional Regulation	Dues, Licenses & Fees	\$ 40.00	125
			Amazon	Janitorial Supplies	\$ 94.38	128
			Sam's	General Store	\$ 148.37	130
			Sam's	Janitorial, Special Events	\$ 321.79	131

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Best Buy	Furniture, Fixtures & Equipment	\$ 214.96	132
			Bounce a Lot Inflatables	Special Events	\$ 88.30	133
ReadyRefresh by Nestle	010901	18H0006240923	Bottled Water Service 07/18	Resident Services	\$ 101.74	136
Rick Clark	010911	036	Set Thermo Mister 08/18	Maintenance & Repair-Lodge	\$ 441.40	137
Rick Clark	010911	037	Repair Ice Level Control 08/18	Maintenance & Repair-Lodge	\$ 352.00	138
Rizzetta & Company, Inc.	010864	INV0000034161	District Management Fees 08/18	District Management	\$ 5,983.33	139
Rizzetta Amenity Services, Inc.	010888	INV0000000005252	Out of Pocket Expenses 07/18	Payroll Reimbursement Mileage	\$ 106.08	140
Rizzetta Amenity Services, Inc.	010902	INV0000000005279	Amenity Management 08/18	Management Contract Payroll & Management Fee	\$ 13,508.07	141
Rizzetta Amenity Services, Inc.	010918	INV0000000005309	Amenity Management 08/18	Management Contract Payroll	\$ 11,603.85	142
Robert Scott Diver	010895	SD 080818	Board of Supervisors Meeting 08/08/18	Supervisor Fees	\$ 200.00	14
Ryman Mechanical Inc.	010903	81052418	Repaired AC Low Voltage Wire Loose 05/18	Maintenance & Repair-Lodge	\$ 157.50	143
Ryman Mechanical Inc.	010903	81052419	Repaired AC Breaker 05/18	Maintenance & Repair-Lodge	\$ 665.00	144
Ryman Mechanical Inc.	010903	81052420	Preventative Maintenance Service 07/18	Maintenance & Repair-Lodge	\$ 800.00	145

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Site Masters of Florida, LLC	010904	072518-1	Replaced Grates at Cormorant Cove Dr/Citrus Blossom Dr 07/18	Special Project	\$ 1,500.00	146
Site Masters of Florida, LLC	010889	080318-1	Pump for potential blockage 08/18	Maintenance & Repair-Lodge	\$ 1,200.00	147
Site Masters of Florida, LLC	010889	080318-2	Berm Excavation between Pond 18 & Pond 19 08/18	Special Project	\$ 2,500.00	148
Straley Robin Vericker	010876	15961	General Monthly Legal Services 07/18	District Counsel	\$ 670.00	149
Suncoast Energy Systems, Inc.	010922	5374	PRESER Propane Delivery 08/03/18	Gas Utility Services	\$ 1,517.93	151
Suncoast Pool Service	010919	4715	Pool & Spa Service 08/18	Pool Service Contract	\$ 1,650.00	153
Sunrise Landcare	010866	103432	Installed Florida Red Maples 07/18	Landscape Replacement Plants, Shrubs, Trees	\$ 1,375.00	154
Sunrise Landcare	010866	103456	Fertilize Bahia, Ornamentals, Palms & Pest Control 06/18	Landscape Fertilization & Pest Control	\$ 7,808.00	155
Sunrise Landcare	010920	103545	Monthly Maintenance 08/18	Landscape Maintenance	\$ 12,524.05	156
Sunrise Landcare	010877	103587	Installed Roses @ the Bridge on Wilderness Lake Blvd 07/18	Annual Flower Rotation	\$ 328.00	157
Sunrise Landcare	010877	103609	Installed African Bush Daisy BTW the Annuals 07/18	Annual Flower Rotation	\$ 120.00	158
Sunrise Landcare	010890	103611	Install Plants -Cold Damage Replacements 07/18	Landscape Replacement Plants, Shrubs, Trees	\$ 11,532.00	159
Sunrise Landcare	010890	103617	3 New Mulch Beds Minnow Brook, New Area 07/18	Landscape Miscellaneous	\$ 1,460.00	160

