



Rizzetta & Company

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

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## **Board of Supervisors' Meeting December 2, 2020**

**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

### **Board of Supervisors**

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

### **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, STE 100, WESLEY CHAPEL, FLORIDA 33544**  
[WWW.WILDERNESSLAKECDD.ORG](http://WWW.WILDERNESSLAKECDD.ORG)

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November 24, 2020

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

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, December 2, 2020 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. BUSINESS ADMINISTRATION – PART 1**
  - A. Administer Oath of Office to Newly Elected Supervisors.....Tab 1
    1. Review of Form 1 and Sunshine Law Requirements
  - B. Consideration of Resolution 2021-01, Designating Officers of the District.....Tab 2
  - C. Review of Fiscal Year 2020/2021 Meeting Schedule.....Tab 3
- 5. BUSINESS ITEMS**
  - A. Continued Discussion Regarding Dog Park Survey.....Tab 4
  - B. Continued Discussion on Use of District Facilities for Public Forums
  - C. Consideration of Proposals for UV Lights for the HVAC System.....Tab 5
  - D. Consideration of Proposal for Maintenance Shed Roof.....Tab 6
  - E. Consideration of Updated Teleconferencing System
- 6. GENERAL INTEREST ITEMS**
  - A. Landscaping Report.....Tab 7
  - B. GHS Environmental Report.....Tab 8
  - C. Lodge Manager's Report.....Tab 9
    1. Oakhurst/Woodsmere Park Update
    2. Resurfacing of the Tennis Courts
    3. Wetland T Update
    4. No Fishing Signage
  - D. District Counsel's Report
  - E. District Engineer's Report
- 7. BUSINESS ADMINISTRATION – PART 2**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 4, 2020.....Tab 10
  - B. Consideration of the Operations and Maintenance Expenditures for October 2020.....Tab 11



**8. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**

- A. Financial Statements for October 2020.....Tab 12
- B. Reserve Study Report.....Tab 13

**9. STAFF REPORTS**

- A. District Manager Update

**10. SUPERVISOR REQUESTS**

**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 & Vericker  
Greg Woodcock, Cardno  
Tish Dobson, Lodge Manager



# Tab 1



**PRESERVE AT WILDERNESS LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISOR  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

\_\_\_\_\_  
Signature

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF PASCO

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, personally appeared \_\_\_\_\_ to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of Preserve at Wilderness Lake Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

My commission expires on: \_\_\_\_\_



# Tab 2



**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT  
DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, The Preserve at Wilderness Lake Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**



# Tab 3



**RESOLUTION 2020-08****A RESOLUTION OF THE BOARD OF SUPERVISORS OF PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Preserve at Wilderness Lake Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

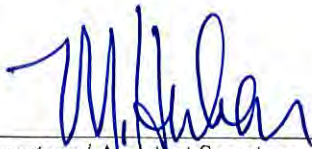
Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5<sup>TH</sup> day of August 2020.

ATTEST:

  
Secretary / Assistant Secretary

**PRESERVE AT WILDERNESS LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

  
Chairman, Board of Supervisors

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**EXHIBIT "A"**  
**BOARD OF SUPERVISORS' MEETING DATES**  
**PRESERVE AT WILDERNESS LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**

October 7, 2020  
November 4, 2020  
December 2, 2020  
January 6, 2021  
February 3, 2021  
March 3, 2021  
April 7, 2021  
May 5, 2021  
June 2, 2021  
July 7, 2021  
August 4, 2021  
September 1, 2021

The meetings will convene at 9:30 a.m., \*(with the exception of the months of November, February, May, and August, when they will convene at 6:30 p.m.) at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

*\*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information:  
<https://www.wildernesslakecdd.org/>*



# Tab 4



## **Wilderness Lake Dog Park Discussion & Resident Survey**

The CDD Board and Lodge Management would appreciate your input. Please read through the following information, and if you are interested in sharing your opinion, complete the survey at the end and return it to the Lodge.

**Thank you!**

Multiple times over the years, the CDD Board has had residents request a dog park in the community. Each time the Board has held the discussion they have decided to not pursue a dog park due to lack of a good location and cost to establish & maintain. During the summer, the request was once again made by multiple residents. Following is a summary of the points the Board has discussed over the years.

So what are the pros and cons of a dog park?

Well, the pros are pretty obvious and pretty wonderful. It would be a great amenity to add to Wilderness Lake. We have a lot of dog owners in the community. A dog park would not only be a place for our dogs to exercise and socialize, but also a place where the dog owners could meet and socialize. It would be one more way to build a sense of community, and one more selling point for Wilderness Lake Preserve.

So why have we never added a dog park to Wilderness? Primarily because the Board has never felt we had a suitable location. There are only two areas within Wilderness that have the proper Pasco County zoning for a dog park. Those locations are the northwest corner at the round-about, between WLP Blvd & Grasmere Dr, and the overflow parking area at the Lodge. Both locations would require an initial investment of \$5,000-\$10,000 to set-up the park, plus ongoing maintenance costs, especially in terms of sod replacement.

For many reasons, the Lodge overflow parking area makes the most sense. There is ample parking, residents could combine their dog park activity with other activities at the Lodge, there is easy access to water for hot, thirsty dogs, it would be relatively easy to add security lighting, dog park activities could be incorporated into other Lodge events, and staff is on-site should any problems occur. Concerns with the Lodge over-flow parking area are:

1. In addition to overflow parking, this area also houses equipment and the maintenance dumpster. The large truck that empties the dumpster needs room to enter, turn-around, and exit. Maintenance staff needs to be able to get their equipment in and out.
2. The first few homes as you enter Draycott Way would be negatively impacted by their proximity to a dog park due to noise and aroma.
3. In order to solve the above two issues, the entire area would need to be reconfigured, which could potentially be fairly expensive.



The area at the round-about is a nice open area with some existing shade trees. However, there are more potential issues with the round-about area than with the Lodge:

1. It does not have parking. So dog park visitors would street park in front of the homes on Wilderness Boulevard and on Grasmere, since for the majority of the community this location would be too long of a walk from their home.
2. The adjacent homes on Wilderness Boulevard and Grasmere would be negatively impacted by having a dog park next to their home because of street parking, noise, and aroma.
3. There is no easy access to water, electricity, or other Wilderness Lake amenities.
4. Staff is not readily available should there be any problems.
5. This is a major wildlife area, especially for deer and sandhill cranes. Fencing this area would negatively impact the wildlife environment, which is one of the reasons many residents purchased in Wilderness Lake.

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**Please Return the Survey to the Lodge. Thank you!**

**Your Name:** \_\_\_\_\_ **Your Address:** \_\_\_\_\_

1. Are you in favor of adding a Dog Park in Wilderness Lake Preserve?

Yes \_\_\_\_\_ No \_\_\_\_\_

Please tell us why:

2. If you are in favor of a dog park, which location would you prefer?

Lodge \_\_\_\_\_ Round-about \_\_\_\_\_ Other? \_\_\_\_\_

3. Would you object to having a dog park next to your home?

Yes \_\_\_\_\_ No \_\_\_\_\_

4. Setting up a dog park would initially cost several thousand dollars (fencing, benches, security lighting, ADA features, card-key access, landscaping, water, etc.). What would be the most you think WLP should spend to add a dog park?

Under \$5,000 \_\_\_\_\_ \$5-\$10,000 \_\_\_\_\_ Other Amount? \_\_\_\_\_

5. Please check the items you think are important considerations. Feel free to add your own.

Initial Price	Adjacent Homes
Maintenance Costs	Impact on Wildlife
Available Parking	Big Dog / Small Dog Separation
Available Water & Electricity	Staff Availability



# Tab 5





# HVAC PROPOSAL

7050 15th St. E. Unit #30 Sarasota, FL 34243

941-926-4710 | [www.coolcoast.net](http://www.coolcoast.net) | [bryan@coolcoast.net](mailto:bryan@coolcoast.net)

## CUSTOMER

Wilderness Lodge

## ESTIMATE NO

21320

## DATE

11/17/2020

## ADDRESS

21320 Wilderness

## CITY/STATE/ZIP

Land O' Lakes, FL 34637

## PHONE

(813) 995-2437

## E-MAIL

[tdobson@wplodge.com](mailto:tdobson@wplodge.com)

## QTY

6

## Description

Installation of Blue Tube Germicidal Ultraviolet light system

Including labor and lifetime warranty on ballast

## AMOUNT

\$389.00

Add 2.5% credit card  
processing

Add 2.5% CC Processing fee (if applicable)

## PAYMENT TERMS

*Cash/ Check Price*

## DEPOSIT

50%

## DUE DATE

*Upon Completion*



## THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

All work is to be completed in a timely and professional manner. Any alteration from above specifications will be addressed and agreed upon before alteration takes place as extra costs may incur. Pricing subject to change within 30 days. Payment due upon completion or as specified. Amount unpaid within terms are subject to a 1.5% monthly finance charge. Purchaser agrees to pay all costs of collections. 15% restocking fee for all returned/canceled parts.

## Total

\$2,334.00

Sign Here to Accept Quote:

Authorized Rep

Date

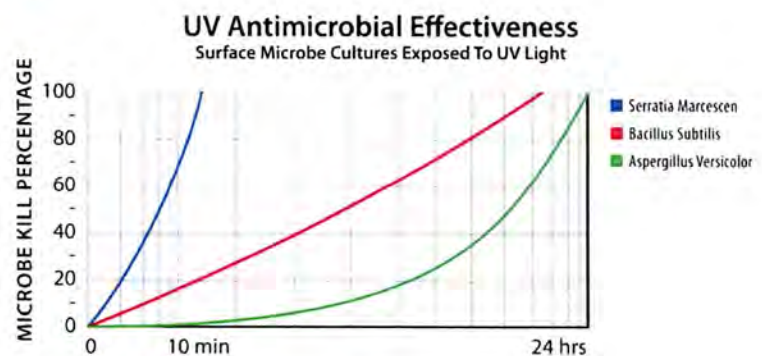




# WHY UV?

## Safe & Effective Disinfection

For over a century scientists have known that certain frequencies of light have a devastating effect on microbial life. We now know that exposure to ultraviolet light in the range of 254 NM (UV-C band) disrupts the DNA of micro-organisms thus preventing them from reproducing, thereby effectively killing them.



## UV Light – A Well Established Disinfection Technology

UV light disinfection is now widely used in hospitals and laboratories to sanitize instruments and work surfaces and to prevent the spread of potentially lethal airborne infectious diseases. The technology is used by the food industry to sterilize food before packaging and water treatment systems large and small now incorporate UV light as a chemical-free means of purification.

## Kill Germs With Light

Because the frequency of UV-C light is filtered out by the Earth's atmosphere





800-741-1195



RESIDENTIAL

COMMERCIAL

APPLICATIONS

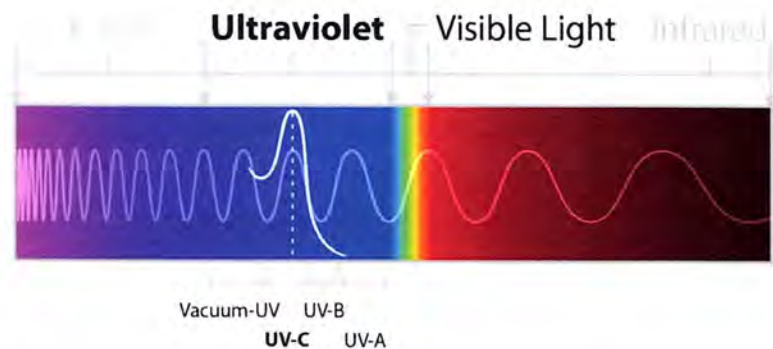
CORONAVIRUS UPDATE

bacteria, viruses, and allergens from the air as it cycles through the central air system.

## What is UV-C Light?

Ultraviolet (UV) light is a range of light frequencies that are mostly invisible to the human eye. **The UV-C band is most effective at killing germs** because its short

wavelength is able to penetrate the cell walls of microorganisms and scramble their DNA. Also, UV-C is filtered out by the earth's atmosphere so microbes have no defense against it.





 800-741-1195

RESIDENTIAL	COMMERCIAL	APPLICATIONS	CORONAVIRUS UPDATE
AHU SERIES 1	AIRBORNE	IMAGES	COMMERCIAL
Mini UV LED	DISINFECTION	TESTIMONIALS	HOMEOWNERS
PURITY	ROOM	ARTICLES & PRESS	RMA (Distributors
	DISINFECTION	ARCHIVES	Only)
	SMALL SYSTEMS	FREQUENTLY	1 (800) 741-1195
	STANDALONE AND	ASKED QUESTIONS	
	WALL MOUNT	WHY UV?	
	PURITY		
	COMMERCIAL		
	FILTER		
	BLUECALC		
	ESTIMATE		





 800-741-1195

RESIDENTIAL

COMMERCIAL

APPLICATIONS

CORONAVIRUS UPDATE

# BLUE – TUBE UV

## World's Most popular HVAC UV Light

Blue-Tube UV is the single most popular germicidal UV light product for HVAC systems in the world. Home owners breathe easy knowing that the air their family breathes is protected by this proven technology. Blue-Tube UV is the simple, safe, and effective way to keep your air system clean and improve indoor air quality.

## Award-Winning Design



Blue-Tube UV features a number of patented innovations from Fresh-Aire UV. The original low-voltage UV light kit for HVAC has been updated to include a magnetic mounting bracket and now has a 110-277 VAC high-voltage power supply option. Choose one or two year lamps.



 800-741-1195

RESIDENTIAL

COMMERCIAL

APPLICATIONS

CORONAVIRUS UPDATE



## How Blue-Tube UV® Works

Blue-Tube UV is installed in the central air system where it works continuously to fight mold and other biological contaminants in the air and on HVAC system interior surfaces, particularly the cooling coil. For over a century scientists have known that certain frequencies of light have a devastating effect on microbial life. We now know that exposure to ultraviolet light in the range of 254 NM (UV-C band) disrupts the DNA of micro-organisms thus preventing them from reproducing, thereby effectively killing them.





 800-741-1195

RESIDENTIAL

COMMERCIAL

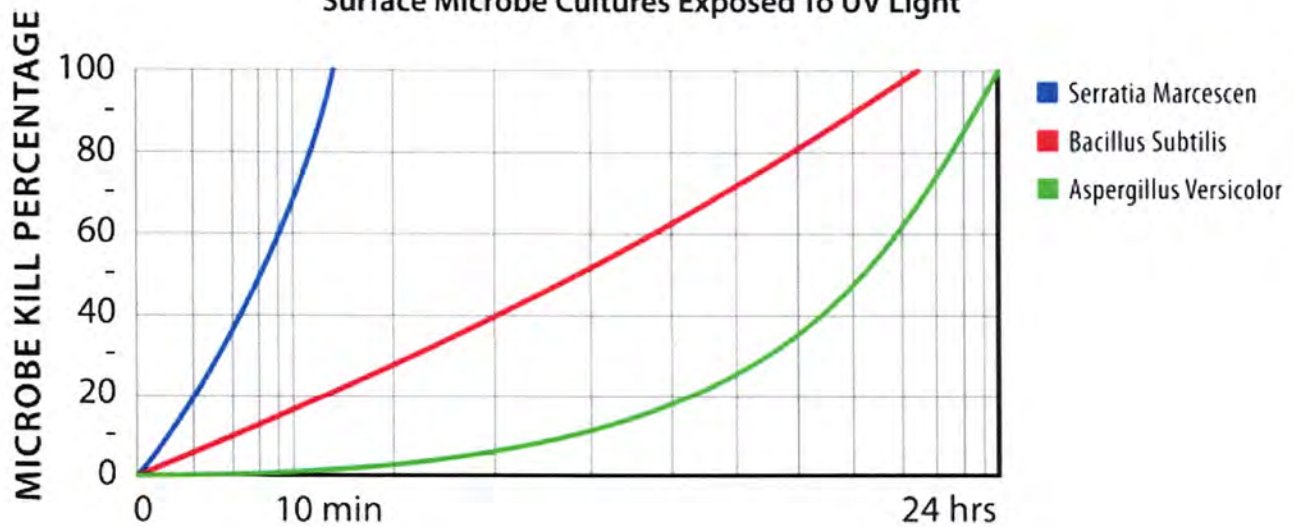
APPLICATIONS

CORONAVIRUS UPDATE

Vacuum-UV   UV-B  
**UV-C**   UV-A

## UV Antimicrobial Effectiveness


Surface Microbe Cultures Exposed To UV Light



## Blue-Tube UV Links

[UV MANUAL](#) | [BLUE-TUBE UV SPEC](#) | [BLUE-TUBE UV ASSETS](#)



 800-741-1195



RESIDENTIAL

COMMERCIAL

APPLICATIONS

CORONAVIRUS UPDATE



Blue-Tube UV fights mold on AC coil and drain pan



 800-741-1195

RESIDENTIAL	COMMERCIAL	APPLICATIONS	CORONAVIRUS UPDATE
Mini UV LED	DISINFECTION	TESTIMONIALS	HOMEOWNERS
PURITY	ROOM DISINFECTION	ARTICLES & PRESS ARCHIVES	RMA (Distributors Only)
	SMALL SYSTEMS	FREQUENTLY ASKED QUESTIONS	1 (800) 741-1195
	STANDALONE AND WALL MOUNT	WHY UV?	
	PURITY COMMERCIAL FILTER		
	BLUECALC ESTIMATE		



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[RESIDENTIAL](#) [COMMERCIAL](#) [APPLICATIONS](#) [CORONAVIRUS UPDATE](#) [INFO](#) [REGISTER PRODUCT](#)

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[CONTACT](#)

## COMMERCIAL HVAC

We appreciate your patience as we are responding to the overwhelming demand for our products and technology.

