



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting January 6, 2021

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

www.wildernesslakecdd.org

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

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

District Board of Supervisors	Brian Sailer	Chairman
	Holly Ruhlig	Vice Chairman
	Bryan Norrie	Assistant Secretary
	Beth Edwards	Assistant Secretary
	Scott Diver	Assistant Secretary
Regional District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno Engineering

All cellular phones and pagers must be turned off while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – 5844 OLD PASCO ROAD, STE 100, WESLEY CHAPEL, FLORIDA 33544
WWW.WILDERNESSLAKECDD.ORG

December 29, 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, January 6, 2021 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. BUSINESS ITEMS**
 - A. Continued Discussion Regarding Dog Park Survey.....Tab 1
 - B. Consideration of Proposal for Updated Reserve Study..... Tab 2
 - C. Discussion Regarding Roadway Pavers Repairs
 - D. Discussion Regarding Opening the Water Fountains
- 5. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports..... Tab 3
 - B. GHS Environmental Report..... Tab 4
 - C. Lodge Manager's Report..... Tab 5
 1. Wetland T Update
 2. Consideration of Proposals for Repainting of the Entry Doors..... Tab 6
 - D. District Counsel's Report
 - E. District Engineer's Report
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 2, 2020..... Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures for November 2020..... Tab 8
- 7. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for November 2020..... Tab 9
 - B. Reserve Study Report..... Tab 10
- 8. STAFF REPORTS**
 - A. District Manager Report
- 9. SUPERVISOR REQUESTS**
- 10. ADJOURNMENT**

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

Very truly yours,
Matthew Huber
District Manager

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

Tab 1

Dog Park Discussion

Over the years, the topic of adding a Dog Park to the overall amenities has been presented to the CDD Board of Supervisors for consideration. After thoroughly researching the topic, each Board voted against pursuing a community Dog Park due to lack of an ideal location, parking, overall cost, security, and the impact on the wildlife.

The addition of a Dog Park is considered a **Capital Improvement** and is not currently allotted for within the 2020/2021 budget. The estimated initial investment of \$5,000.00 - \$10,000.00 is contingent on the selection of fencing, available utilities (water and electricity), card access equipment, seating, security surveillance equipment, landscaping, and insurance. The estimated yearly expenses are \$1,500.00 - \$2,500.00, pending the selection of referenced equipment, landscaping, and insurance.

Locations for Consideration:

- **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 CDD decides 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. Pasco County also recommends notification, polling of residents, and consideration of Dog Park friendly equipment as mentioned above.

At this time, the CDD Board of Supervisors is asking the community to consider the information as outlined, complete the survey below, and return it to the Lodge by Sunday, January 31, 2021.

Dog Park Survey

Are you in favor of a community Dog Park?

Yes: _____ No: _____

Name: _____

Address: _____

Tab 2



December 7, 2020

The Preserve at Wilderness Lake CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

RE: Reserve Study Update with Site Inspection
The Preserve at Wilderness Lake CDD
21320 Wilderness Lake Blvd
Land O Lakes, FL 34638

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection for The Preserve at Wilderness Lake CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

The Preserve at Wilderness Lake is comprised primarily of single family homes with a small amount of villas and commercial units mixed in. In total, there are 958 units (1,316 EDUs). Primary home construction in the community occurred from 2002-2008. Central to the community is an amenity center which includes 2 pool areas, clubhouse, activity center, and other recreation. The CDD consists of approximately 700 acres and is located in Land O Lakes, Pasco County, Florida. The following reserve items will be included in the report:

- **Guardhouse**
- **Lodge**
- **Activity Center**
- **Nature Center**
- **Bathhouse**
- **Tennis Courts (2)**
- **Basketball Court**
- **Pool Areas (2)**
- **Dock**
- **Pavers and Sidewalks**
- **Parking Area**
- **Fencing**
- **Playgrounds**
- **Monuments**
- **Stormwater Drainage**
- **Retention Ponds**
- **Irrigation**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, & CDD III, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 4,409 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Reserve Study Update with Site Inspection (Level-2)

\$3,500

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within six weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