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Sunrise Landcare	010890	103626	Installed Twelve Dwarf Allamanda	Landscape Replacement Plants, Shrubs, Trees	\$ 175.00	161
Sunrise Landcare	010890	103627	Removed Existing Mulch - Ranger Station Rock Beds 07/18	Landscape Miscellaneous	\$ 1,110.50	162
Sunrise Landcare	010920	103699	Fertilize St Augustine Turf & Pest Control 07/18	Landscape Fertilization & Pest Control	\$ 1,205.00	163
Sunrise Landscape	010878	62279	Irrigation Pump Service Call 07/18	Irrigation Repairs	\$ 740.00	164
Sunrise Landscape	010905	62406	Repair Main Line Leak 08/18	Irrigation Repairs	\$ 522.17	165
Sunrise Landscape	010905	62417	Repair Main Line Leak 08/18	Irrigation Repairs	\$ 978.71	166
Sunrise Landscape	010905	62425	Repair Main Line Leak 08/18	Irrigation Repairs	\$ 1,266.72	167
Sunrise Landscape	010905	62426	Replace (1) 6 Station Expansion Module/Hunter Core 08/18	Irrigation Repairs	\$ 269.40	168
Sunrise Landscape	010905	62442	Replace Pump Motor Control 08/18	Irrigation Repairs	\$ 2,712.00	169
Sunrise Landscape	010921	62583	Replaced Control Valves 08/18	Irrigation Repairs	\$ 1,918.44	170
Sysco West Coast Florida, Inc.	010879	137995483	Food/Beverage/Resident Services Supplies 07/18	Various - Parks & Recreation	\$ 530.10	171
Sysco West Coast Florida, Inc.	010879	137998200	Food/Beverage/Resident Services Supplies 07/18	Various - Parks & Recreation	\$ 507.07	172
Sysco West Coast Florida, Inc.	010879	237008578	Office Supplies 07/18	Office Supplies	\$ 38.99	173

The Preserve at Wilderness Lake Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2018 Through August 31, 2018

Vendor Name	Number	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Sysco West Coast Florida, Inc.	010923	237033991	Food/Beverage/Resident Services Supplies 08/18	Various - Parks & Recreation	\$ 830.33	174
Tibbetts Lumber Co., LLC	010924	4308155	Maintenance Supplies 08/18	Maintenance & Repair-Lodge	\$ 62.95	176
Times Publishing Company	010865	642004 07/13/158	Acct #117565 Legal Advertising 07/18	Legal Advertising	\$ 220.00	177
Tish Dobson--Petty Cash	010884	072718	Replenish Petty Cash 07/18	Special Events, Maintenance & Repairs - Lodge	\$ 298.15	179
Upbeat, Inc.	010891	604147	Reserves Playground 07/18	Reserves	\$ 2,084.69	187
Upbeat, Inc.	010891	604466	Reserves Outdoor Furniture Basketball Court 07/18	Reserves	\$ 802.75	188
US Bank	010892	5065830	Trustee Fee Series 2013 07/01/2018-06/30/2019	Trustee Fees	\$ 3,232.50	189
Vanguard Cleaning Systems of Tampa Bay	010925	79025	Monthly Service Charge 08/18	Lodge - Facility Janitorial Services	\$ 1,293.00	191
Verizon Wireless	010880	9811343299	Cell Phone Service 07/18	Telephone, Fax & Internet	\$ 118.68	192
West Coast Rental	010926	29919	Pressure Washer Rental 06/18	Equipment Lease	\$ 115.54	200
West Coast Rental	010926	29986	Pressure Washer Rental 07/18	Equipment Lease	<u>\$ 115.54</u>	201

Report Total

\$ 155,039.18

The Preserve at Wilderness Lake Community Development District
Reserve Fund Expenditures
October 1, 2017 Through August 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Code	Invoice Amount
Upbeat Inc	10519	598260	Picnic Table & @ Park Benches	Capital Reserves	\$ 2,257.48
Fitness Logic, Inc.	010575	80195	Move Gym Equipment Back to Position 03/18	Capital Reserves	\$ 252.00
Fitness Logic, Inc.	010588	80458	Bacta Link Free Trainer 03/18	Capital Reserves	\$ 4,945.99
Fitness Logic, Inc.	010557	80065	Move Equipment from Gym to Yoga Studio 02/18	Capital Reserves	\$ 381.00
Great Britain Tile, Inc.	010589	24882	Flooring For Fitness Center 03/18	Capital Reserves	\$ 16,182.43
Haygood Painting Company, Inc	010601	031618	Deposit on Painting Lodge Entry Door - Project 03/18	Capital Reserves	\$ 1,500.00
Cushion Solutions Incorporated	010709	23382	Resling Chair 05/18	Capital Reserves	\$ 675.00
Creative Shades Solutions, Inc.	010767	2018-050	Install Shade Cloth, New Roof Playground 4 06/18	Capital Reserves	\$ 3,000.00
Haygood Painting Company, Inc	010770	060618	Balance Due, Painting Lodge Entry Door - Project 06/18	Capital Reserves	\$ 2,275.00
Playground Services by David Bloom, Inc.	010827	061318	Oakhurst Woodsmere Monkey-Bar Equipment 06/18	Capital Reserves	\$ 1,037.50
Upbeat, Inc.	010857	603582	6' Contour Bench 07/18	Capital Reserves	\$ 754.24
Walt's Upholstery	010859	1279	Reupholster Theatre Seating 07/18	Capital Reserves	\$ 4,673.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2017 Through August 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Upbeat, Inc.	010891	604147	Reserves Playground 07/18	Reserves	\$ 2,084.69
Upbeat, Inc.	010891	604466	Reserves Outdoor Furniture Basketball Court 07/18	Reserves	<u>\$ 802.75</u>
Reserve Expenditure Total					<u><u>\$ 40,821.08</u></u>