### Save on HVAC Maintenance, Energy, & Equipment Life

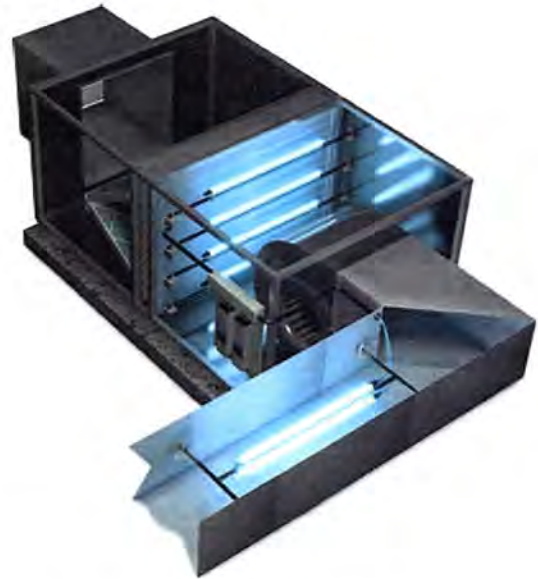
Every building can benefit from ultraviolet germicidal irradiation (UVGI). Installing a Fresh-Aire UV UVGI system will result in significant energy and maintenance savings. These



systems also improve indoor air quality for building occupants by reducing airborne biological contaminants and toxic VOCs. We offer practical solutions for all industrial, medical, retail, corporate, and hospitality applications.

## The Fresh-Aire UV Difference

Fresh-Aire UV offers more than just great equipment, we offer you assistance throughout the design and installation process. We are so confident in the effectiveness of our products that we are offering a completely [free trial installation](#) to new customers in the continental US. For Commercial Series electrical information click here [CS Electrical Data PDF](#).



**Call Today! 800-741-1195**



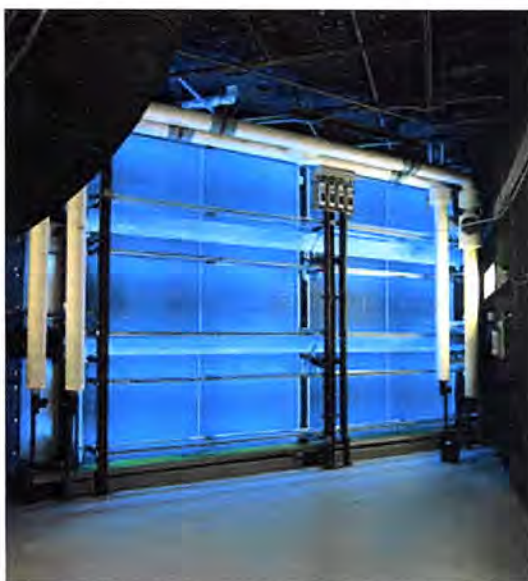
### Get It Right!

Our BLUECALC software takes the guesswork out of commercial project configuration and ROI

estimation. Available as a service or an .exe file download.



[Get Free Estimate](#)



## COIL DISINFECTION

Biological fouling (usually caused by mold) is a common problem in commercial air handlers. The cool, moist interior of the air system is an ideal breeding-ground for mold. A biofilm of only 0.002" can reduce efficiency by 37%! Unfortunately the conventional cleaning procedures used to kill mold are expensive, labor intensive, and use harsh chemicals which are themselves a source of



environmental contamination and a health risk to maintenance workers.

The good news is that UVGI is proven to sterilize cooling coils continuously, 24/7, safely, and cost-effectively. The Fresh-Aire UV Commercial Series Standard “L” System, Tubular Rack System, and APCO Rack System are all designed to stop biological fouling on the coils and will quickly pay for themselves in energy and maintenance savings.

The Fresh-Aire UV Commercial Series Standard “L” System and Tubular Rack System are both ideal for coil disinfection. The APCO Rack System reduces odors and VOCs in addition to disinfecting coils. smaller commercial air systems (up to 7.5 tons) can use one of our [AHU Series 1](#) products for coil disinfection.

### Blue-Tube XL (TUV-BTXL)

This system is designed to save energy and maintenance costs associated with commercial HVAC. A biofilm of only 0.002” can reduce efficiency by 37%! Ultraviolet germicidal irradiation (UVGI) is the most cost-effective and practical solution. Blue-Tube XL offers easy and flexible installation. It includes an advanced multi-voltage water-resistant power supply. All parts (except lamps) are covered by a lifetime warranty. This system also improves indoor air quality by sterilizing airborne bacteria, viruses, and allergens.

[Specs](#) | [Manual](#) | [Info & Images](#)



Blue-Tube XL Dual



Blue-Tube XL Package



Blue-Tube XL in Commercial Air Handler



Blue-Tube XL in Commercial Air Handler 2



02:50

## Standard UV System (TUVC)

The Fresh-Aire Standard Commercial UV System features high-quality water-resistant lamps with convenient “L” mounting brackets. Also included is our heavy-duty Multi-voltage water-resistant power supply which comes with a lifetime warranty.

Choose normal-output lamps for surface and air treatment or optional high-output lamps for intensive air treatment.

[Specs](#) | [Manual](#) | [Info & Images](#)



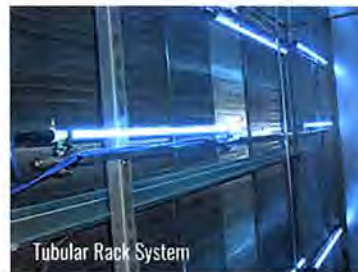
## Tubular Rack System (TUVC-TRS)

This is our most popular commercial product. The Fresh-Aire UV Tubular Rack System offers easy, flexible installation and includes all the clamps and mounting hardware necessary for mounting. It's designed for use with standard 1/2" EMT tubing or use our optional custom steel tubing.



Choose normal-output lamps for surface and air treatment or optional high-output lamps for intensive air treatment.

[Specs](#) | [Manual](#) | [Info & Images](#)



## ODOR/VOC REDUCTION

Volatile Organic Compounds (VOCs) are the source of nearly all odors. Unpleasant odors in a business, medical, or animal care facility can be a real problem. VOCs are not only the source of unpleasant odors, they can also be toxic. Chemicals like formaldehyde, acetone, and toluene are significant health risks and contribute to indoor air pollution.

APCO technology from Fresh-Aire UV, which was initially developed for residential whole-house duct mounted air purifiers, has been adapted for larger commercial systems with the APCO Rack System. This award-winning technology uses a unique combination of UV-C light, activated carbon, and titanium dioxide to safely adsorb and neutralize VOC molecules in the air as it passes through the HVAC system. APCO technology produces no ozone. For smaller systems consider a duct-mounted APCO system [Residential APCO page](#).

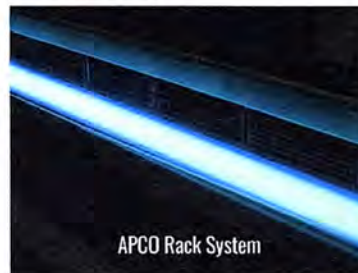
APCO carbon cells trap and hold VOC molecules so they can be neutralized by a process called photocatalytic oxidation (PCO). The PCO reaction also keeps the cells clean so they should never need to be replaced.

### APCO Rack System (TUV-C-APCO)

Our most advanced commercial product adds our award-winning APCO gas-phase air purification technology to the Tubular Rack System. APCO cells contain activated carbon infused with titanium dioxide which reacts with UV-C light to capture and catalyzes odor-causing and potentially toxic VOCs. Proper use of the APCO Rack System can reduce the amount of outside air needed for ventilation according to ASHRAE Standard 62.1.

[Specs](#) | [Manual](#) | [Info & Images](#)





## AIRBORNE DISINFECTION

Airborne infectious diseases are one of the most serious threats to health related to HVAC equipment. In settings such as hospitals, clinics, yoga studios, elder care and veterinary facilities airborne pathogens can be spread by the air system threatening the health of patrons and exposing facility owners to liability risks.

Fortunately Fresh-Aire UV has a solution. Our Airborne Disinfection System equipped with high-output UV-C lamps kills airborne pathogens 24/7.

### Airborne Duct System (TUV-C-ADS)

This product is ideal for hospitals and other applications where airborne germicidal disinfection is a priority. It is installed in HVAC ducts to maximize exposure time with the air. Because exposure to surface materials is limited this system uses our high-output 32" UV lamps for maximum airborne kill. Choose grid or radial configuration. More lamps can be added as needed depending on duct size and length.

[Specs](#) | [Manual](#) | [Info & Images](#)



## ROOM DISINFECTION

Another application for high-output germicidal UV light is sterilization of room surfaces. It is critical for facilities such as hospitals, veterinary clinics, and food processing centers to limit the spread of biological contaminants as much as possible. The Environmental Surface



Disinfection System (ESDS) from Fresh-Aire UV Commercial Series addresses the need for surface disinfection in spaces that are prone to biological contamination or where biohazards must be kept to an absolute minimum.

## ESDS Room Disinfection System

The Environmental Surface Disinfection System uses germicidal UV-C light to disinfect room surfaces when the area is unoccupied. The UVGI system features overhead mounted high-output germicidal UV-C light fixtures. Each unit comes with an internal electronic power supply and door interlock safety switches. The Fresh-Aire UV lamps included with ESDS are of the highest quality hard quartz and are encased in a shatter-proof Teflon safety coating. Features a metal fixture with enclosed 120 or 230 VAC power supply, 1 or 2 high-output 12000 hour UV-C lamps. 1 or 2 lamp models are available

[Specs](#) | [Manual](#) | [Info & Images](#)



## SMALL SYSTEMS

Not all commercial HVAC applications are large. We also make germicidal UV systems for PTACs, Fan Coils, Mini-splits, and smaller air handlers. Our magnet-mounted Tight-Fit Kit is ideal for PTACs and Fan Coils and our Mini UV is designed specifically for Mini-split AC systems. Furnaces and air handlers up to 7.5 tons can benefit from an APCO, AHU Series 1, or Blue-Tube UV system. The APCO Mag System is particularly well-suited for roof-top package units.

We also make Ice UV systems for ice machines of all sizes.

### Tight-Fit Kit

The Fresh-Aire UV Tight-Fit Kit makes it possible to realize all the benefits of germicidal UV light in limited space applications including most of the fan coil units and PTACs found on



the market today. The kit provides a means for locating the UV light within these units for optimum UV exposure particularly where space is limited.

[Specs](#) | [Manual](#) | [Info & Images](#)



08:01



RESIDENTIAL	COMMERCIAL HVAC	INFORMATION	CONTACT
APCO – DETOX THE AIR	COIL DISINFECTION	ABOUT FRESH-AIRE UV	CONTRACTORS AND DISTRIBUTORS
BLUE – TUBE UV	ODOR/VOC REDUCTION	LITERATURE & IMAGES	COMMERCIAL
AHU SERIES 1	AIRBORNE DISINFECTION	TESTIMONIALS	HOMEOWNERS
Mini UV LED	ROOM DISINFECTION	ARTICLES & PRESS ARCHIVES	RMA (Distributors Only)
PURITY	SMALL SYSTEMS	FREQUENTLY ASKED QUESTIONS	1 (800) 741-1195
	STANDALONE AND WALL MOUNT	WHY UV?	
	PURITY COMMERCIAL FILTER		
	BLUECALC ESTIMATE		



# Tab 6



State Certified Roofing  
& Building Contractor

Lic.#CCC1328720  
Lic.#CBC1253998

Bonded & Insured

"A Commitment To Quality"



W. Pasco: 727-844-7663 (ROOF)

Pinellas: 727-723-7663 (ROOF)

Hillsborough: 813-229-7663 (ROOF)

Hernando: 352-799-7999

Fax: 727-940-5441

Email: baysideroofingpros@gmail.com

www.baysideroofingpros.com

PROPOSAL SUBMITTED TO: <u>W. Werners Lakes</u>	PHONE: <u>(813) 995-2437</u>	DATE: <u>11/23/20</u>
STREET: <u>21320 W. Werners Lakes Blvd</u>	LOCATION:	
CITY/STATE/ZIP: <u>L.O.L., FL 34637</u>	EMAIL:	

## SHINGLE

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

GOOD BEST CHECK ALL THAT APPLY

- ☐ ☒ Obtain and post local roof permits (in accordance with local law)
- ☐ ☒ Completely remove existing roof to bare wood / layers 1 or 2
- ☐ ☒ Thoroughly inspect roof decking
- ☐ ☒ Replace rotten decking at \$ 68 per sheet plywood and/or \$ 7 per L.F. of decking and all other woodwork Initial
- ☐ ☒ Re-nail entire roof decking per Florida building code w/proper fasteners
- ☐ ☒ Install a self-adhering peel & stick over entire roof deck per Florida building code
- ☒ ☐ Install 1 layer 30 lb synthetic felt for moisture barrier and dry-in of roof for a complete water tight system
- ☐ ☒ Install New Drip Edge - Natural - White - Brown - Gray - Black - Beige for added water tightness, nailed and sealed with asphalt roof cement

GOOD BEST

- ☒ ☐ Install new 16" valley metal in valleys
- ☒ ☐ Install new flashings for all plumbing stacks and GRV vents, nailed and sealed with asphalt roofing cement
- ☐ ☒ Install a Class A fungus resistant shingle, (6 nails per shingle)
- ☐ ☒ Install standard Ridgevent for attic ventilation 30' L.F.
- ☒ ☐ Install Premium High Definition Shingle over vent for attic ventilation        L.F.
- ☐ ☒ Hand clean and haul away all job related debris to an approved disposal facility
- ☐ ☒ Hand clean and magnetically sweep job site for nails
- ☐ ☒ Call in all Roof Inspections with local permitting

**GOOD**

STYLE: \_\_\_\_\_  
COLOR: \_\_\_\_\_  
MANUFACTURER'S WARRANTY: \_\_\_\_\_  
PRICE: \_\_\_\_\_

**BEST**

STYLE: Dimensional w/ peel stick  
COLOR: \_\_\_\_\_  
MANUFACTURER'S WARRANTY: Lifetime  
PRICE: \_\_\_\_\_

## FLAT (LOW SLOPE) (N/A)

GOOD BEST CHECK ALL THAT APPLY

- ☐ ☐ Obtain and post local roof permits (in accordance with local law)
- ☐ ☐ Completely remove existing roof to bare \_\_\_\_\_
- ☐ ☐ Thoroughly inspect roof decking
- ☐ ☐ Replace rotten decking at \$ \_\_\_\_\_ per sheet plywood and/or \$ \_\_\_\_\_ per L.F. of decking and all other woodwork Initial
- ☐ ☐ Replace metal, concrete and/or gypsum deck at \$ \_\_\_\_\_
- ☐ ☐ Re-nail entire roof decking per Florida building code w/proper fasteners
- ☐ ☐ Install a self-adhering peel & stick over entire roof deck per Florida building code
- ☐ ☐ Install a 75 lb. base sheet secured with fasteners
- ☐ ☐ Install New Drip Edge - Natural - White - Brown - Gray - Black - Beige
- ☐ ☐ Install a modified roof system Smooth / Granulated

GOOD BEST

- ☐ ☐ Install a 2 ply modified roof system (torch / self adhered)
- ☐ ☐ Install \_\_\_\_\_ thickness of insulation w/proper fasteners
- ☐ ☐ Install \_\_\_\_\_ mm TPO Roof System
- ☐ ☐ Make proper tie-in to sloped roof
- ☐ ☐ Install new coping cap flashings on walls
- ☐ ☐ Clean and haul away all job related debris to an approved disposal facility
- ☐ ☐ Hand clean and magnetically sweep job site for nails
- ☐ ☐ Call in all Roof Inspections with local permitting
- ☐ ☐ We recommend a tapered roof system for the elevation of ponding water. Add \_\_\_\_\_ ☐ Accepted ☐ Refused

**GOOD**

STYLE: \_\_\_\_\_  
COLOR: \_\_\_\_\_  
MANUFACTURER'S WARRANTY: \_\_\_\_\_  
PRICE: \_\_\_\_\_

**BEST**

STYLE: \_\_\_\_\_  
COLOR: \_\_\_\_\_  
MANUFACTURER'S WARRANTY: \_\_\_\_\_  
PRICE: \_\_\_\_\_

- ☐ ☒ 3 plywood and 10' of truss repair. Included at no charge
- ☐ ☐ Free "Wind Mitigation Inspection" Included (Upon Final Payment)

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum to be paid according to the payment schedule set forth below, unless job is not completed.

dollars: (\$ 3,025- )

Payment to be made as follows:

Due on Completion

Down Payment: \_\_\_\_\_

Balance: \_\_\_\_\_

Credit Card payments will be assessed 2 % processing fee.  
All unpaid and outstanding balances hereunder shall be subject to a service charge of 1.5% per month beginning from the due date.

Authorized  
Signature **X**

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Removal, replacement and/or re-connection of solar panels, satellite dishes and A/C units are the sole responsibility of the homeowner.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature **X**

TERMS AND CONDITIONS ON REVERSE SIDE

Date of Acceptance **X**



# Tab 7



# PSA --- HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D  
Palm Harbor, FL 34683

## LANDSCAPE INSPECTION RESULTS

Date:	October 8, 2020
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Supervisor-None CDD Management-Tish Dobson RedTree Landscape Systems-Pete Lucadano, RJ Johnson PSA Horticultural-Tom Picciano

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

These items must be completed by October 27, 2020 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on October 28, 2020. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

**SECTIONS INSPECTED- #3 completed last week. #4 in progress this week. Entire property reviewed.**

**SCORE 1=POOR 2= FAIR 3=GOOD**

### **3 MOWING/EDGING/TRIMMING**

Water's Edge and Wild Oak rear bedlines- were soft edged and weeded. *Photo below.* **Completed**



Deerfields exit berm- soft edge beds. New sod should be added to redefine old bedlines and close in bed. New sod would require a proposal.

Draycott cul de sac- redefine bedlines. **Completed**

PL



The turf was mowed at the correct height for strong growth. The mower blades were sharp and left a clean cut. The line trimming was at the same height as the mowing. The hard edging was performed vertically and the edged material was fully cleaned out. The blowing down of hard surfaces was thorough.

### **3 WOODLINE MAINTENANCE**

Boulevard across from Waters Edge- cut back woodline. *Photo below.* **Completed**



Whispering Wind inbound- cut back woodline. This area is currently too wet to perform the work.

Wild Oak lift station- cut back woodline. **Completed**

The woodlines were maintained in accordance with the specifications.

### **3 TURF COLOR**

Boulevard from Lodge to main entry- turf color remained a consistent medium green.

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

Citrus Blossom park- turf color remained a consistent medium green.

Stoneleigh park- turf color of common Bermudagrass was a lightly mottled medium green, but it did improve over the past month. The St. Augustine turf color remained a consistent medium green.

Lodge- turf color of the main lawn remained a consistent medium to a consistent dark green.

Oakhurst park- turf color of common Bermudagrass remained a lightly mottled medium green, but it did improve over the past month.