Tab 3

PSA_____

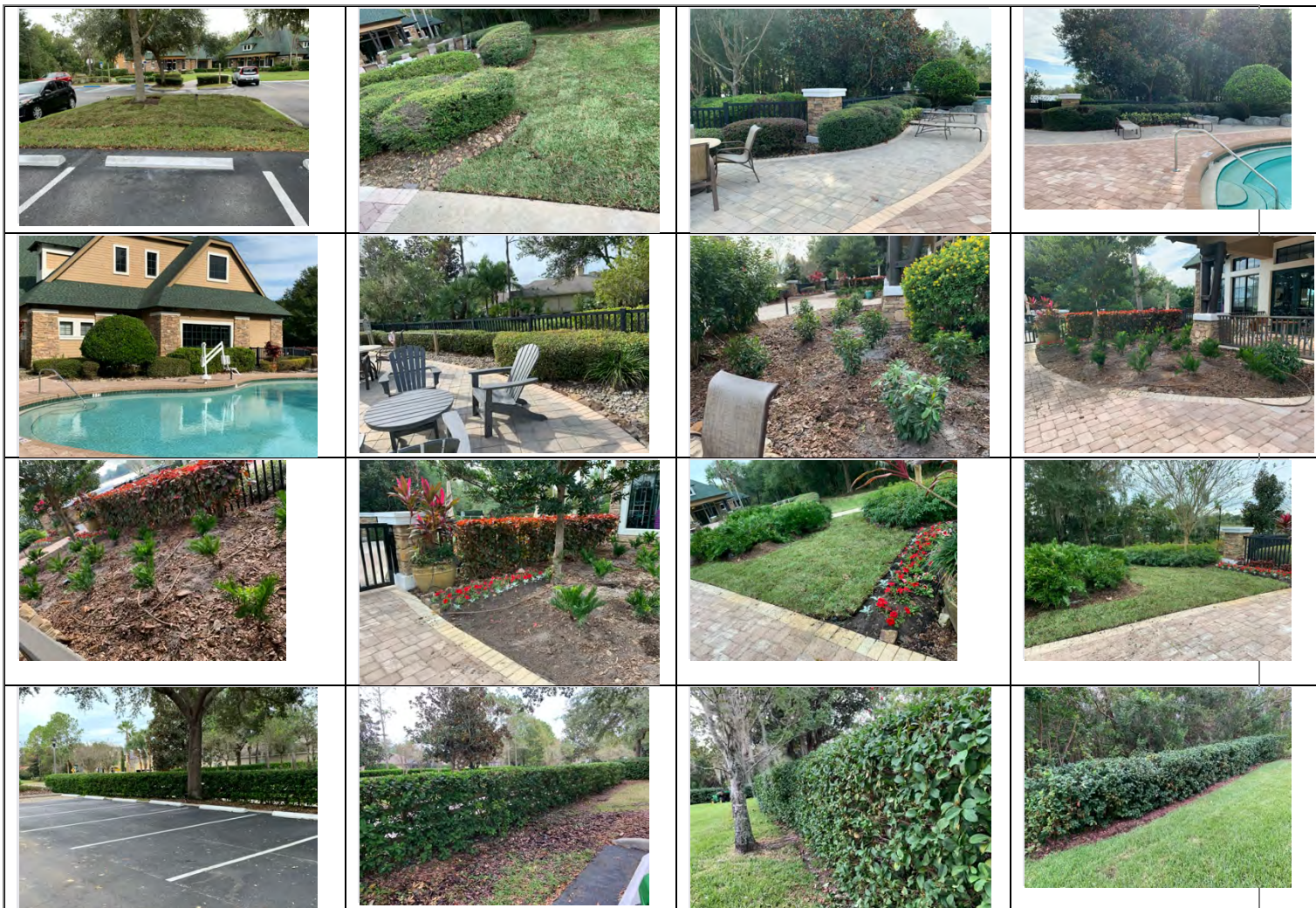
HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	11/29- 12/5/20
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler with rain
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	Mowing completed 12/3/20
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none">• BUTTERFLY GARDEN – Trimmed and did cut back.• CLUBHOUSE – woodline cutback behind clubhouse.• MAIN BLVD – cut back wood lines• CLUBHOUSE – rip out and sod installation, mulch installation, pulled weeds and vines, trimmed hedges.• INSIDE CLUBHOUSE – set up poinsettias.• POOL AREA – trimmed, sprayed for weeds.• SECTION 2 – emergency hedge trimming.





Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	• n/a
Problem and Locations	• n/a
EXTRA WORK PERFORMED	
Task and Location	•
• BACK PATIO – revamped irrigaiton drip line to ensure new plants had coverage.	
EXTRA WORK RECOMMENDED	
Task and Location	

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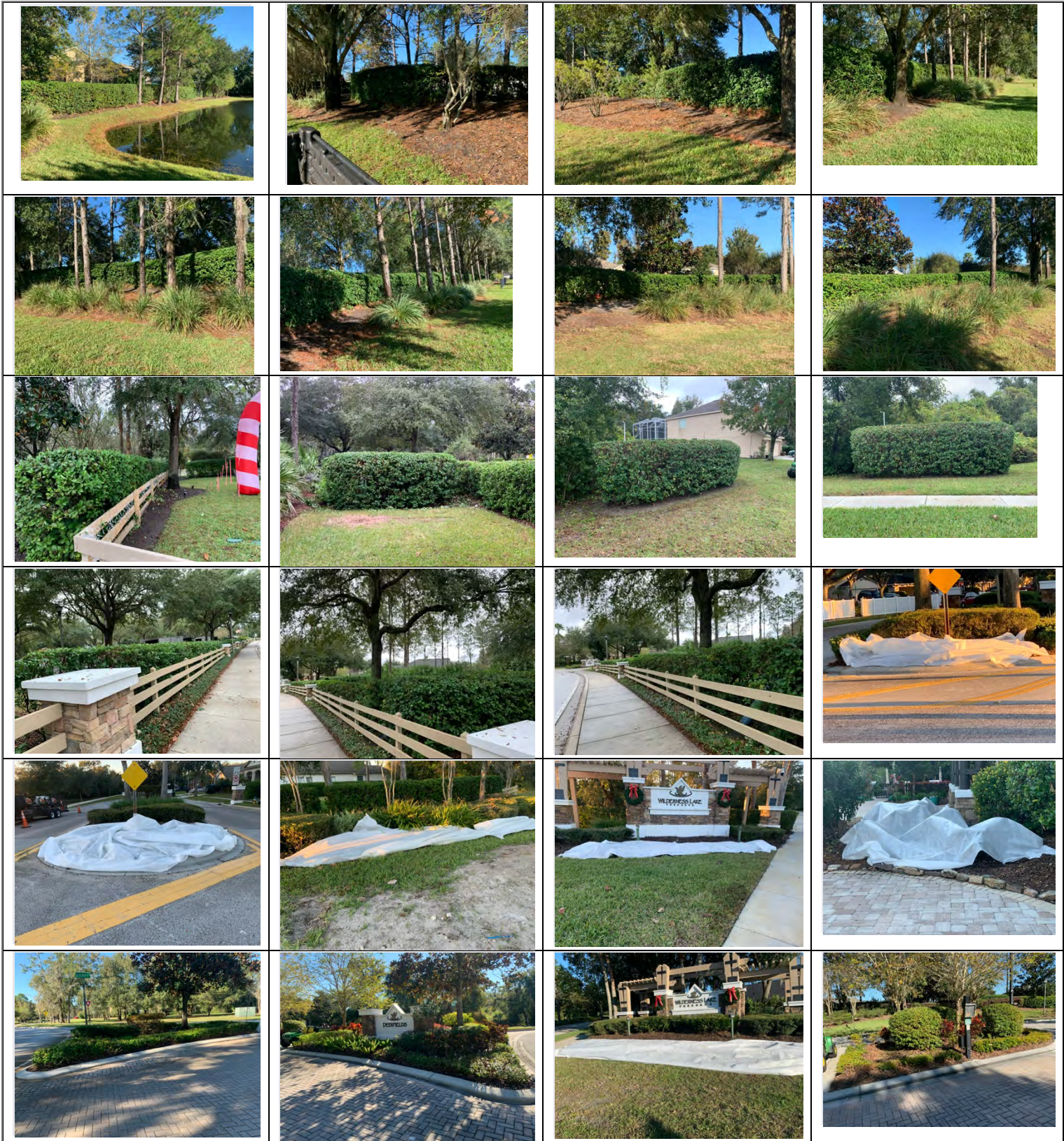
PSA_____

HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	12/6-12/12/2020
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler with rain
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	Mowing completed 12/10/20
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none">• SECTION 2 - Trimmed Draycott Berm and other hedges in the area.• Due to frost warning – covered all flower beds to protect them.• Removed covering from all flower beds• Completed mowing on 12/10/20• Put down (2) pallets of mulch.• SECTION 2 – continued trimming and performed some tree lifting.





Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
•	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	• n/a
Problem and Locations	• n/a
EXTRA WORK PERFORMED	
Task and Location	•
• THROUGHOUT PROPERTY – turned off pumps due to frost warning	
EXTRA WORK RECOMMENDED	
Task and Location	

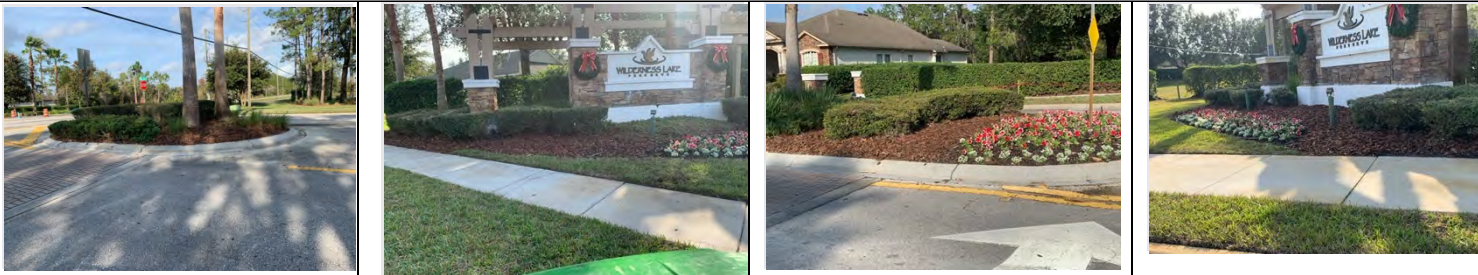
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HORTICULTURAL

Landscape Consulting & Contract Management
 "Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
 Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	12/13-12/19/2020
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler with rain
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	n/a
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none"> SECTION 2 – did trimming Completed mulch installation CLUBHOUSE AND POOL AREA – sprayed for weeds. Prepared area for breakfast with Santa. THROUGHOUT PROPERTY – Trimmed all tall hedges and some of the lower ones. Picked up debris, burned out / weeded beds. MAIN BLVD AND PARKS – Spread ant poison FISHING DOCK – Blew off leaves and picked up debris.
	



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

NOTES: •	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	• n/a
Problem and Locations	• n/a
EXTRA WORK PERFORMED	
Task and Location	•
EXTRA WORK RECOMMENDED	
Task and Location	

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PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	December 17, 2020
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Supervisor-Brian Norrie 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 January 4, 2021 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on January 5, 2021. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

Kendall Heath/Waverly Shores- remove leaf drop.

Cormorant Cove dock area- remove leaf drop.

Eleanor Wood pond- remove leaf drop.

Boulevard inbound at ranger station- remove leaf drop.

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



The turf was mowed at the appropriate height for good health. The blades were sharp, leaving a clean cut. The line trimming, edging and cleanup were neatly performed. The bed lines were neatly defined on the front and back sides. Turf growth has slowed considerably. Only mow turf that is actively growing and dedicate that mowing labor to items such as contractual woodline cutbacks and tree lifting.

3 WOODLINE MAINTENANCE

Nature Center by basketball court- cut back woodline even further.

Whispering Wind- cut back woodline along pond.

The woodlines were maintained in accordance with the specifications.

2 TURF COLOR

There was a loss of color and consistency over the past month. The common Bermudagrass and Bahiagrass lose color in the cooler weather. The St. Augustine turf color was generally a mottled medium green.

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

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

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

Stoneleigh park- turf color of common Bermudagrass was a tan to a heavily mottled pale green. It is going into dormancy. The St. Augustine turf color was a mottled medium green.

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

Oakhurst park- turf color of common Bermudagrass was a tan to a heavily mottled pale green. It is going into dormancy. The St. Augustine turf color was a mottled medium green.