Kendall Heath/Waverly Shores turf color of common Bermudagrass was mottled light to medium green. It improved over the past month. The St. Augustine turf remained a consistent medium to a consistent dark green.

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

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



October



October



October



September



September



September



September





*August*



*August*



*August*



*July*



*July*



*June*



*June*





*June*



### **3 TURF DENSITY**

Lodge parking lot- recommend removing ornamental grasses and installing sod. *Photo below.*



Blvd median at lodge- recommend removing azaleas and closing up beds with sod.

Kendall Heath/Waverly Shores- the common Bermudagrass still has a fair but improving density. The St. Augustine density was good.

Boulevard from Lodge to main entry- density remained strong.

Citrus Blossom park- density remained strong.

Citrus Blossom common area- density remained strong.

Stoneleigh park- common Bermudagrass density remained strong.

Oakhurst park- common Bermudagrass density remained strong.

Night Heron/Caliente intersection- density remained strong.

Lodge- density of main lawn remained strong. Density of activity center lawn remained strong.

Tennis court- density around the tennis court ranged from fair along the boulevard to strong at the rear of the tennis court.

The Bahia turf density remained throughout the community.

*PL*



## **2 TURF WEED CONTROL**

The broadleaf weed count has increased. Cooler weather will now allow the increasing number of broadleaf weeds to be treated without yellowing or damaging the St. Augustine turf. Broadleaf weeds are in high visibility turf. Cutting the turf high and reducing irrigation will help to choke out weed growth.

Lodge front door lawn- treat broadleaf weeds. **Completed**

Lodge rear lawn- treat broadleaf weeds. **Completed**

Lodge front lawn- continue to treat goose grass with Roundup. There was an increase over the past month. **Completed**

Oakhurst park- treat broadleaf weeds in Bermuda grass. **Completed**

Stoneleigh park- treat broadleaf weeds in Bermuda grass. **Completed**

Main exit from bridge to traffic light- broadleaf weeds. **Completed**

Citrus Blossom common area- broadleaf weeds. **Completed**

Boulevard outbound from lodge to main exit- broadleaf weeds. **Completed**

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

The turf was cut at the proper height for strong growth. There was no indication of insect activity. The broadleaf weed count has increased and now that the weather is cooling these weeds need to be killed off. Patch disease may begin affecting some of the high quality, high visibility turf. A few recent cooler nights has activated this disease pathogen. A fall fertilizer with a low a nitrogen analysis and a high potassium analysis should be applied in order to encourage strong root growth, with minimum top growth.

Pine Knot- disease activity noted last month has subsided. **Noted**

Tennis court lawn by plumbago- monitor for possible patch disease along palmetto bed. **Noted**

Boulevard outbound from ranger station to traffic light- continue to monitor and treat any possible disease activity. There is a brown section developing along the woodline in the vicinity of the ranger station. **Noted**

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

Stoneleigh cul de sac-enhancement planting has been completed. The curb appeal has been improved in this area. *Photo below.*





General work order- once the mowing schedule goes to every other week, begin removing excess mulch from the base of plants that appear to be struggling. **Noted**

Stoneleigh playground- fertilize hedge along pond. **Completed**

Americus fenceline- transplant flax lily from the back of fence to the front of fence. Fertilize bottlebrush hedge. Remove nandina. **Completed**

Water's Edge- replace dead or declining azalea. **WARRANTY WORK.** Will be done on the next landscape installation rotation for approved projects

Pool deck- treat duranta for insect activity. *Photo below.* **Completed**



Tennis court sidewalk- remove dead hawthorn. **Completed**

Across from 21511 Boulevard- remove dead juniper under magnolias and Walters viburnum. *Photo below.*

**Completed**



Caliente/Night Heron intersection monuments- bush daisy are rotting out from excessive soil moisture during the summer. This is common and they should be removed. *Photo below.* **Completed**





Night Heron lift station- treat Fakahatchee grass for spider mites. **Completed**

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

Sparrowwood median- hollies need to be removed. This work may require a proposal.

Butterfly garden- plants are healthy and actively growing.

*September*

*October*



## **2 BED WEED CONTROL**

General work order- whenever possible vines should be removed by hand pulling at the base of the plant. **Noted**

Deerfields berm front and rear- remove bed weeds. **Completed**

Cormorant Cove entry median- remove bed weeds. **Completed**

Whispering Wind- treat crack weeds. **Completed**

Blvd at Birchholm- treat crack weeds. **Completed**

Wild Oak lift station- remove vines from hedge. **Completed**

Americus fenceline- remove volunteer liriopse. **Completed**

Water's Edge gate pillars- remove bed weeds. **Completed**

Eagle's Cove- remove weeds from monument and hedges. **Completed**

Front of nature and activity centers- remove bed weeds. **Completed**

Lodge patio- remove vines from coontie palms. **Completed**

Tennis court sidewalk- remove bed weeds and vines. **Completed**

Heron's Glen roundabout- remove bed weeds from juniper. **Completed**

Caliente/Night Heron intersection monuments- remove bed weeds. **Completed**

Wild Oak fenceline- remove weeds from crown of Fakahatchee grass. **Completed**



Sparrowwood median- remove bed weeds. **Completed**

Minnow Brook- remove bed weeds. **Completed**

Eagle's Grove monument- remove bed weeds. **Completed**

### **3 IRRIGATION MANAGEMENT**

Draycott cul de sac- inspect and repair irrigation. **to be completed next week**

Nature center and activity center rear- adjust irrigation so that it is not hitting pavers. **to be completed next week**

Lodge patio walk to pool- maxi jets are over-spraying on to the sidewalk. **to be completed next week**

Front of lodge- bury newly installed irrigation line. *Photo below.* **Completed**



The turf, shrubs and flowers appear to be receiving sufficient irrigation.

### **3 SHRUB PRUNING**

\*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

All shrubs should be pruned with rounded edges and the bottom wider than the top as seen in the photo below. In addition, be certain that the bottom of shrubs are allowed to grow wider than the top to ensure the bottom section receives sufficient sunlight. *Photo below.* **Noted**





Heron's Glen monument- cut back ornamental grasses. **Completed**

Wild Oak entry/exit- cut back ornamental grasses. **Completed**

Birchholm fenceline- cut back Fakahatchee grass. **Completed**

Americus fenceline- remove clippings behind fence and remove spent blooms from flax lily. **Completed**

Main entry medians- cut back palmettos to improve line of sight. *Photo below.* **Completed**



Sparrowwood median- cut back the ornamental grasses that have fallen over. **Completed**

Lodge patio- prune dead sections out of schilling hollies. **Completed**

Main monuments- prune dead sections out of schilling hollies. **Completed**

Pool deck- remove dead debris from shell ginger. **Completed**

General work order- once the mowing frequency moves to every other week, begin cutting back the Fakahatchee grass in high visibility locations so that they look good for the Holiday season. **Noted**

### **3 TREE PRUNING**

Citrus Park common area- remove dead branch from pine tree. **Completed**

Water's Edge- remove sucker growth from ligustrum trees. **Completed**

Boulevard along pediatric office- remove low hanging branches over the sidewalk. **Completed**

Main monuments- the oak trees need to be pruned in order to allow the Washingtonia palms to grow freely. **Completed**

21655 Cormorant Cove- remove low hanging oak tree limb over sidewalk. **Completed**

Lodge entry drive- prune oak tree around streetlight. **Completed**

### **2 CLEANUP/RUBBISH REMOVAL**

A large amount of small twigs constantly fall from oak and pine trees. These should be removed from beds and turf according to the sectional schedule. **Noted**

Nature center- remove vegetative debris piles. **Completed**



Deerfield berm- remove fallen branches. **Completed**

Draycott berm- remove fallen branches. **Completed**

Blvd. beds- remove fallen branches **Completed**

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

The seasonal color display of marigolds was blooming profusely in all locations. They required no dead heading at this time. As per discussion earlier in the year, the flowerbeds should be totally raised and re-dressed with fresh potting mix prior to the Holiday Season rotation. *Photo below.*

*October*

*October*



*October*



*September*

*September*





**(0) CARRIED FORWARD FROM PRIOR MONTH**

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

**FOR MANAGER** None

**PROPOSALS**

**NEW** Lodge parking lot- Provide proposal to remove ornamental grasses and install sod. **PROPOSAL IN PROCESS**

**NEW** Blvd median at lodge- Provide proposal to remove azaleas and close up beds with sod. **PROPOSAL IN PROCESS**

**NEW** Main monuments- Provide proposal to prune the oak trees in order to allow the Washingtonia palms to grow freely. **PROPOSAL IN PROCESS**

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

**SUMMARY**

RedTree performed to contractual standards for this inspection. The turf was mowed at the proper height for strong growth. The mower blades were sharp, leaving a clean cut. Most of the trimming, edging and cleanup were neatly performed. The soft edging needs to be improved upon in certain areas. The turf color was generally a consistent medium green with a good density in most locations. Some of the high visibility turf appeared to be affected by the onset of patch disease and needs to be treated with fungicide. The broadleaf weed count continued to increase and now that the weather is cooling, these weeds need to be killed off. A fall fertilizer is needed to encourage root growth. A small section of woodline was in need of a cutback. Most of the shrubs and trees were healthy. Some individual shrubs and hedge lines will need corrective pruning measures, which will take some time to properly grow in. Pedestrian clearance pruning of a few trees is needed. The bed and crack weed control was fair and an improvement from the September inspection. No irrigation breaks or leaks were noted. The turf, shrubs and flowers were receiving enough water. The seasonal color display of marigolds was providing good curb appeal. RedTree is maintaining the grounds using proper horticultural techniques.

*It is recommended that future inspection dates be changed to a rotational basis in order to ensure that all contractual "sections" can be inspected. The currently designated date concentrates the inspections predominantly on sections 3 and 4.*

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

Signature Peter Lucadano

Print Name Peter Lucadano

Company RedTree Landscape Systems

Date 10/28/20



### 5 Section Schedule

1. Lodge, Kickliter, 2 Medians in front of the Lodge
2. Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
3. Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
4. Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
5. Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

### Bed Map Notes

Thin Saw Palmettos - Bi-monthly  
 Trim Muhly Grass - Early summer - Other grasses every other month  
 Trim back Palm Trees - Mid-Oct & early summer  
 Hedges & Weeds - Monthly  
 Lift tree limbs in winter - As needed in the summer  
 Deadhead flowers. Keep pots & boxes fresh & healthy - As needed  
 Clean beds, remove leaves, keep mulch defined, remove moss - Monthly  
 Pencil lip Crape Myrtles - As needed  
 Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

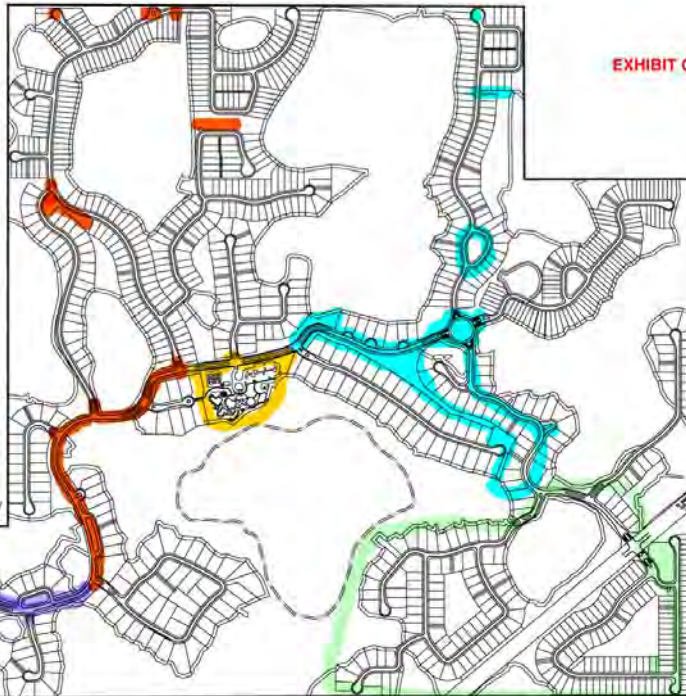


EXHIBIT C

PL



# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D  
Palm Harbor, FL 34683

## LANDSCAPE INSPECTION RESULTS

Date:	November 18, 2020
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Supervisor-None CDD Management-Tish Dobson RedTree Landscape Systems- RJ Johnson PSA Horticultural-Tom Picciano

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

These items must be completed by December 8, 2020 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on December 9, 2020. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

**SCORE 1=POOR 2= FAIR 3=GOOD**

### **3 MOWING/EDGING/TRIMMING**

Cormorant Cove dock- remove leaf drop.

Main exit- hard edge asphalt at traffic light.

Lakewood Retreat/lodge overflow parking- define both sides of viburnum hedge bed.

Grasmere/Blvd corner open space- define both sides of both bottlebrush hedges. *Photo below.*





Bedlines- were soft edged and weeded on both sides. *Photo below.*



The turf was mowed high as per the specifications. Mower blades were sharp, leaving a clean cut. The turf growth has slowed considerably, and the grass will now be mowed every other week. The hard edging was vertical, and the edged material was cleaned out. The line trimming was performed at the same height as the mowing. The beds were neatly defined. The blowing down of hard surfaces was thorough. Only mow turf panels that are actively growing and dedicate that unused mowing labor to items such as woodline cutbacks.

### **3 WOODLINE MAINTENANCE**

Boulevard south of Water's Edge- cut back woodline by bench at pond.

Lodge- cut back entire length of rear woodline.

The woodlines were maintained in accordance with the specifications.

### **3 TURF COLOR**

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

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

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

Stoneleigh park- turf color of common Bermudagrass was a heavily mottled light to medium green. The St. Augustine turf color was a consistent medium green.

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

Oakhurst park- turf color of common Bermudagrass was a heavily mottled light to medium green.

Kendall Heath/Waverly Shores turf color of common Bermudagrass remained a mottled light to medium green. It improved over the past month. The St. Augustine turf was a consistent medium to a consistent dark green.

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

Roundabout- turf color was a consistent medium to a consistent dark green.



*November*



*November*



*November*



*November*



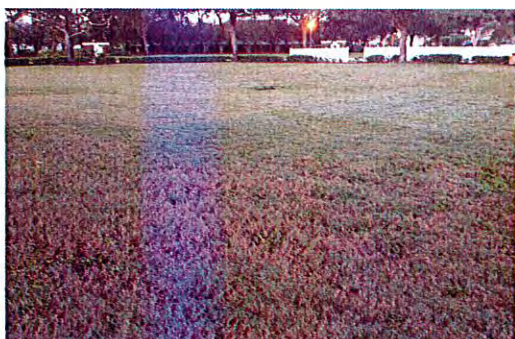
*November*



*October*



*October*



*October*





*September*



*September*



*September*



*September*



*August*



*August*



*August*





July



July



### **3 TURF DENSITY**

Kendall Heath/Waverly Shores- the common Bermudagrass had a fair but improving density. The St. Augustine density was strong.

Boulevard from Lodge to main entry- density was good.

Citrus Blossom park- density was good.

Citrus Blossom common area- density remained strong.

Stoneleigh park- common Bermudagrass density was strong, but it appeared the Bermudagrass was going dormant.

Oakhurst park- common Bermudagrass density was strong, but it appeared the Bermudagrass was going dormant.

Night Heron/Caliente intersection- density was good.

Lodge- density of main lawn was. Density of activity center lawn was strong, but the compacted conditions were leading to weed growth.

Tennis court- density around the tennis court still ranged from fair along the boulevard to strong at the rear of the tennis court.

The Bahia turf density remained strong throughout the community.

### **2 TURF WEED CONTROL**

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

Lodge front door lawn- treat broadleaf weeds.

Lodge rear lawn- treat broadleaf weeds.

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

Main exit from bridge to traffic light- treat broadleaf weeds.

Citrus Blossom common area- treat broadleaf weeds.



Boulevard outbound from lodge to main exit- treat broadleaf weeds.

### **3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH**

Rear of tennis court- treat patch disease by split rail fence.

Main entrance/exit- treat ant mounds along curb.

Boulevard outbound from ranger station to traffic light- continue to monitor and treat any possible disease activity.

The turf was mowed high as per the specifications. There was no indication of insect activity. The broadleaf weeds are still present in high visibility turf, and need to be controlled. Continue to treat the patch disease by the tennis court with fungicide. A fall fertilizer with a low a nitrogen analysis and a high potassium analysis should be applied in order to encourage strong root growth, with minimum top growth. Apply pre-emergent herbicide for crabgrass control when soil temperature is appropriate.

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

Butterfly garden- plants are healthy and growth has slowed.

*September*



*October*



*November*



Deerfields berm- replace two dead viburnum. **WARRANTY WORK.**

Boulevard bridge- remove dead roses.

Main exit monument- treat Fakahatchee grass for spider mites.



Pool deck at rear of gym- remove dead or declining hawthorn.

General work order- once the mowing schedule goes to every other week, begin removing excess mulch from the base of plants that appear to be struggling.

Pool deck- treat duranta for anthracnose disease activity.

Tennis court sidewalk- remove dead or declining hawthorn.

### **3 BED WEED CONTROL**

Deerfield monument- remove bed weeds.

Pool deck- remove bed weeds from coontie palms.

Tennis court split rail fence- remove bed weeds.

Tawny Owl median- treat crack weeds.

Sparrowwood monument- remove bed weeds.

Boulevard sidewalk at pediatric office- treat crack weeds.

Minnow Brook island- remove bed weeds.

Cormorant Cove medians- remove bed weeds.

### **3 IRRIGATION MANAGEMENT**

Pool deck at rear of gym- repair broken dripline.

Oakhurst park- new viburnum are dry.

The turf, shrubs and flowers appear to be receiving sufficient irrigation.

### **3 SHRUB PRUNING**

\*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Blvd at Natures Ridge- prune palmettos along split rail fence. *Photo below.*





Tennis court walkway- prune palmettos.

Main entry medians- palmettos have been thoroughly cut back. *Photo below.*



Eagle's Nest monument- layer lorapetalum and duranta. The duranta in front is too tall. *Photo below.*



Eagle's Crest monument at Americus- remove jasmine growing on the sign.

Heron's Glen monument- prune firebush.

Minnow Brook island- prune dead sections from juniper.

Butterfly garden- cut back sage and milkweed.

### **3 TREE PRUNING**

Lodge disabled parking space- prune low hanging oak tree branches over parking space.

Eagle's Cove- prune low hanging oak tree branches along curb on Pine Knot.

Heron's Wood monument- prune low hanging branches by sign.

Boulevard median at lodge- remove heavy moss accumulation from crape myrtles.

Boulevard median at roundabout- remove heavy moss accumulation from crape myrtles.

Minnow Brook- prune low hanging oak tree branches at end of cul de sac.



## **2 CLEANUP/RUBBISH REMOVAL**

General work order- remove fallen palm boot and branches throughout the property. Due to recent windy conditions.

Stoneleigh cul de sac- remove dead vegetation on left corner.

## **2 APPEARANCE OF SEASONAL COLOR**

The seasonal color display of marigolds was in decline and need to be replace with the Holiday Season planting. The plants have grown leggy and have also been damaged by the recent storm. As per discussion earlier in the year, the flowerbeds should be totally raised and re-dressed with fresh potting mix prior to the Holiday Season rotation. *Photo below.*

*November*



*November*



*October*



*October*



*October*





September

September



**(0) CARRIED FORWARD FROM PRIOR MONTH**

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

**FOR MANAGER**

None

**PROPOSALS**

**NEW-** Provide proposal to close in empty bed space on the Deerfields berm. *Photo below.*



Lodge parking lot- Provide proposal to remove ornamental grasses and install sod.

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

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



## SUMMARY

Redtree performed to contractual standards for this inspection. The turf was cut high and with sharp blades as per the specifications. The trimming, edging and cleanup were neatly performed. The beds were soft edged on the front and backside of all beds. The turf color was generally a consistent medium green throughout most of the community. The density remained relatively strong. The high visibility turf continued to be affected by broadleaf weed growth. They can be managed by spot treating. There was patch disease activity on the rear tennis court lawn, which should continue to be treated with fungicides on a regularly scheduled basis. The shrubs and trees were healthy. Insect and disease pressures are reduced in the cooler weather. Some shrubs and trees need pruning. The palmettos and Fakahatchee grass were neatly pruned. There were only few visible bed and crack weeds. Some easily correctable irrigation issues were noted. The seasonal marigold display is in decline and needs to be replaced with Holiday Season planting. Redtree is maintaining the grounds using proper horticultural techniques.

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

Signature \_\_\_\_\_

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

Company \_\_\_\_\_

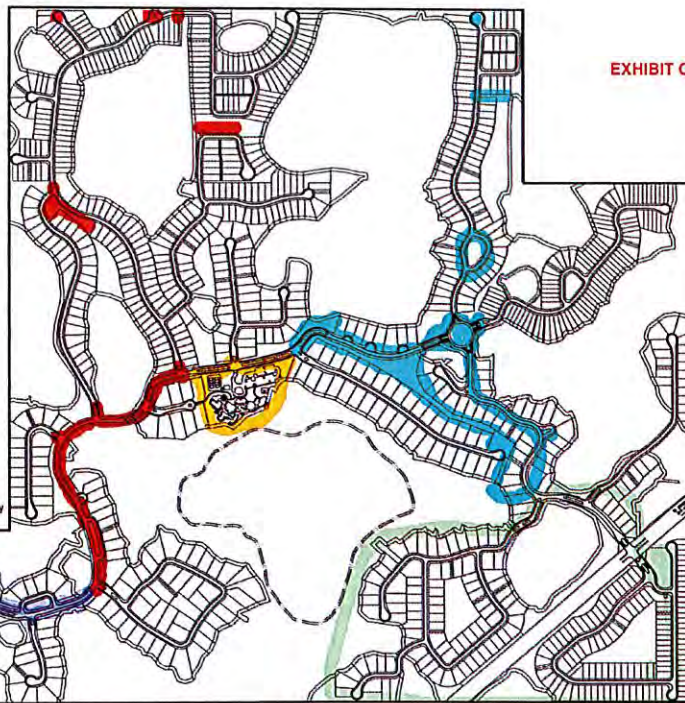
Date \_\_\_\_\_

### 5 Section Schedule

- 1.** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2.** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3.** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4.** Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
- 5.** Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

### Bed Map Notes

Thin Saw Palmettos - Bi-monthly  
Trim Mulky Grass - Early summer - Other grasses every other month  
Trim back Palm Trees - Mid-Oct. & early summer  
Hedges & Weeds - Monthly  
Lift tree limbs in winter - As needed in the summer  
Deadhead flowers. Keep pots & boxes trash & healthy - As needed  
Clean beds, remove leaves, keep mulch defined, remove moss - Monthly  
Pencil tip Grape Myrtles - As needed  
Keep overhanging limbs on wood line out back. Line trim wood line - Monthly





# Tab 8





**GHS Environmental**  
**PO Box 55802**  
**St. Petersburg, FL 33732-5802**  
**727-667-6786**

November 24, 2020

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

**Re: The Preserve at Wilderness Lake Community Development District (CDD)  
November 2020 Summary Report**

Dear Mr. Huber,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of November 2020 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

**Dates Worked Performed:** October 27, November 10, 18, 19, 21, 22, 23 and 24

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

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Field review of conservation area located behind 21011 Pine Knot Lane with T. Dobson. Discussed corrective actions needed per the Southwest Florida Water Management District guidelines and Environmental Resource Permit.
4. Coordination with T. Dobson concerning erosion into Pond 35 occurring from the Caliente Boulevard right-of-way. Reviewed pictures and provided information.
5. Field meeting with T. Dobson to review islands in Wetland G per resident's inquiry.
6. Reviewed the "Best Management Practices for Blue-Green Algal Blooms" provided by T. Dobson and discussed the management/treatment if it becomes present at WLP.
7. Coordination with T. Dobson on a start date for the Wetland T Buffer project.
8. Field checked the control structure (CS-P2) located in Wetland P to ensure there are no blockages and water is flowing as designed.
9. Removed construction fabric from structure BB-C1.
10. Coordination with T. Dobson on the vacant WLP Wetland Staff position for potential replacement.
11. Phone and e-mail coordination with WLP staff (T. Dobson).
12. Prepared and submitted monthly summary report.





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

Sincerely yours,

**GHS Environmental**

A handwritten signature in black ink, appearing to read 'C. Burnite'.

Chuck Burnite  
Senior Environmental Scientist



**THE PRESERVE AT  
WILDERNESS LAKES CDD**

Map of Stormwater Ponds,  
Natural Wetlands and Wood  
Line Trimming Areas

**Legend**

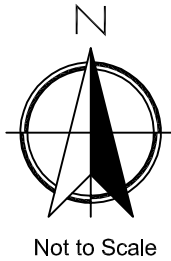
- Stormwater Ponds
- Natural Wetland Systems
- Natural Lake (Open Water)
- Property Boundary
- Cul-De-Sac Maintenance
- Weir
- Bubbler Box
- Control Structure
- Drainage Flow

**Wood Line Trimming Areas**

- Maintenance Area No. 1
- Maintenance Area No. 2
- Maintenance Area No. 3
- Maintenance Area No. 4
- Maintenance Area No. 5
- Maintenance Area No. 6
- Maintenance Area No. 7
- Maintenance Area No. 8
- Maintenance Area No. 9
- Maintenance Area No. 10
- Maintenance Area No. 11
- Maintenance Area No. 12

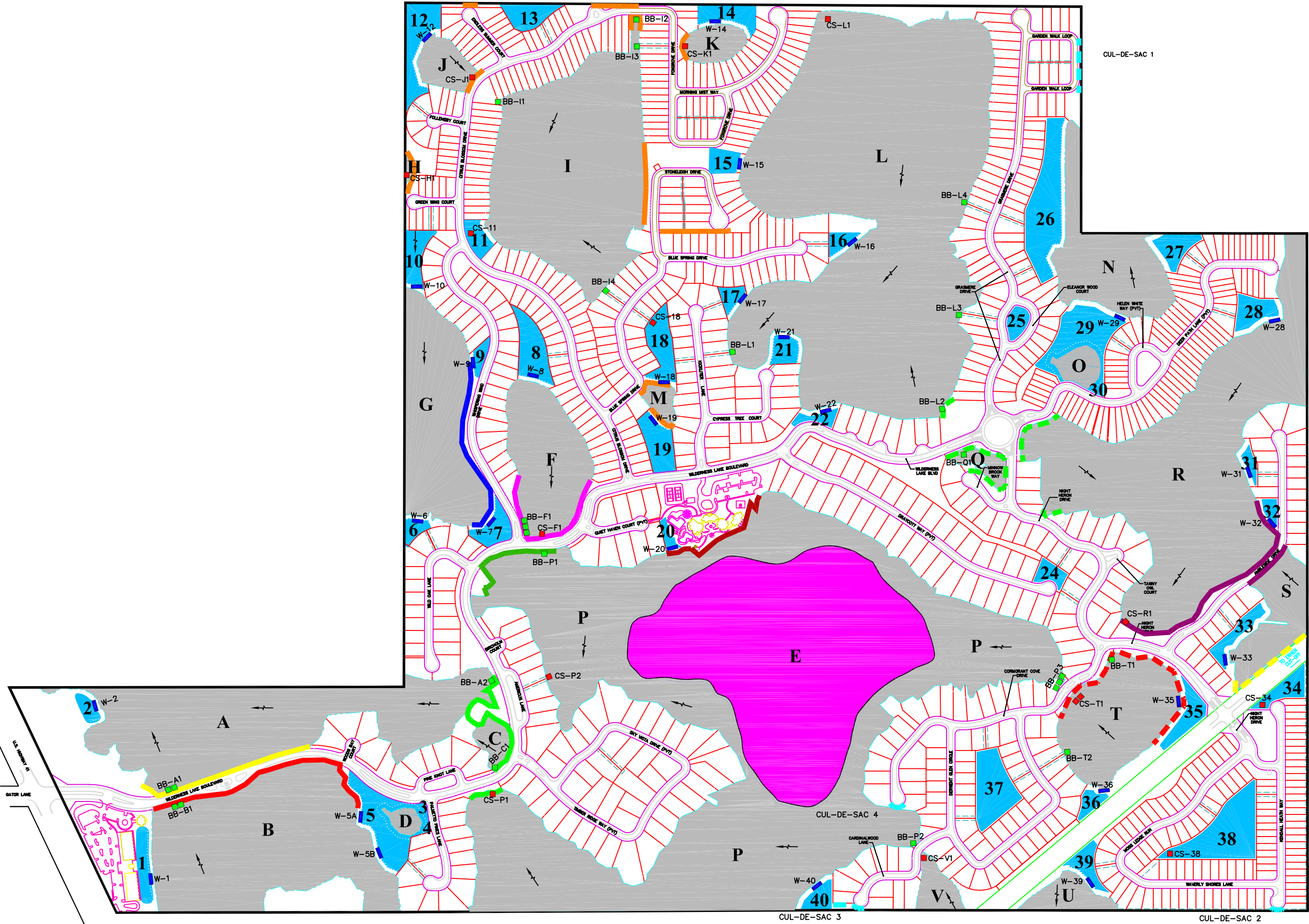
Note: Natural Lake "E" was  
previously identified as Stormwater  
Pond No. 23 on maps prepared by  
others. Since this area is natural,  
it has been moved into the wetland  
lettering system. There is no  
Stormwater Pond No. 23.

Date: September 18, 2020



**GHS** LLC

GHS Environmental  
PO Box 55802  
St. Petersburg, FL 33732-5582  
Phone: 727-432-2820  
Chuck@GHSEnvironmental.com  
www.GHSEnvironmental.com





# Tab 9





## **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

### **November 2020 Clubhouse Operations/Maintenance Updates**

- Replaced burnt out lights throughout the Lodge buildings.
- Removed cobwebs from all the buildings and docks. (Ongoing)
- Removed trash from Bay Lake and the community ponds.
- Sanitized all the playground equipment daily. (Lodge Playground, Citrus Blossom/Whispering Wind Playground, Stoneleigh/Foxgrove Playground, and Oakhurst/Woodsmere Playground.)
- Assisted with the setup of the following events and meetings: Kid's Art Class, Adult Art Class, CDD meeting, ARC meetings, and Trivia Night.
- Hurricane Eta preparation and cleanup.
- Replaced four landscape lights and repaired five.
- Repaired the fence line in front of the Tennis Courts.
- Removed one pergola from the pool deck. (Three of the four support weld beads rusted through the structure.) \*Replacement on order.
- Pressure washed the poolside umbrellas, breezeway pavers, and the courtyard pavers.
- Assembled the new Tennis Volley machine.
- Assembled and installed the Oakhurst/Woodsmere Park grills.
- Repaired two park benches.
- Repaired several sections of pavers at US Hwy. 41 and WL Blvd.
- Repaired a section of molding on the cabinets in the Men's and Women's Locker Rooms.
- Replaced a "No Parking" sign on Whispering Wind Drive.
- Replaced the pressure washer wheels.
- Made several repairs to the jack and bore safety zone located at the corner of Night Heron Drive and Caliente Blvd.
- Reported a nuisance alligator to Florida Fish and Wildlife. Ref. #: 457090 (Grasmere Drive)
- Repaired several poolside chairs.
- Deep cleaned the Lodge stone floor.
- Cleaned the upper windows of the Nature Center and Activities Center.
- Replaced the anti-slip rubber shower mats.
- Treated the CDD owned sidewalks & curbing with the rust remover, Snow Cap.
- Leveling sections of CDD common area sidewalks is currently in progress.
- Treated for ants throughout the community.
- Removed rust stains from several stone columns, white caps, and sections of fence line at the Lodge and throughout the community.
- Cleaned the gutters.
- Removed gum from the sidewalks throughout the Lodge campus and around the pool decks.
- Bleached all poolside tables. (Weekly)





Wilderness Lake Preserve Community Development District (CDD)

**4th Quarter 2019/2020 Projected Projects**

- Oakhurst/Woodsmere Park Enhancement update.
  - One Custom Garden Swing - \$1,384.00 (with install) - **Ordered - Accepted delivery**
  - Two grills - \$360.00 - **Installed**
  - Two round picnic tables - \$1,910.00 - **(One picnic table is a replacement as the original picnic table was discarded due to dry rot.) - Ordered - Accepted delivery**
  - Six Florida Red Maple trees - \$2,166.00 - **(Lost 8 Pine Trees in the park over the last two years.) - Ordered - Installed**
  - (40) Three-gallon Suspensum Viburnum shrubs to fill in the remaining hedge line. - \$640.00 (Replacement shrubs) - **Ordered - Installed**
  - Three sections of white vinyl fencing along the Night Heron side of the park. Sections totaling 110 linear feet.
    - Bravo Fence - \$1,912.00 - **Installed**
  - **Total project - \$9,175.69 (Includes shipping & handling for the grills and picnic tables)**
  - Consider crown trimming & pruning the Oaks bordering the park. - **Completed**

**1st Quarter 2020/2021 Projected Projects**

- Wetland T Buffer Maintenance Project. - **Budget line item: Wetlands - Special Projects**
  - Proposal approved:
    - GHS - \$4,060.00 - **Scheduled for the week of December 14<sup>th</sup>, weather permitting.**
- Add an additional pump and well for irrigation to service the area from the corner of Night Heron Blvd./Caliente Blvd. to the Deerfield's pump and well. **Budget line item: Irrigation**
  - Proposal approved:
    - RedTree Landscape Systems Proposals - \$25,008.75 - **Scheduled for December/January, weather permitting.**

**2nd Quarter 2020/2021 Projected Projects**

- Resurface the Tennis Courts. - **Budget line item: Reserves**
  - Proposal approved:
    - Florida Courts - \$13,900.00 - Two-year warranty - **Scheduled for January 2021.**
- Street paver repair: Inbound and outbound lanes from US Hwy. 41 to the Ranger Station. - **Budget line item: Reserves**
  - Proposal approved:
    - ACPLM - \$3,994.00 - One-year material and labor warranty.
- Repaint the main entry doors. (12 - 14)- **Budget line item: Reserves**
  - Proposals forthcoming:
    - Munyan Painting and Restoration
    - The Daily Group





## Wilderness Lake Preserve Community Development District (CDD)

### ➤ AIC Painting Services

- Resurface the Splash Pad. - **Budget line item: Reserves**
  - Proposal forthcoming:
    - Specialty Surfaces
- Replace the Maintenance shed roof. - **Budget line item: Reserves**
  - Bayside Roofing - \$3,025.00
  - Cost to replace the shed with a steel/aluminum body shed:
    - Steel/Aluminum shed shell 12' W x 30' D x 10' H with one entry door and one roll up door: \$4,200.00 - \$4,900.00
    - Build-out shelves on-site: \$1,000.00+/-
    - Electrical disconnect/reconnect/install outlets: \$750.00+/-
    - Removal of existing shed and/construction dumpster: \$750.00+/-
    - **Total estimated replacement cost: \$7,400.00 +/-**

### Landscape Lighting

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

### A Total Solution, Inc.

- Tuesday, November 3<sup>rd</sup>, reprogrammed the Fitness Center schedule module as it encountered a malfunction.

### Cardno

- Preparing proposals for sidewalk panel replacement, repainting of doors throughout the facility (main entry doors), cleaning of the shingles, and repairs of the courtyard/poolside pavers.
- Friday, November 20<sup>th</sup>, assisted the Lodge Manager with the Caliente berm/Tampa Bay Water project.

### Cool Coast Heating & Cooling

- Submitted a proposal to add UV lights to the HVAC systems. (Lodge, Activities Center, and Nature Center. Fitness Center was completed during the HVAC project.)

### Egis Insurance & Risk Advisors

- Tuesday, November 17<sup>th</sup>, hosted a "Playground Safety" - Best Practices to Minimize Injuries and Liabilities webinar, attended by the Lodge Manager.

### Extreme Concrete Cleaning

- Wednesday, November 4<sup>th</sup>, began cleaning the CDD owned sidewalks throughout the community.





## **Wilderness Lake Preserve Community Development District (CDD)**

### **Fitness Logic**

- Tuesday, November 17<sup>th</sup>, performed the monthly maintenance: tested and cleaned all the equipment. Made the necessary adjustments.
- Scheduled to replace the Keypad on one of the True Upright bikes.

### **Himes Electric**

- Monday, November 23<sup>rd</sup>, scheduled to repair a chandelier in the Activities Center.

### **Home Res-Q Inc.**

- Thursday, November 5<sup>th</sup>, repaired the Fitness Center breezeway gutters that were damaged during the trimming of an Oak tree. (Contracted by RedTree Landscape Systems.)
- Submitting a proposal to repair several additional gutters throughout the Lodge recreational campus.

### **Illuminations Holiday Lighting**

- Thursday, November 5<sup>th</sup>, began the installation of the holiday lighting, garland, and wreaths.

### **PSA**

- Wednesday, November 18<sup>th</sup>, conducted the monthly Landscape Inspection.

### **RedTree Landscape Systems**

- Wednesday, November 18<sup>th</sup>, present during the monthly Landscape Inspection.
- Responded to several irrigation issues throughout the community.
- Added a top dressing of playground ADA mulch.
- Submitted proposals to repair sod and existing landscape beds throughout the community. Proposals approved by Staff.
- Submitted proposals to prune potentially hazardous Oaks and Pines throughout the community. Proposals approved by Staff.
- Preparing a proposal to add a line of rotors to the frontside of Derwent Glen berm. The rotors will assist in restoring the hedge and sod that is crucial to the integrity of the berm. This improvement will mirror the irrigation on the Moss Ledge Run berm.
- Assisting with the remaining tree count for redistribution of funds to allow for additional pruning. Final count to be submitted in January.

### **Site Masters**

- Submitted a proposal to repair/replace several sidewalk panels throughout the community.





## **Wilderness Lake Preserve Community Development District (CDD)**

### **Sir Speedy**

- Mailed out the December Newsletter.

### **Tampa Bay Water**

- Thursday, November 19<sup>th</sup>, began an excavation project along the berm at the corner of Night Heron Drive and Caliente Blvd. The project continued through the week of Thanksgiving and required the assistance of the Lodge Manager as the project impacted the berm, irrigation, and pond #35.

### **Tropicare Termite and Pest Control, Inc.**

- Tuesday, November 10<sup>th</sup>, applied the bi-monthly pest control treatment.
- The Maintenance shed and yard was treated with a Preventative Subterranean Termite treatment on February 3<sup>rd</sup>. **Cost: \$200.00 - \$50.00 per year for the next four years.**

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

10/28 – Patrolled the community and conducted multiple footpatrols around the Lodge facilities.  
10/30 – Patrolled the community and Lodge facilities. Encountered three teens on the Lodge playground at 12:30am. Advised the teens of hours of operation. They left without incident.  
11/4 – Conducted routine patrols of the community and Lodge, without incident.  
11/6 – Conducted hourly patrols of the community and Lodge, without incident.  
11/7 – Upon arrival, was briefed on multiple auto burglaries and was advised to be on the lookout for vehicles traveling in groups throughout the community. Throughout the shift, conducted patrols of the community and recreational facilities. No issues to report.  
11/11 – Patrolled the community and Lodge facilities without incident. Did not make contact with anyone during the patrols.  
11/13 – Conducted routine patrols of the community and Lodge facilities. No issues to report.  
11/14 – Routine patrol of the community and Lodge, without incident.  
11/18 – Patrolled the community and Lodge facilities, paying close attention to the pools and Jacuzzi. No suspicious activity to report.  
11/20 – Routine patrol of the community and Lodge. Made contact with one resident due to illegal street parking.

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

10/23 – Routine check. Redistributed playground mulch throughout the playgrounds.  
10/30 – Removed several bee's nests from the playground equipment.  
11/6 – Began prepping for Hurricane Eta.  
11/13 – Continual storm cleanup.  
11/20 – Adjusted the Volleyball Court net cables to prevent entanglement.





## 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.**

11/2 – Lodge Event – Playground  
11/2 – Resident Event – Theatre  
11/2 – Girl Scouts – Classroom  
11/2 – ARC Mtg. – Main Lodge  
11/2 – Resident Event – A/C & Classroom  
11/4 – Resident Event – Theatre  
11/4 – CDD Mtg. – A/C  
11/7 – Kid's Art Class – A/C  
11/7 – Adult Art Class – A/C  
11/9 – Lodge Event – Playground  
11/9 – Resident Event – Theatre  
11/11 – Resident Event – Theatre  
11/16 – Lodge Event – Playground  
11/16 – Resident Event – Theatre  
11/16 – Girl Scouts – Classroom  
11/16 – ARC Mtg. – Main Lodge  
11/16 – Resident Event – A/C & Classroom  
11/18 – Resident Event – Theatre  
11/20 – Trivia Night – A/C  
11/23 – Lodge Event – Playground  
11/23 – Resident Event – Theatre  
11/24 – HOA Mtg. – Virtual  
11/30 – Lodge Event – Playground

### **Upcoming Events**

#### ➤ **December**

- Saturday, Dec. 5<sup>th</sup> – Santa's Arrival & Tree Lighting
- Thursday, Dec. 10<sup>th</sup> – Lighting of the Menorah
- Saturday, Dec. 12<sup>th</sup> – Gingerbread Houses and Holiday Workshop
- Saturday, Dec. 19<sup>th</sup> – Breakfast with Santa
- Tuesday, Dec. 29<sup>th</sup> – Badminton Bash
- Wednesday, Dec. 30<sup>th</sup> – Frisbee Golf Frenzy

#### ➤ **January**

- Saturday, Jan. 2<sup>nd</sup> – Ice Cream Social
- Friday, Jan. 8<sup>th</sup> – Basketball Bonanza





### Wilderness Lake Preserve Community Development District (CDD)

- Sunday, Jan. 17<sup>th</sup> – Ping Pong Madness
- Saturday, Jan. 23<sup>rd</sup> – Corn Hole Challenge
- Sunday, Jan. 31<sup>st</sup> – Badminton Bash

### Conservation Area Violations

#### Ambleside Drive Conservation/Setback Violation Update

- Continual monitoring with site visits in progress: **11/18**
- Refurbished area is thriving.

#### Pine Knot Lane Conservation/Setback Violation

- Trimming of vegetation without permission, dumping of lawn debris, and storage of construction debris. Letter of cease and desist sent to homeowner by the District Manager.
- Remediation Plan to be implemented by GHS Environmental.

### Dog Park Update

- Pre-application meeting: Tuesday, August 11<sup>th</sup> was canceled by Pasco County after researching the current zoning for both parcels. Provided the following information.
- The pre-application meeting fee of \$256.06 was refunded.
- **Site 1 - Parcel #: 36-25-18-0020-00000-0L40 - Location:** South side of WL Blvd. near Lakewood Retreat. The parcel is designated/zoned as a **Green Space Only**, which does not permit the lot to be used as a Dog Park. Rezoning is required for a Dog Park.
- **Site 2 - Parcel #: 36-25-18-0020-00000-0L70 - Location:** North side of WL Blvd. near the roundabout and Egret Glade. The parcel is zoned as a **Park**, which permits the lot to be used as a Dog Park.
  - Under the current zoning of a Park and/or Green Space, parking is not permitted at either site. Rezoning of the lot(s) is required for parking and Pasco County highly discouraged the rezoning of either site.
  - Pasco County recommends the following if the District intends to move forward with a Dog Park:
    - Notify and poll the surrounding homeowners as this may not be a favorable addition since they did not purchase their home with the intent of living next to a Dog Park.
    - Consider installing a fence, a bench, trash receptacle, water fountain, and an additional dog waste station.
- **Site 3 (Alternate Option – Two Lodge Lots) - Parcel #: 36-25-18-0010-00000-RC10 & Parcel #: 36-25-18-0020-00000-0L10 - Location:** Lodge overflow parking field. **The two lots may be utilized as a Dog Park.** \*This area also includes the entrance into the Maintenance & Conservation Dumpster Storage Yards.
- **The addition of a Dog Park is considered a Capital Improvement and is not currently allotted for within the 2019/2020 & 2020/2021 budgets.**





**Wilderness Lake Preserve Community Development District (CDD)**

- **Site 4 - Parcel #: 36-25-18-0030-0L800-0000 - Location:** End of Grasmere Drive. The parcel is designated/zoned as a **Green Space Only**, which does not permit the lot to be used as a Dog Park. Rezoning is required for a Dog Park.
- Dog Park Survey - Survey questions being submitted to the District Manager.
- **Survey questions to be reviewed by the District Manager. - In progress**

**Resident Request**

- No Fishing Signs – Request to add a “No Fishing” sign at the Draycott Way pond.





Wilderness Lake Preserve Community Development District (CDD)

**Radar Speed Sign #1 located on Wilderness Lake Blvd.**

**10/19/2020 – 11/17/2020 Radar Results**

<b>Date:</b>	<b># of Vehicles</b>	<b># of Violators 21mph &amp; up</b>	<b>Peak Speed of the Day</b>	<b>Average Speed of the Day</b>	<b>% of Violators for the Day</b>
10/19/2020	1098	567	41	20.87	51.64
10/20/2020	1286	623	36	20.68	48.44
10/21/2020	1188	609	38	20.84	51.26
10/22/2020	1316	695	39	20.84	52.81
10/23/2020	1388	689	40	20.76	49.64
10/24/2020	1219	690	40	21.10	56.60
10/25/2020	966	565	40	21.30	58.49
10/26/2020	1251	633	40	20.91	50.60
10/27/2020	1324	706	48	20.99	53.32
10/28/2020	1307	661	37	20.76	50.57
10/29/2020	1298	694	38	21.05	53.47
10/30/2020	1439	676	36	20.51	46.98
10/31/2020	1296	709	38	21.04	54.71
11/1/2020	1071	591	39	21.05	55.18
11/2/2020	1213	596	36	20.79	49.13
11/3/2020	1348	724	53	21.02	53.71
11/4/2020	1270	697	38	21.04	54.88
11/5/2020	1295	664	38	20.87	51.27
11/6/2020	924	524	38	21.16	56.71
11/7/2020	1297	655	53	20.70	50.50
11/8/2020	1041	614	45	21.32	58.98
11/9/2020	1148	637	38	21.08	55.49
11/10/2020	1277	589	41	20.37	46.12
11/11/2020	1062	585	39	21.16	55.08
11/12/2020	1078	565	43	20.66	52.41
11/13/2020	1306	737	41	21.17	56.43
11/14/2020	1176	668	37	21.14	56.80
11/15/2020	1036	620	43	21.41	59.85
11/16/2020	1200	654	35	21.19	54.50
11/17/2020	1281	626	43	20.69	48.87
<b>Totals:</b>	<b>36399</b>	<b>19263</b>	<b>Avg. 40</b>	<b>20.93</b>	<b>52.92</b>
			<b>High 53</b>		





Wilderness Lake Preserve Community Development District (CDD)

**Radar Speed Sign #2 located on Night Heron Drive**

**10/22/2020 – 11/20/2020 Radar Results \*Corrupt data for 11/12 & 11/13.**

<b>Date:</b>	<b># of Vehicles</b>	<b># of Violators 21mph &amp; up</b>	<b>Peak Speed of the Day</b>	<b>Average Speed of the Day</b>	<b>% of Violators for the Day</b>
10/22/2020	962	319	60	19.18	33.16
10/23/2020	1039	351	37	19.05	33.78
10/24/2020	924	322	36	19.29	34.85
10/25/2020	748	247	42	19.22	33.02
10/26/2020	895	317	36	19.35	35.42
10/27/2020	641	227	35	19.21	35.41
10/28/2020	788	284	41	19.52	36.04
10/29/2020	953	360	44	19.54	37.78
10/30/2020	1021	387	41	19.49	37.90
10/31/2020	998	332	35	18.95	33.27
11/1/2020	766	240	51	18.75	31.33
11/2/2020	938	298	40	19.04	31.77
11/3/2020	287	79	40	18.69	27.53
11/4/2020	798	298	36	19.43	37.34
11/5/2020	913	321	64	19.45	35.16
11/6/2020	1038	365	38	19.32	35.16
11/7/2020	1001	266	40	18.55	26.57
11/8/2020	747	268	36	19.36	35.88
11/9/2020	913	317	35	19.28	34.72
11/10/2020	987	308	41	18.65	31.21
11/11/2020	93	22	35	15.54	23.66
11/14/2020	422	147	37	19.41	34.83
11/15/2020	720	275	35	19.51	38.19
11/16/2020	952	312	42	19.07	32.77
11/17/2020	988	282	85	18.85	28.54
11/18/2020	1013	299	39	18.85	29.52
11/19/2020	954	298	77	19.02	31.24
11/20/2020	1081	283	37	18.65	26.18
<b>Totals:</b>	<b>23580</b>	<b>7824</b>	<b>Avg. 43</b>	<b>19.11</b>	<b>33.18</b>
			<b>High 85</b>		



## Event's Summary Report October & November 2020

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2020/2021 Yearly Budget \$30,000
Community Fall Garage Sale 10/3/2020 - Canceled due to COVID	\$200	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Kid's Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Adult Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Bacon Boss 10/11/2020	\$0	25	0	\$0.00	\$0.00	\$0.00	\$0.00
Fall Festival 10/17/2020	\$1,700	155	0	\$1,630.03	\$125.00	(\$1,505.03)	\$28,369.97
Haunted House 10/23/2020 & 10/24/2020	\$600	158	0	\$398.03	\$323.55	\$74.48	\$27,971.94
Best Decorated House 10/29/2020	\$75	10	0	\$30.00	\$0.00	(\$30.00)	\$27,941.94
Puppies and Pumpkins 10/30/2020	\$200	21	0	\$115.91	\$0.00	(\$115.19)	\$27,826.03
Kid's Costume Parade 10/31/2020	\$150	175	0	\$40.34	\$0.00	(\$40.34)	\$27,785.69
Kids Art Class 11/7/2020	\$0	1	0	\$0.00	\$2.00	\$2.00	\$27,785.89
Adult Art Class 11/7/2020	\$0	2	0	\$0.00	\$4.00		\$27,785.69
Trivia Night 11/20/2020	\$50	0	0	\$0.00	\$0.00		\$27,785.69
<b>Totals:</b>	\$2,975		\$0	\$2,214.31	\$454.55	(\$1,614.08)	\$27,785.69

Events highlighted in yellow were canceled due to COVID-19

\* Deposits & Credits on the books from COVID-19 cancellations - Bounce House \$50.00 & \*\*Strictly Entertainment - \$1,275 Total: \$1,325

\*\*Strictly Entertainment credit being applied to the December events.

### General Events Supplies

Linens - Laundry Service				\$0.00			\$27,785.69
CDD meetings				\$0.00			\$27,785.69
Storage unit, storage supplies, electronic communication program, movie license, and props				\$606.45			\$27,179.24
Misc. items				\$0.00			\$27,179.24
<b>Totals:</b>				\$606.45			\$27,179.24



## **Tab 10**



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 November 4, 2020 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

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

Also, present Via Zoom were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley, Robin, &amp; Vericker</b> <i>(via conference call)</i>
Tish Dobson	<b>Lodge Manager, Preserve at Wilderness Lake</b>
Greg Woodcock	<b>District Engineer, Cardno</b>
Theresa Harvison	<b>Representative, HOA</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order /Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Audience comments were entertained regarding the maintenance of the fencing in the front of the community. The Lodge Manager explained that this fence is owned by the commercial developer.

**THIRD ORDER OF BUSINESS**

**Board Supervisor Requests and Walk on Items**

Mr. Huber asked the Board if they had any walk-on items.

Ms. Edwards requested District staff to look into means to allow the audience to still join



the District meetings via Zoom. A discussion ensued regarding the need for some additional equipment in order to accommodate this request. Mr. Diver offered to assist in the research of the equipment for the request. Mr. Diver requested District staff obtain proposals for UV lights to be installed in the HVAC system in order to assist in the COVID-19 preventative measures. Mr. Diver also requested to table the Dog park Survey in order to allow the new incoming Board members to consider it. Mr. Huber then moved to discussion of Dog Park Survey.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Dog Park Survey**

Mr. Estel gave his thoughts to the Board with them deciding it would be best to table any further discussions until the new members come on board.

On a Motion by Mr. Diver, seconded by Mr. Weissing, with four in favor and one opposed (Sam Watson), the Board of Supervisors approved tabling the Discussion Regarding the Dog Park Survey until their December Board meeting for Preserve at Wilderness Lake Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Use of the District's Facilities for Public Forums**

Mr. Huber opened the discussion regarding the use of the District's facilities for public forums. Mr. Weissing stated that this discussion should also be held until the December Board meeting.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Parking Rules and Regulations**

Mr. Huber opened the discussion regarding Parking Rules and Regulations. A discussion ensued regarding the process carried out by the Lodge staff when a vehicle is illegally parked. No further action was taken.

**SEVENTH ORDER OF BUSINESS**

**General Interest Items**

**A. Landscaping Report**

Mr. Lucadano reviewed his report, and he gave the Board his update while entertaining questions regarding the Spring annuals mix.

**B. GHS Environmental Report**

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

**C. Lodge Manager's Report.**

Ms. Dobson presented her report.

**1. Aquatics Updates**

Ms. Dobson gave an update on the aquatic maintenance.



89  
90 **2. Wetland T Update**

91 Ms. Dobson gave an update on Wetland T.  
92

On a Motion by Mr. Estel, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved GHS's proposal for Wetland T in the amount of \$4,060.00 for Preserve at Wilderness Lake Community Development District.

93  
94 **3. Oakhurst/Woodsmere Park Update**

95 Ms. Dobson gave an update on Oakhurst/Woodsmere Park.  
96

97 **4. Tennis Court Resurfacing Update**

98 Ms. Dodson gave an update on the tennis court resurfacing. She presented the  
99 proposals for the tennis court re-surfacing with the Board choosing Florida Courts.  
100

On a Motion by Mr. Weissing, seconded by Mr. Estel, with all in favor, the Board of Supervisors approved Florida Court's proposal for the tennis court re-surfacing in the amount of \$13,900.00 for Preserve at Wilderness Lake Community Development District.

101  
102 **D. District Counsel**

103 Mr. Vericker reported on the in-person meetings now. He will research the use of  
104 technology to support Zoom type meetings for the audience members.  
105

106 **E. District Engineer**

107 Mr. Woodcock updated the Board on the cleaning of the culverts. He stated that the  
108 erosion repairs on Deerpath and pond #35 will be repaired and the pool copping is  
109 completed. Mr. Woodcock said there is ongoing work with the amenity paver deck.  
110

111 *The Board took a recess at 8:05 p.m. and returned on the record at 8:15 p.m. with all*  
112 *those originally present still in attendance.*  
113

114 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of  
Supervisors' Meeting held on October 7,  
2020**

115  
116  
117  
118 Mr. Huber presented the minutes of the Board of Supervisors' meeting held on October 7,  
119 2020. There were no changes.  
120

On a Motion by Mr. Diver, seconded by Mr. Estel, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on October 7, 2020, as presented, for the Preserve at Wilderness Lake Community Development District.

121  
122 **NINTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for September**



**2020**

Mr. Huber presented the Operation & Maintenance Expenditures for September 2020.

On a Motion by Ms. Edwards, seconded by Mr. Estel, with all in favor, the Board of Supervisors approve the Operation & Expenditures Report for September 2020 (\$165,840.28) for the Preserve at Wilderness Lake Community Development District.

**TENTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Huber presented the Financial Statements for August 2020 and the Reserve Study Report. There were no questions.

Mr. Huber gave his report and mentioned the next meeting date of December 2, 2020 at 9:30 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Huber asked if there were any Supervisor requests. Mr. Weissing updated the board on the AT&T award which will be given on December 5<sup>th</sup>.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Diver, seconded by Mr. Estel, with all in favor, the Board of Supervisors adjourned the meeting at 9:10 p.m. for the Preserve at Wilderness Lake Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman



# Tab 11



# 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 October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020.

The total items being presented:           **\$129,990.76**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Alsco, Inc.	012329	LTAM873467	Linen & Mat Service 10/20	Facility Supplies- Spa	\$ 130.69	1
Alsco, Inc.	012357	LTAM875249	Linen & Mat Service 10/20	Facility Supplies- Spa	\$ 130.69	2
Beth Edwards	012344	BE100720	Board of Supervisors Meeting 10/07/20	Supervisor Fees	\$ 200.00	3
Charles L. Weissing	012354	LW100720	Board of Supervisors Meeting 10/07/20	Supervisor Fees	\$ 200.00	3
Cool Coast Heating & Cooling Inc	012341	5521	A/C Installation of York 5 Ton Handler 10/20	Capital Reserves	\$ 4,400.00	4
Duke Energy	012330	60574 01168 09/20	Herons Glen Sign 09/20	Electric Utility Services	\$ 15.56	5
Duke Energy	012330	83196 80556 09/20	Herons Wood Sign 09/20	Electric Utility Services	\$ 15.06	8
Duke Energy	012343	91468 53580 09/20	Summary Bill 09/20	Electric Utility Services	\$ 12,285.18	11
Duke Energy	012343	94409 44391 09/20	Summary Bill 09/20	Electric Utility Services	\$ 1,224.04	14
Ferguson Enterprises	012356	8817856	Lodge Faucets 10/20	Capital Reserves	\$ 1,211.64	22
Fitness Logic, Inc.	012319	97669	Repairs - Athletic Equipment 09/20	Fitness Equipment Repairs	\$ 214.00	23
Fitness Logic, Inc.	012346	97896	Monthly Maintenance 10/20	Fitness Equipment Preventative	\$ 110.00	25
FITREV Inc.	012347	21774	Gym Wipes 2 Cases Plus Shipping 10/20	Facility Supplies- Spa	\$ 557.04	26
Florida Department of Revenue	012331	61-8014999201-4 09/20	Sales & Use Tax 09/20	Sales Tax Payable	\$ 76.69	27
Frontier Communications	012320	239-159-2085- 030513-5 09/20	Fios Internet 09/20	Telephone, Fax & Internet	\$ 120.98	28



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Frontier Communications	012358	813-929-9402-041519-5 10/20	813-929-9402 Phone Service 10/20	Telephone, Fax & Internet	\$ 135.98	31
Frontier Communications	012320	813-995-2437-061803-5 09/20	813-995-2437 Phone Service 09/20	Telephone, Fax & Internet	\$ 769.02	34
Frontier Communications	012320	813-995-2907-040103-5 09/20	Frontier Phone and Internet 09/20	Telephone, Fax & Internet	\$ 62.25	38
GHS Environmental	012348	2020-529	Monthly Aquatic Weed Control Program 09/20	Lake & Wetlands Management	\$ 4,165.00	41
Gulf Coast Tractor & Equipment	012359	200-2008813	2-Cycle Mix 10/20	Maintenance & Repairs - Lodge	\$ 14.88	42
Harris Romaner Graphics	012321	20190	Sign & Pass Decals (100) 09/20	Resident Services	\$ 140.00	43
Harris Romaner Graphics	012360	20227	Repair Roof at Guardhouse 10/20	Maintenance & Repairs - Lodge	\$ 500.00	44
Himes Electrical Service, Inc.	012332	21495	Service Call Adj Switch for Splash Pad 10/20	Maintenance & Repairs - Lodge	\$ 195.00	45
Holloway's Farm Supply	012361	0609	Supplies - Game Fish Chow 06/20	Resident Services	\$ 29.99	47
Holloway's Farm Supply	012361	0903	Supplies - Game Fish Chow 09/20	Resident Services	\$ 29.99	48
Holloway's Farm Supply	012361	1014	Corn Stalks & Straw for Event 10/20	Special Events	\$ 63.00	49
Illuminations Holiday Lighting LLC	012322	2312920	Deposit Due Holiday Lighting 10/20	Holiday Decorations	\$ 4,000.00	50
Innersync Studio, Ltd	012323	18905	Annual Website Services/ADA Compliance 2020/21	Website Fees & Maintenance	\$ 1,537.50	51
James Estel	012345	JE100720	Board of Supervisors Meeting 10/07/20	Supervisor Fees	\$ 200.00	3
Jerry Richardson	012362	1426	Monthly Hog Removal Service 10/20	Wildlife Management Services	\$ 1,200.00	52



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
McNatt Plumbing Company, Inc.	012363	3525939	Maintenance & Repairs 09/20	Maintenance & Repairs - Lodge	\$ 390.00	53
Oriental Trading Company, Inc.	012349	7054515723-01	Supplies-Haunted House - 10/20	Special Events	\$ 101.16	54
Oriental Trading Company, Inc.	012349	7054515723-02	Supplies-Haunted House - 10/20	Special Events	\$ 73.95	55
Pasco County Utilities	012334	Summary Water 09/20	Summary Water Billing 09/20	Utility Services - Water	\$ 2,429.43	56
Pasco Sheriff's Office	012333	I-8/4/2020-04954	Off Duty Detail 09/20	Deputy	\$ 2,448.00	64
PBSS Inc./American Lock	012335	10768	Site Service, Equipment, Material, Supplies & Labor	Maintenance & Repairs - Lodge	\$ 790.00	66
Preserve at Wilderness Lake CDD	CD258	CD258	Debit Card Replenishment			
			Sam's Club	General Store	\$ 130.39	69
			Amazon	Special Events	\$ 169.99	70
			Pasco County Planning Dept	Dues, Licenses & Fees	\$ (256.62)	72
			Pet Supplies Plus	Nature Center Supplies	\$ 51.92	74
			Publix	Various	\$ 27.46	75
			Amazon	Special Events	\$ 108.15	76
			Amazon	Special Events	\$ 164.18	80
			Lowes	Maintenance & Repairs - Lodge	\$ 70.94	89



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<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>
			Lowes	Maintenance & Repairs - Lodge	\$ (49.96)	90
			Lowes	Maintenance & Repairs - Lodge	\$ 99.96	91
			Amazon	Resident Services	\$ 12.99	92
			Walmart	Special Events	\$ 149.40	94
			Lowes	Road Paver Repair	\$ 175.84	95
			Publix	Various	\$ 103.01	96
			Dollar General	Special Events	\$ 37.40	97
			Harvester UMC	Special Events	\$ 100.00	98
			Pet Supplies Plus	Nature Center Supplies	\$ 10.98	102
			Sam's Club	Various	\$ 234.29	103
			Pet Supplies Plus	Nature Center Supplies	\$ 74.36	104
			Lowes	Various	\$ 65.01	105
			Lowes	Maintenance & Repair - Lodge	\$ 103.02	106
			Pet Supplies Plus	Nature Center Supplies	\$ 37.92	107
			Accurate Signs on Time	Special Events	\$ 30.00	108



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Sam's Club	Various	\$ 180.12	112
			Walmart	General Store	\$ 115.72	113
			Publix	Special Events	\$ 53.23	114
			County Line Produce	Special Events	\$ 30.00	115
			Race Trac	Maintenance & Repair - Lodge	\$ 18.72	119
			Publix	Various	\$ 37.44	120
ProPet Distributors, Inc.	012324	131719	Dogipot Smart Litter Pick Up Bags 09/20	Dog Waste Station Supplies	\$ 506.35	121
PSA Horticultural	012364	1139	October 8th Landscape Inspection 10/20	Field Services	\$ 1,100.00	122
ReadyRefresh by Nestle	012365	10J0006240923	Bottled Water Service 10/20	Resident Services	\$ 61.88	123
RedTree Landscape Systems, LLC	012366	5770	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	124
RedTree Landscape Systems, LLC	012337	5874	Monthly Pest Control 09/20	Landscape Pest Control	\$ 1,165.00	125
RedTree Landscape Systems, LLC	012337	5875	Palm Tree Fertilization 09/20	Landscape Fertilization	\$ 750.00	126
RedTree Landscape Systems, LLC	012337	5876	Arbor Care - Tree Removal 09/20	Tree Trimming Services	\$ 2,475.00	127
RedTree Landscape Systems, LLC	012337	5877	Arbor Care - Tree Removal 09/20	Tree Trimming Services	\$ 4,050.00	128



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
RedTree Landscape Systems, LLC	012350	5890	Landscape Repair 09/20	Landscape Replacement Plants & Shrubs	\$ 440.00	129
RedTree Landscape Systems, LLC	012350	5891	Landscape Repair 09/20	Landscape Replacement Plants & Shrubs	\$ 2,806.00	130
RedTree Landscape Systems, LLC	012350	5893	Landscape Repair 09/20	Landscape Replacement Plants & Shrubs	\$ 262.00	131
RedTree Landscape Systems, LLC	012350	5897	Arbor Care - Tree Trimming 09/20	Tree Trimming Services	\$ 225.00	132
RedTree Landscape Systems, LLC	012350	5898	Arbor Care - Tree Removal 09/20	Tree Trimming Services	\$ 400.00	133
RedTree Landscape Systems, LLC	012366	5923	Irrigation Repair 10/20	Irrigation Repairs	\$ 140.45	134
RedTree Landscape Systems, LLC	012366	5924	Irrigation Repair 10/20	Irrigation Repairs	\$ 737.68	135
RedTree Landscape Systems, LLC	012366	5932	Irrigation Repair 10/20	Irrigation Repairs	\$ 175.35	136
RedTree Landscape Systems, LLC	012350	RedTree Summ 10/20	Invoice Summary Arbor Care 10/20	Tree Trimming Services	\$ 6,575.00	138
Rentalex of Hudson, Inc.	012325	1-117202	Equipment Rental 08/20	Equipment Lease	\$ 602.40	157
Rizzetta & Company, Inc.	012336	INV0000053398	District Management Fees 10/20	District Management	\$ 6,299.67	159
Rizzetta & Company, Inc.	012336	INV0000053653	Assessment Roll Preparation FY 20/21	Assessment Roll	\$ 5,724.00	160
Rizzetta Amenity Services, Inc.	012338	INV00000000008000	Amenity Management 10/20	Management Contract - Payroll & Management Fee	\$ 14,413.89	161



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Rizzetta Amenity Services, Inc.	012351	INV00000000008031	Out of Pocket Expenses 09/20	Payroll Reimbursement - Mileage	\$ 161.77	162
Rizzetta Amenity Services, Inc.	012351	INV00000000008059	Amenity Management 10/20	Management Contract - Payroll	\$ 11,431.74	163
Rizzetta Technology Services	012367	INV0000006445	Website Hosting Services 10/20	Website Fees & Maintenance	\$ 175.00	164
Robert Scott Diver	012342	SD100720	Board of Supervisors Meeting 10/07/20	Supervisor Fees	\$ 200.00	3
Roger's Dirt Works, Inc.	012339	44457	White Sand for Volleyball Court 10/20	Athletic/ Park Court/ Field Repairs	\$ 360.00	165
Samuel Watson	012353	SW100720	Board of Supervisors Meeting 10/07/20	Supervisor Fees	\$ 200.00	3
Strictly Entertainment, Inc.	012340	101220-Petting Zoo Fall Festival	Petting Zoo- Fall Festival 10/20	Special Events	\$ 600.00	166
Suncoast Energy Systems, Inc.	012326	U0034710	Propane Delivery 09/20	Gas Utility Services	\$ 1,764.21	168
Suncoast Pool Service	012368	6681	Pool & Spa Service 10/20	Pool Service Contract	\$ 2,400.00	170
Tish Dobson--Petty Cash	012317	093020	Replenish Petty Cash 09/20	Maintenance & Repairs - Lodge, Janitorial Supplies	\$ 283.11	171
Upbeat Inc.	012355	623414	Contour Bench -Black 10/20	Capital Reserves	\$ 1,757.33	184
Upbeat Inc.	012369	623491	Oakhurst/ Woodsmere Park- Picnic Tables 09/20	Equipment Repair/ Replacement	\$ 1,910.00	185
Upbeat Inc.	012369	623514	Replacement Poolside Grill 08/20	Capital Reserves	\$ 360.00	188
Vanguard Cleaning Systems of Tampa Bay	012370	93720	Monthly Service Charge 10/20	Janitorial Services	\$ 1,500.00	189



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

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<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>
Verizon Wireless	012327	9863297271	Cell Phone Service 08/20	Telephone, Fax & Internet	\$ 81.92	190
Welch Tennis Courts, Inc.	012328	58752	WTC Premium 6' Vents	Capital Reserves	<u>\$ 643.43</u>	196
<b>Report Total</b>					<u><b>\$ 129,990.76</b></u>	



# The Preserve at Wilderness Lake Community Development District

## Reserve Fund Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Cool Coast Heating & Cooling Inc	012341	5521	A/C Installation of York 5 Ton Handler 10/20	Capital Reserves	\$ 4,400.00
Ferguson Enterprises	012356	8817856	Lodge Faucets 10/20	Capital Reserves	\$ 1,211.64
Upbeat Inc.	012355	623414	Contour Bench -Black 10/20	Capital Reserves	\$ 1,757.33
Upbeat Inc.	012369	623514	Replacement Poolside Grill 08/20	Capital Reserves	\$ 360.00
Welch Tennis Courts, Inc.	012328	58752	WTC Premium 6' Vents	Capital Reserves	\$ <u>643.43</u>
<b>Reserve Expenditure Total</b>					<b>\$ <u>8,372.40</u></b>



# Tab 12





Rizzetta & Company

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

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## **Financial Statements (Unaudited)**

**October 31, 2020**

**Prepared by: Rizzetta & Company, Inc.**

**wildernesslakecdd.org**  
**rizzetta.com**



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

Balance Sheet

As of 10/31/2020

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund--Series 2013	Debt Service Fund--Series 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	100,270	0	0	0	100,270	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	406,113	0	231,730	179,002	816,846	0	0
Investments - Reserves	0	857,691	0	0	857,691	0	0
Accounts Receivable	1,578,183	70,000	315,438	169,967	2,133,588	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	28,750	0	0	0	28,750	0	0
Due From Other Funds	0	15,549	0	0	15,549	0	0
Amount Available-Debt Service	0	0	0	0	0	0	896,137
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,893,863
Fixed Assets	0	0	0	0	0	11,225,214	0
Total Assets	<u>2,113,617</u>	<u>943,240</u>	<u>547,168</u>	<u>348,969</u>	<u>3,952,994</u>	<u>11,225,214</u>	<u>4,790,000</u>
<b>Liabilities</b>							
Accounts Payable	69,891	0	0	0	69,891	0	0
Sales Tax Payable	91	0	0	0	91	0	0
Accrued Expenses Payable	9,432	0	0	0	9,432	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	15,549	0	0	0	15,549	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,790,000
Total Liabilities	<u>94,964</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>94,964</u>	<u>0</u>	<u>4,790,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	617,569	883,615	231,729	179,002	1,911,915	11,225,214	0
Net Change in Fund Balance	<u>1,401,084</u>	<u>59,625</u>	<u>315,439</u>	<u>169,967</u>	<u>1,946,116</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>2,018,653</u>	<u>943,240</u>	<u>547,168</u>	<u>348,969</u>	<u>3,858,030</u>	<u>11,225,214</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>2,113,617</u>	<u>943,240</u>	<u>547,168</u>	<u>348,969</u>	<u>3,952,994</u>	<u>11,225,214</u>	<u>4,790,000</u>



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

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	9,500	792	28	(763)	99.70%
Special Assessments					
Tax Roll	1,578,183	1,578,183	1,578,183	0	0.00%
Other Miscellaneous Revenues					
Guest Fees	2,000	167	445	278	77.75%
Events and Sponsorships	8,000	667	405	(261)	94.93%
Rental Revenue	10,000	833	0	(833)	100.00%
General Store	10,000	833	454	(380)	95.46%
Total Revenues	<u>1,617,683</u>	<u>1,581,475</u>	<u>1,579,516</u>	<u>(1,959)</u>	<u>2.36%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	14,000	1,167	1,000	167	92.85%
Financial & Administrative					
Administrative Services	8,874	740	740	0	91.66%
District Management	34,974	2,915	2,915	0	91.66%
District Engineer	10,000	833	0	833	100.00%
Disclosure Report	2,200	0	0	0	100.00%
Trustees Fees	7,500	4,725	4,714	11	37.14%
Tax Collector/Property	150	0	0	0	100.00%
Appraiser Fees					
Financial & Revenue	5,724	477	477	0	91.66%
Collections					
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	2,169	2,169	0	91.66%
Auditing Services	4,000	4,000	0	4,000	100.00%
Arbitrage Rebate Calculation	1,300	108	0	108	100.00%
Public Officials Liability	2,550	2,550	2,421	129	5.05%
Insurance					
Supervisor Workers	500	0	0	0	100.00%
Compensation Insurance					
Legal Advertising	1,800	150	0	150	100.00%
Miscellaneous Mailings	1,200	100	0	100	100.00%
Dues, Licenses & Fees	650	650	0	650	100.00%
Website Fees & Maintenance	7,500	1,715	1,713	3	77.16%
Legal Counsel					
District Counsel	13,000	1,083	0	1,083	100.00%
Law Enforcement					
Deputy	34,750	2,896	2,408	488	93.07%



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

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility Services	163,000	13,583	13,293	290	91.84%
Gas Utility Services					
Utility Services	28,000	2,333	0	2,333	100.00%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	2,650	0	0	0	100.00%
Garbage - Recreation Facility	3,000	250	0	250	100.00%
Garbage - Wetlands Dumpster Fees	2,000	167	0	167	100.00%
Water-Sewer Combination Services					
Utility Services	32,500	2,708	2,960	(252)	90.89%
Stormwater Control					
Stormwater Assessments	2,750	0	0	0	100.00%
Other Physical Environment					
General Liability Insurance	3,105	3,105	2,961	144	4.63%
Property Insurance	33,500	33,500	33,287	213	0.63%
Entry & Walls Maintenance	2,000	167	0	167	100.00%
Holiday Decorations	7,500	3,750	4,000	(250)	46.66%
Landscape					
Landscape Maintenance	154,800	12,900	12,900	0	91.66%
Irrigation Inspection	13,200	1,100	1,100	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	45,000	3,750	0	3,750	100.00%
Landscape - Pest Control	13,980	1,165	1,165	0	91.66%
Landscape Fertilization	30,000	2,500	5,775	(3,275)	80.75%
Tree Trimming Services	32,000	2,667	14,925	(12,258)	53.35%
Irrigation Repairs	25,000	2,083	738	1,345	97.04%
Landscape - Mulch	68,000	0	0	0	100.00%
Annual Flower Rotation	16,200	1,350	0	1,350	100.00%
Well Maintenance	2,500	208	0	208	100.00%
Field Operations	13,200	1,100	1,100	0	91.66%
Landscape Areation	700	58	0	58	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	42	0	42	100.00%
Monthly Aquatic Weed Control Program	34,500	2,875	2,850	25	91.73%
Educational Program	500	42	0	42	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	104	0	104	100.00%



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

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Bay Lake Hydrilla Treatment	1,000	83	0	83	100.00%
Professional Oversight of WLP Wetland Staff	6,000	500	500	0	91.66%
Private Resident Consultation	780	65	65	0	91.66%
Wetland Tree Removal	2,000	167	0	167	100.00%
Grass Carp Replacement and/or Barrier Repair	300	25	0	25	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	875	750	125	92.85%
Special Projects	6,350	529	0	529	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	42	0	42	100.00%
Street Sign Repair & Replacement	500	42	0	42	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	833	176	657	98.24%
Sidewalk Repair & Maintenance	3,000	250	0	250	100.00%
Sidewalk Pressure Washing	7,000	583	0	583	100.00%
Parks & Recreation					
Management Contract - Payroll	362,500	30,208	35,708	(5,500)	90.14%
Payroll Reimbursement - Mileage	2,500	208	100	108	96.00%
Management Contract - Management Fee	18,000	1,500	1,500	0	91.66%
Lodge - Maintenance & Repair	50,000	4,167	2,454	1,713	95.09%
Pool Service Contract	24,000	2,000	2,400	(400)	90.00%
Pool Repairs	5,000	417	0	417	100.00%
Equipment Lease	4,000	333	0	333	100.00%
Landscape Lighting Replacement	2,000	167	254	(87)	87.29%
Fitness Equipment Preventative Maintenance	1,500	125	110	15	92.66%
Facility Supplies - Spa	7,700	642	818	(177)	89.37%
Lodge - Facility Janitorial Services	30,000	2,500	1,500	1,000	95.00%
Nature Center Operations	2,000	167	182	(15)	90.91%
Security System Monitoring	10,000	833	0	833	100.00%



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

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Permits	850	0	0	0	100.00%
Telephone, Fax & Internet	14,000	1,167	1,183	(16)	91.55%
Resident ID Cards	1,100	92	0	92	100.00%
Special Events	30,000	2,500	2,480	20	91.73%
Athletic/Park Court/Field Repairs	5,000	417	1,323	(906)	73.54%
Wildlife Management Services	13,500	1,125	1,200	(75)	91.11%
Playground Mulch	8,000	667	0	667	100.00%
Resident Services	7,500	625	193	432	97.42%
General Store	7,000	583	523	60	92.52%
Security System Maintenance	8,000	667	0	667	100.00%
Fitness Equipment Repairs	7,000	583	0	583	100.00%
Lodge - Facility Janitorial Supplies	8,500	708	805	(97)	90.53%
Playground Equipment & Maintenance	1,000	83	0	83	100.00%
Dog Waste Station Supplies	5,000	417	0	417	100.00%
IT Support & Repairs	3,000	250	0	250	100.00%
Office Supplies	8,000	667	70	597	99.12%
Equipment Repair/Replacement	9,348	779	2,805	(2,026)	69.99%
Total Expenditures	<u>1,617,683</u>	<u>182,099</u>	<u>178,432</u>	<u>3,667</u>	<u>88.97%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,399,376</u>	<u>1,401,084</u>	<u>1,708</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>1,399,376</u>	<u>1,401,084</u>	<u>1,708</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	617,569	617,569	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,399,376</u></u>	<u><u>2,018,653</u></u>	<u><u>619,277</u></u>	<u><u>0.00%</u></u>



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

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	70,000	70,000	0	0.00%
Total Revenues	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	70,000	10,375	59,625	85.17%
Total Expenditures	<u>70,000</u>	<u>10,375</u>	<u>59,625</u>	<u>85.18%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>59,625</u>	<u>(59,625)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>59,625</u>	<u>(59,625)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	883,615	(883,615)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>943,240</u></u>	<u><u>(943,240)</u></u>	<u><u>0.00%</u></u>



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

Statement of Revenues and Expenditures

Debt Service Fund--Series 2013 - 201

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1	(1)	0.00%
Special Assessments				
Tax Roll	315,438	315,438	0	0.00%
Total Revenues	<u>315,438</u>	<u>315,439</u>	<u>(1)</u>	<u>(0.00)%</u>
Expenditures				
Debt Service Payments				
Interest	135,438	0	135,438	100.00%
Principal	180,000	0	180,000	100.00%
Total Expenditures	<u>315,438</u>	<u>0</u>	<u>315,438</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>315,439</u>	<u>(315,439)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>315,439</u>	<u>(315,439)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	231,729	(231,729)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>547,168</u></u>	<u><u>(547,168)</u></u>	<u><u>0.00%</u></u>



# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund--Series 2012 - 202

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	(1)	0.00%
Special Assessments				
Tax Roll	169,967	169,967	0	0.00%
Total Revenues	<u>169,967</u>	<u>169,967</u>	<u>(1)</u>	<u>(0.00)%</u>
Expenditures				
Debt Service Payments				
Interest	84,967	0	84,967	100.00%
Principal	85,000	0	85,000	100.00%
Total Expenditures	<u>169,967</u>	<u>0</u>	<u>169,967</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>169,967</u>	<u>(169,967)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>169,967</u>	<u>(169,967)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	179,002	(179,002)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>348,969</u></u>	<u><u>(348,969)</u></u>	<u><u>0.00%</u></u>



**The Preserve at Wilderness Lake CDD**  
**Investment Summary**  
**October 31, 2020**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2020</u>
The Bank of Tampa	Money Market	\$ 5,293
The Bank of Tampa ICS		
BOKF, National Association	Money Market	228,179
Pacific Western Bank	Money Market	172,641
<b>Total General Fund Investments</b>		<b>\$ 406,113</b>
The Bank of Tampa ICS Reserve		
BOKF, National Association	Money Market	\$ 20,182
NexBank, SSB	Money Market	248,360
Pacific Western Bank	Money Market	1
Iberia Bank		
Certificate of Deposit #1	.55% APY - 12 Month term - Maturity Date 9/8/21	238,565
Mainstreet Community Bank of Florida		
First Enterprise Bank	2.25% - 3 year term - Maturity Date 12/01/22	21,015
Hills Bank and Trust Company	2.25% - 3 year term - Maturity Date 12/01/22	103,943
Homeland Federal Savings Bank	2.25% - 3 year term - Maturity Date 12/01/22	225,625
<b>Total Reserve Fund Investments</b>		<b>\$ 857,691</b>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 74,956
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	155,619
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	1,155
<b>Total Series 2013 Debt Service Fund Investments</b>		<b>\$ 231,730</b>
US Bank Series 2012 Reserve	First American Government Obligation Fund Cl Y	\$ 125,130
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	50,813
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	3,059
<b>Total Series 2012 Debt Service Fund Investments</b>		<b>\$ 179,002</b>



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

Summary A/R Ledger

001 - General Fund

From 10/1/2020 Through 10/31/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>1,578,183.46</u>
		Total 001 - General Fund	1,578,183.46



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

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2020 Through 10/31/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>70,000.00</u>
		Total 005 - Reserve Fund	70,000.00



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

Summary A/R Ledger

201 - Debt Service Fund--Series 2013

From 10/1/2020 Through 10/31/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>315,438.32</u>
		Total 201 - Debt Service Fund--Series 2013	315,438.32



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

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 10/1/2020 Through 10/31/2020

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	169,966.55
		Total 202 - Debt Service Fund--Series 2012	169,966.55
Report Balance			2,133,588.33



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

Aged Payables by Invoice Date

Aging Date - 7/1/2020

001 - General Fund

From 10/1/2020 Through 10/31/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Challenger Pools	7/22/2020	Wilderness-2	Coping Repair - Lap Pool & Lagoon Pool Draw 2 09/20	5,743.33
RedTree Landscape Systems, LLC	8/18/2020	5521	Irrigation Repair 08/20	171.75
GHS Environmental	9/9/2020	2020-478	Monthly Aquatic Weed Control Program 08/20	4,165.00
McNatt Plumbing Company, Inc.	9/28/2020	3694387	Maintenance & Repairs 09/20	105.00
Challenger Pools	9/28/2020	Wilderness-3R	Coping Repair - Lap Pool & Lagoon Pool Final Pymnt 09/20	13,073.34
A Total Solution, Inc. (ATS)	10/2/2020	0000150209	Service Call - CCTV System 10/20	1,908.64
Harris Romaner Graphics	10/11/2020	20236	Business Cards (1,000) 10/20	70.00
Upbeat Inc.	10/16/2020	623603	Replacement Poolside Grill 10/20	564.12
Frontier Communications	10/19/2020	813-995-2437-061803-5 10/20	813-995-2437 Phone Service 10/20	781.52
Frontier Communications	10/19/2020	813-995-2907-040103-5 10/20	Frontier Phone and Internet 10/20	62.25
Verizon Wireless	10/21/2020	9865388668	Cell Phone Service 10/20	81.96
Frontier Communications	10/22/2020	239-159-2085-030513-5 10/20	Fios Internet 10/20	120.98
Duke Energy	10/28/2020	60574 01168 10/20	Hérons Glen Sign 10/20	15.45
Duke Energy	10/28/2020	83196 80556 10/20	Hérons Wood Sign 10/20	15.06
RedTree Landscape Systems, LLC	10/28/2020	5962	Arbor Care - Tree Removal 10/20	7,350.00
Himes Electrical Service, Inc.	10/28/2020	21532	Replace Time Clock for Tennis Court Lights 10/20	232.35
Sysco West Coast Florida, Inc.	10/29/2020	337409209-0	Food/Beverage/Resident Services Supplies 10/20	916.36
Rizzetta Amenity Services, Inc.	10/30/2020	INV00000000008090	Amenity Management 10/20	11,362.38
Sysco West Coast Florida, Inc.	10/31/2020	337422568	Lodge Facility - Janitorial Supplies 10/20	21.26
RedTree Landscape Systems, LLC	10/31/2020	6155	Monthly Pest Control 10/20	1,165.00
RedTree Landscape Systems, LLC	10/31/2020	6156	Bahia Turf Fertilization 10/20	2,400.00
RedTree Landscape Systems, LLC	10/31/2020	6157	St. Augustine Sod Fertilization 10/20	1,500.00
RedTree Landscape Systems, LLC	10/31/2020	6158	Monthly Ornamental Fertilization 10/20	1,500.00



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

Aged Payables by Invoice Date  
Aging Date - 7/1/2020  
001 - General Fund  
From 10/1/2020 Through 10/31/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
RedTree Landscape Systems, LLC	10/31/2020	6159	Monthly Specialty Plants Fertilization 10/20	375.00
RedTree Landscape Systems, LLC	11/1/2020	6005	Irrigation Repair 10/20	422.25
Duke Energy	11/1/2020	91468 53580 10/20	Summary Bill 10/20	12,143.13
City Electric Supply Company	11/1/2020	LOL/140477	Tennis Court Lights 10/20	404.04
City Electric Supply Company	11/1/2020	WB1/181077	Landscape Lighting Replacement 10/20	63.00
Pasco Sheriff's Office	11/1/2020	I-9/6/2020-05070	Off Duty Detail 10/20	2,408.00
Rentalex of Hudson, Inc.	11/2/2020	1-118138	Equipment Rental 10/20	509.60
Rentalex of Hudson, Inc.	11/4/2020	1-118122	Equipment Rental 10/20	240.08
Total 001 - General Fund				69,890.85
Report Total				69,890.85



**The Preserve at Wilderness Lake Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2020**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/20.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

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

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice #FY20-21 in the amount of \$22,056.29 was received in November 2020.
6. Debt Service Fund Series 2012 – Payment for Invoice #FY20-21 in the amount of \$4,221.25 was received in November 2020.
7. Debt Service Fund Series 2013 – Payment for Invoice #FY20-21 in the amount of \$2,274.52 was received in November 2020.



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

**Summary**

**Cash Account: 10101 Cash - Operating Account (SunTrust)**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	130,134.02
Less Outstanding Checks/Vouchers	33,061.53
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	97,072.49
Balance Per Books	<u>97,072.49</u>
Unreconciled Difference	<u><u>0.00</u></u>

**Click the Next Page toolbar button to view details.**



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

**Detail**

**Cash Account: 10101 Cash - Operating Account (SunTrust)**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
012332	10/14/2020	System Generated Check/Voucher	195.00	Himes Electrical Service, Inc.
012340	10/14/2020	System Generated Check/Voucher	600.00	Strictly Entertainment, Inc.
012341	10/20/2020	System Generated Check/Voucher	4,400.00	Cool Coast Heating & Cooling Inc
012344	10/20/2020	System Generated Check/Voucher	200.00	Beth Edwards
012345	10/20/2020	System Generated Check/Voucher	200.00	James Estel
012353	10/20/2020	System Generated Check/Voucher	200.00	Samuel Watson
012356	10/22/2020	System Generated Check/Voucher	1,211.64	Ferguson Enterprises
012357	10/27/2020	System Generated Check/Voucher	130.69	AlSCO, Inc.
012358	10/27/2020	System Generated Check/Voucher	135.98	Frontier Communications
012359	10/27/2020	System Generated Check/Voucher	14.88	Gulf Coast Tractor & Equipment
012360	10/27/2020	System Generated Check/Voucher	500.00	Harris Romaner Graphics
012361	10/27/2020	System Generated Check/Voucher	122.98	Holloway's Farm Supply
012362	10/27/2020	System Generated Check/Voucher	1,200.00	Jerry Richardson
012363	10/27/2020	System Generated Check/Voucher	390.00	McNatt Plumbing Company, Inc.
012364	10/27/2020	System Generated Check/Voucher	1,100.00	PSA Horticultural
012365	10/27/2020	System Generated Check/Voucher	61.88	ReadyRefresh by Nestle
012366	10/27/2020	System Generated Check/Voucher	16,053.48	RedTree Landscape Systems, LLC
012367	10/27/2020	System Generated Check/Voucher	175.00	Rizzetta Technology Services
012368	10/27/2020	System Generated Check/Voucher	2,400.00	Suncoast Pool Service
012369	10/27/2020	System Generated Check/Voucher	2,270.00	Upbeat Inc.
012370	10/27/2020	System Generated Check/Voucher	1,500.00	Vanguard Cleaning Systems of Tampa Bay
Outstanding Checks/Vouchers			33,061.53	





10/31/2020  
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## Account Statement

PRESERVE AT WILDERNESS LAKE CD  
OPERATING ACCOUNT  
12750 CITRUS PARK LANE  
SUITE 115  
TAMPA FL 33625

Questions? Please call  
1-800-786-8787

Keep your SunTrust Accounts safer.  
Use unique usernames and passwords for your online bank accounts.  
It's best not to recycle the same username and password on multiple websites where you  
have an online profile - especially your financial accounts.  
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		10/01/2020 - 10/31/2020

Description	Amount	Description	Amount
Beginning Balance	\$277,584.49	Average Balance	\$204,637.15
Deposits/Credits	\$1,211.50	Average Collected Balance	\$204,611.70
Checks	\$146,876.47	Number of Days in Statement Period	31
Withdrawals/Debits	\$1,785.50		
Ending Balance	\$130,134.02		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	10/23	784.90		DEPOSIT	10/28	426.60		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	12187	200.00	10/13	12316	2,400.00	10/08	12334	2,429.43	10/22
	*12262	304.56	10/16	12317	283.11	10/09	12335	790.00	10/19
	*12295	7,828.00	10/06	*12319	214.00	10/13	12336	12,023.67	10/20
	*12298	79.85	10/02	12320	952.25	10/15	12337	8,440.00	10/19
	*12304	262.00	10/05	12321	140.00	10/16	12338	14,413.89	10/20
	12305	130.69	10/07	12322	4,000.00	10/13	12339	360.00	10/20
	12306	956.00	10/06	12323	1,537.50	10/14	*12342	200.00	10/26
	12307	6,996.25	10/06	12324	506.35	10/15	12343	13,509.22	10/29
	12308	110.00	10/05	12325	602.40	10/15	*12346	110.00	10/26
	12309	133.88	10/08	12326	1,764.21	10/15	12347	557.04	10/26
	12310	70.91	10/29	12327	81.92	10/13	12348	4,165.00	10/28
	12311	365.55	10/19	12328	643.43	10/14	12349	175.11	10/26
	12312	1,100.00	10/13	12329	130.69	10/20	12350	10,708.00	10/27
	12313	19,050.00	10/05	12330	30.62	10/23	12351	11,593.51	10/27
	12314	11,962.91	10/05	12331	76.69	10/20	*12354	200.00	10/27
	12315	82.50	10/07	*12333	2,448.00	10/23	12355	1,757.33	10/29

Checks: 48

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

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	10/08	1,785.50		OTM FUNDS TRANSFER TO
Withdrawals/Debits: 1				



10/31/2020



# Account Statement

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	277,584.49	277,584.49	10/16	213,477.18	213,477.18
	10/02	277,504.64	277,504.64	10/19	203,881.63	203,881.63
	10/05	246,119.73	246,119.73	10/20	176,876.69	176,876.69
	10/06	230,339.48	230,339.48	10/22	174,447.26	174,447.26
	10/07	230,126.29	230,126.29	10/23	172,753.54	172,490.54
	10/08	225,806.91	225,806.91	10/26	171,711.39	171,711.39
	10/09	225,523.80	225,523.80	10/27	149,209.88	149,209.88
	10/13	219,927.88	219,927.88	10/28	145,471.48	145,471.48
	10/14	217,746.95	217,746.95	10/29	130,134.02	130,134.02
	10/15	213,921.74	213,921.74			

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

To change your address, please call 1-800-SUNTRUST (1-800-786-8767).

Complete this section to balance this statement to your transaction register.

Month \_\_\_\_\_ Year \_\_\_\_\_

Bank Balance Shown on statement \$ \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Deposits not shown on this statement (if any). \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-) \_\_\_\_\_

Checks and other items outstanding but not paid on this statement (if any). \_\_\_\_\_

\$ _____	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

These balances should agree

Your Transaction Register Balance \$ \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Other credits shown on this statement but not in transaction register. \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Interest paid (for use in balancing interest-bearing accounts only). \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$ _____
_____	_____
_____	_____
_____	_____

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

## In Case Of Errors Or Questions About Your Electronic Transfers (EFT)

Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.



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

**Summary**

**Cash Account: 11103 Cash - Lodge Debit Card**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	3,097.85
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	3,097.85
Balance Per Books	<u>3,097.85</u>
Unreconciled Difference	<u><u>0.00</u></u>



SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183



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10/31/2020  
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## Account Statement

PRESERVE AT WILDERNESS LAKE CD  
THE LODGE  
DEBIT CARD ACCOUNT  
12750 CITRUS PARK LANE  
SUITE 115  
TAMPA FL 33625

Questions? Please call  
1-800-786-8787

Keep your SunTrust Accounts safer.  
Use unique usernames and passwords for your online bank accounts.  
It's best not to recycle the same username and password on multiple websites where you  
have an online profile - especially your financial accounts.  
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		10/01/2020 - 10/31/2020
Description	Amount	Description	Amount
Beginning Balance	\$3,319.47	Average Balance	\$3,775.48
Deposits/Credits	\$2,275.79	Average Collected Balance	\$3,775.48
Checks	\$0.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$2,497.41		
Ending Balance	\$3,097.85		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/ Credits	Date	Amount	Serial #	Description
	10/05	27.00		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/05	6.62		CHECK CARD CREDIT TR DATE 10/02 FBS* PASCO COUNTY MIAMISBURG OH
	10/05	250.00		CHECK CARD CREDIT TR DATE 10/02 PASCO PDD WEB CURRENT NEW PORT RICHL
	10/07	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/08	1,785.50		OTM FUNDS TRANSFER FROM
	10/13	49.96		CHECK CARD CREDIT TR DATE 10/12 LOWES #02238* LUTZ FL
	10/14	15.18		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/19	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/19	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/20	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/21	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/22	20.24		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/23	21.60		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/26	6.07		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/26	11.88		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/26	17.28		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946



10/31/2020



# Account Statement

Deposits/ Credits	Date	Amount	Serial #	Description
	10/28	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	10/30	21.60		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
Deposits/Credits: 18				Total Items Deposited: 0

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	10/01	104.97		POINT OF SALE DEBIT TR DATE 10/01 AMAZON.COM*M41N08RX0SEATTLE WA 00000101
	10/05	130.39		POINT OF SALE DEBIT TR DATE 10/02 SAM'S Club TAMPA FL48520005
	10/05	169.99		POINT OF SALE DEBIT TR DATE 10/03 AMAZON.COM*MK93894F0 SEATTLE WA 00000101
	10/08	51.92		POINT OF SALE DEBIT TR DATE 10/07 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
	10/08	27.46		POINT OF SALE DEBIT TR DATE 10/08 PUBLIX SUPER MARLAND O'LAKES FL P0877152
	10/09	75.46		POINT OF SALE DEBIT TR DATE 10/08 AMAZON.COM*MK2270DW1 SEATTLE WA 00000101
	10/09	14.70		POINT OF SALE DEBIT TR DATE 10/08 AMAZON.COM*MK7KB3DE1 SEATTLE WA 00000101
	10/09	17.99		POINT OF SALE DEBIT TR DATE 10/09 AMAZON.COM*MK4402ST1 SEATTLE WA 00000101
	10/13	70.94		POINT OF SALE DEBIT TR DATE 10/10 LOWE'S #2238LUTZ FL 001
	10/13	109.41		POINT OF SALE DEBIT TR DATE 10/11 AMAZON.COM*MK9W018R0 SEATTLE WA 00000101
	10/13	17.12		POINT OF SALE DEBIT TR DATE 10/11 AMAZON.COM*MK90Z4U31 SEATTLE WA 00000101
	10/13	99.96		POINT OF SALE DEBIT TR DATE 10/12 LOWE'S #2238LUTZ FL 001
	10/13	37.65		POINT OF SALE DEBIT TR DATE 10/10 AMAZON.COM*MK18B2DQ0 SEATTLE WA 00000000
	10/14	12.99		RECURRING CHECK CARD PURCHASE TR DATE 10/13 AMAZON PRIME *MK8M47KVO AMZN.COM/BILLWA
	10/15	149.40		POINT OF SALE DEBIT TR DATE 10/15 WM SUPERCENTER # LUTZ FL 09880008
	10/16	103.01		POINT OF SALE DEBIT TR DATE 10/16 PUBLIX SUPER MARLAND O'LAKES FL P0877151
	10/16	175.84		POINT OF SALE DEBIT TR DATE 10/16 LOWE'S #2238LUTZ FL 001
	10/16	37.40		POINT OF SALE DEBIT TR DATE 10/16 DOLLAR-GENERAL # LAND O LAKES FL 28271022
	10/19	100.00		CHECK CARD PURCHASE TR DATE 10/16 SQ *HARVESTER UMC LAND O' LAKESFL
	10/19	234.29		POINT OF SALE DEBIT TR DATE 10/16 SAMS CLUB #4852 TAMPA FL48520005
	10/19	10.98		POINT OF SALE DEBIT TR DATE 10/16 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
	10/21	74.36		POINT OF SALE DEBIT TR DATE 10/20 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
	10/21	65.01		POINT OF SALE DEBIT TR DATE 10/21 LOWE'S #2238LUTZ FL 001
	10/22	103.02		POINT OF SALE DEBIT TR DATE 10/22 LOWE'S #2238LUTZ FL 001
	10/26	37.92		POINT OF SALE DEBIT TR DATE 10/24 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
	10/28	180.12		POINT OF SALE DEBIT TR DATE 10/27 SAMS CLUB #4852 TAMPA FL48520002
	10/28	18.72		POINT OF SALE DEBIT TR DATE 10/28 RACETRAC336 LAND O'LAKES FL 08228803



10/31/2020



## Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	10/29	30.00		CHECK CARD PURCHASE TR DATE 10/27 SQ *ACCURATE SIGNS ON LAND O LAKES FL
	10/29	115.72		POINT OF SALE DEBIT TR DATE 10/28 WAL-MART #0988 LUTZ FL 24098801
	10/29	30.00		CHECK CARD PURCHASE TR DATE 10/28 SQ *COUNTY LINE PRODUC LUTZ FL
	10/29	53.23		POINT OF SALE DEBIT TR DATE 10/28 PUBLIX SUPER MARLAND O'LAKES FL P0877107
	10/30	37.44		POINT OF SALE DEBIT TR DATE 10/30 PUBLIX SUPER MARLAND O'LAKES FL P1142109

Withdrawals/Debits: 32

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	3,214.50	3,214.50	10/19	3,723.12	3,723.12
	10/05	3,197.74	3,197.74	10/20	3,728.52	3,728.52
	10/07	3,203.14	3,203.14	10/21	3,599.95	3,599.95
	10/08	4,909.26	4,909.26	10/22	3,517.17	3,517.17
	10/09	4,801.11	4,801.11	10/23	3,538.77	3,538.77
	10/13	4,515.99	4,515.99	10/26	3,536.08	3,536.08
	10/14	4,518.18	4,518.18	10/28	3,342.64	3,342.64
	10/15	4,368.78	4,368.78	10/29	3,113.69	3,113.69
	10/16	4,052.53	4,052.53	10/30	3,097.85	3,097.85

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



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

**Summary**

**Cash Account: 11105 Cash - Mainstreet Community Bank of Florida**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	100.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	100.00
Balance Per Books	<u>100.00</u>
Unreconciled Difference	<u><u>0.00</u></u>





**MAINSTREET**  
COMMUNITY BANK

Report lost or stolen Debit MasterCard after bank hours at 866-546-8273

204 S. Woodland Blvd. • Deland, FL 32720 • Phone: 386.734.5930 • Fax: 386.785.1196  
1500 N. Spring Garden Ave. • Deland, FL 32720 • Phone: 386.734.0237 • Fax: 386.734.0247  
850 S. Volusia Ave. • Orange City, FL 32763 • Phone: 386.774.2090 • Fax: 386.774.2091  
101 Northlake Dr. • Orange City, FL 32763 • Phone: 386.960.1200 • Fax: 386.960.1220  
1812 Ridgewood Ave. • Holly Hill, FL 32117 • Phone: 386.366.9205 • Fax: 386.366.9360  
1515 E. Highway 50 • Clermont, FL 34711 • Phone: 352.404.0404 • Fax: 352.243.2341  
24 hr. Telephone Banking: 866-734-MAIN (6246) • www.mainstreetcbf.com



2156013  
THE PRESERVE AT WILDERNESS LAKE COMMUNIT  
5844 OLD PASCO RD  
STE 100  
WESLEY CHAPEL FL 33544

Date 10/30/20  
Account Number  
Enclosures

Page 1

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

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	10/01/20 thru 11/01/20
Previous Balance	100.00	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	100.00
Checks/Debits	.00	Average Collected	100.00
Service Charge	.00		
Interest Paid	.00		
Ending Balance	100.00		

\*\*\*\*\*

Daily Balance Information  
Date Balance  
10/01 100.00

\* \* \* END OF STATEMENT \* \* \*





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

**Summary**

**Cash Account: 15002 Investments--Bank of Tampa ICS Reserve**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	268,542.73
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	268,542.73
Balance Per Books	<u>268,542.73</u>
Unreconciled Difference	<u><u>0.00</u></u>



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

Date 10/31/2020  
Page 1 of 2

The Preserve at Wilderness Lake CDD  
Capital Reserve  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

Subject: ICS Monthly Statement

The following information is a summary of activity in your ICS® account(s) for the month of October 2020 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through the ICS, or Insured Cash Sweep®, service. Should you have any questions, please contact us at 813-872-1200 or send an email to [promontoryrequests@bankoftampa.com](mailto:promontoryrequests@bankoftampa.com) or visit our website at <https://www.bankoftampa.com/>.

**Summary of Accounts Reflecting Placement Through ICS**

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.05%	\$268,531.34	\$268,542.73
<b>TOTAL</b>			<b>\$268,531.34</b>	<b>\$268,542.73</b>



# DETAILED ACCOUNT OVERVIEW

Account ID:  
Account Title: The Preserve at Wilderness Lake CDD  
Capital Reserve

## Account Summary – Savings

Statement Period	October 1 – October 31, 2020
Previous Period Ending Balance	\$268,531.34
Total Program Deposits	0.00
Total Program Withdrawals	(0.00)
Interest Paid	11.39
Taxes Withheld	(0.00)
<b>Current Period Ending Balance</b>	<b>\$268,542.73</b>
Average Daily Balance	\$268,531.71
Interest Rate at End of Statement Period	0.05%
Statement Period Yield	0.05%

## Account Transaction Detail

Date	Activity Type	Amount	Balance
10/30/2020	Interest Capitalization	\$11.39	\$268,542.73

## Year To Date Summary

YTD Interest Paid	\$1,105.69
YTD Taxes Withheld	0.00

## Summary of Balances as of October 31, 2020

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$20,181.39
NexBank	Dallas, TX	29209	248,359.92
Pacific Western Bank	Beverly Hills, CA	24045	1.42



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

**Summary**

**Cash Account: 15004 Investments--Bank of Tampa MMA**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	5,293.36
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,293.36
Balance Per Books	<u>5,293.36</u>
Unreconciled Difference	<u><u>0.00</u></u>





Account Number:  
Statement Period:  
Through:  
30 - 5

**Statement**  
11431431  
Oct 01, 2020  
Oct 30, 2020  
Page 1

GO PAPERLESS WITH E-STATEMENTS

\*\*\*\*\*

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PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

☎ Call: 813-872-1200

✉ Write: P.O. Box One  
Tampa, FL 33601-0001

🌐 Visit: [www.bankoftampa.com](http://www.bankoftampa.com)

☎ Call: Telebank (24 Hours)  
813-872-1275

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

ACCOUNT #		BEGINNING BALANCE	\$5,293.32
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$0.04
AVG. AVAILABLE BALANCE	\$5,293.32	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$5,293.32	ENDING BALANCE	\$5,293.36
INTEREST PAID YTD	\$15.91	# DEPOSITS / CREDITS	1
INTEREST PAID THIS PERIOD	\$0.04	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL



## Statement

Account Number:  
Statement Period: Oct 01, 2020  
Through: Oct 30, 2020  
Page 2

### OTHER CREDITS

Description	Date	Amount
INTEREST	10-30	0.04
Total		0.04

### DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
10-30-20	\$5,293.36				



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

**Summary**

**Cash Account: 15005 Investments--Bank of Tampa ICS**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	400,819.96
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	400,819.96
Balance Per Books	<u>400,819.96</u>
Unreconciled Difference	<u><u>0.00</u></u>



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

Date 10/31/2020  
Page 1 of 2

The Preserve at Wilderness Lake CDD  
Operating  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

**Subject: ICS Monthly Statement**

The following information is a summary of activity in your ICS® account(s) for the month of October 2020 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through the ICS, or Insured Cash Sweep®, service. Should you have any questions, please contact us at **813-872-1200** or send an email to [promontoryrequests@bankoftampa.com](mailto:promontoryrequests@bankoftampa.com) or visit our website at <https://www.bankoftampa.com/>.

**Summary of Accounts Reflecting Placement Through ICS**

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.05%	\$400,802.96	\$400,819.96
<b>TOTAL</b>			<b>\$400,802.96</b>	<b>\$400,819.96</b>



### DETAILED ACCOUNT OVERVIEW

Account ID:  
Account Title: The Preserve at Wilderness Lake CDD  
Operating

#### Account Summary – Savings

Statement Period	October 1 – October 31, 2020
Previous Period Ending Balance	\$400,802.96
Total Program Deposits	0.00
Total Program Withdrawals	(0.00)
Interest Paid	17.00
Taxes Withheld	(0.00)
<b>Current Period Ending Balance</b>	<b>\$400,819.96</b>
Average Daily Balance	\$400,803.51
Interest Rate at End of Statement Period	0.05%
Statement Period Yield	0.05%

#### Account Transaction Detail

Date	Activity Type	Amount	Balance
10/30/2020	Interest Capitalization	\$17.00	\$400,819.96

#### Year To Date Summary

YTD Interest Paid	\$1,672.31
YTD Taxes Withheld	0.00

#### Summary of Balances as of October 31, 2020

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$9.86
BOKF, National Association	Tulsa, OK	4214	228,169.28
Pacific Western Bank	Beverly Hills, CA	24045	172,640.82



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

**Summary**

**Cash Account: 15007 Investments--Mainstreet Community Bank CD**

**Reconciliation ID: 103120**

**Reconciliation Date: 10/31/2020**

**Status: Open**

Bank Balance	350,583.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	350,583.00
Balance Per Books	<u>350,583.00</u>
Unreconciled Difference	<u><u>0.00</u></u>



Mainstreet Community Bank of Florida  
204 South Woodland Boulevard  
Deland, FL 32720

Date 10/30/20  
Page 1 of 2

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

Subject: CDARS® Customer Statement

Legal Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Below is a summary of your certificate(s) of deposit, which we are holding for you as your custodian. These certificate(s) of deposit have been issued through CDARS by one or more FDIC-insured depository institutions. Should you have any questions, please contact us at 386-734-5960, send an email to [customerservice@mainstreetcbf.com](mailto:customerservice@mainstreetcbf.com), or visit our website at [www.bankonmainstreet.com](http://www.bankonmainstreet.com).

**Summary of Accounts Reflecting Placements Through CDARS**

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
	12/05/19	12/01/22	2.25%	\$350,583.00	\$350,583.00
<b>TOTAL</b>				<b>\$350,583.00</b>	<b>\$350,583.00</b>



### ACCOUNT OVERVIEW

Account ID:  
Product Name: 3-YEAR PUBLIC FUND CD  
Interest Rate: 2.25%  
Account Balance: \$350,583.00

Effective Date: 12/05/19  
Maturity Date: 12/01/22  
YTD Interest Paid: \$0.00  
Interest Accrued: \$6,653.58  
Int Earned Since Last Stmt: \$681.99

The Annual Percentage Yield Earned is 2.28%.

#### CD Issued by First Enterprise Bank

YTD Interest Paid:	\$0.00	10/01/20	OPENING BALANCE	\$21,014.83
Interest Accrued:	\$398.83	10/30/20	ENDING BALANCE	\$21,014.83
Int Earned Since Last Stmt:	\$40.88			

#### CD Issued by Hills Bank and Trust Company

YTD Interest Paid:	\$0.00	10/01/20	OPENING BALANCE	\$103,942.97
Interest Accrued:	\$1,972.69	10/30/20	ENDING BALANCE	\$103,942.97
Int Earned Since Last Stmt:	\$202.20			

#### CD Issued by Homeland Federal Savings Bank

YTD Interest Paid:	\$0.00	10/01/20	OPENING BALANCE	\$225,625.20
Interest Accrued:	\$4,282.06	10/30/20	ENDING BALANCE	\$225,625.20
Int Earned Since Last Stmt:	\$438.91			

Thank you for your business.



# **Tab 13**



verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

### Summary of Financial Assumptions

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

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2018</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2018<sup>1</sup></i>	<i>\$ 922,605</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

### Recommended Payment Schedule

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

### Proposed Assessments

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

\* Annual Reserve Payments have been manually modified.