Kendall Heath/Waverly Shores turf color of common Bermudagrass was a tan to a heavily mottled pale green. It is going into dormancy. The St. Augustine turf was a mottled medium green.

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

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

December

December



December



November



November



November



November



November



October



October



October



September



September



September



September



August



August



3 TURF DENSITY

Kendall Heath/Waverly Shores- the common Bermudagrass had a fair density. It is now going dormant. The St. Augustine density was good.

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

Citrus Blossom park- density was strong.

Citrus Blossom common area- density was strong.

Stoneleigh park- common Bermudagrass density was good. It is now going dormant.

Oakhurst park- common Bermudagrass density was good, It is now going dormant.

Night Heron/Caliente intersection- density was strong.

Lodge- density of main lawn was good. Density of activity center lawn was good, 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. It is now going dormant.

3 TURF WEED CONTROL

Oakhurst Park- treat broadleaf weeds.

Main exit monument- treat broadleaf weeds.

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.

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

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Deerfields- treat patch disease.

Boulevard across from Waters Edge- treat patch disease.

Main exit monument back to bridge- treat ant mounds.

Activity center- treat patch disease.

Rear tennis court lawn- treat patch disease.

Birchholm at stop sign- treat patch disease.

Americus- treat patch disease.

Pine Knot- treat patch disease. *Photo below.*



Boulevard inbound east of ranger station- treat patch disease on parkway.

The turf was cut and trimmed at the appropriate height for good health. There was a loss of color and consistency over the past month. The color was generally a mottled medium green with some positive exceptions. The density of the St. Augustine turf was good, but growth has slowed considerably. The Bahia turf and common Bermudgrass are now going into their dormant period. The broadleaf weeds were not in abundance and they can be killed off via spot treatments. There are a number of areas of high visibility turf panels being affected by patch disease.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Main entry bridge- transplant roses from lodge to bridge.

Pool table- the duranta should be removed and replaced with a different shrub, they appear to have nematodes. There is no cost effective treatment for them. *Photo below.*



Pool patio at entry gate by round tables- remove dead hawthorns.

Cormorant Cove entry median- cut back Fakahatchee grass and treat for spider mites.

Boulevard across from Lakewood Retreat- cut back Fakahatchee grass and treat for spider mites.

Rear of pool- recommend that copperleaf bed be closed in with sod to prevent erosion. *Photo below.*



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

September

October



November

December



3 BED WEED CONTROL

Water's Edge- remove vines from anise hedge.

Nature Center- remove vines from coontie palms.

Lodge patio- remove vines from coontie palms.

Eagle's Landing monument- remove bed weeds.

Median at Oakhurst Park- remove vines from juniper.

3 IRRIGATION MANAGEMENT

Pool patio- cover exposed dripline with pine bark.

There were no significant irrigation breaks or leaks noted.

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

3 SHRUB PRUNING

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

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



General work order- cut back all frost damaged allamanda.

General work order- cut back all Muhly grass.

Tennis court sidewalk- prune back palmetto off of sidewalk.

Butterfly garden- remove firebush clippings at bottom of plant.

Nature Center front- remove spent blooms from flax lilies.

Tawny Owl- cut back all ornamental grass. *Photo below.*



Stoneleigh lift station- cut back Fakahatchee grass.

Deerfields entry gate- cut back Fakahatchee grass.

Deerfields medians- prune dead sections from foxtail fern.

Minnow Brook island- prune dead sections from juniper.

Sparrow Wood monument- prune juniper away from landscape lights.

3 TREE PRUNING

21023 Green Wing- elevate oak tree over sidewalk.

Cormorant Cove dock- elevate small diameter branches on sweetgum tree.

Citrus Blossom common area at playground- elevate oak trees over sidewalk.

Stoneleigh lift station- remove pepper tree.

Boulevard across from Lakewood Retreat- remove heavy moss accumulation from crape myrtles.

21655 Cormorant Cove- elevate oak tree over sidewalk.

3 CLEANUP/RUBBISH REMOVAL

Deerfields exit berm- remove fallen branches.

3 APPEARANCE OF SEASONAL COLOR

The Holiday Season color display of petunias and Dusty Miller was providing a strong curb appeal in all locations. Most of the plants were just beginning to bloom. The plants were healthy and properly spaced. The beds were weed free.

Butterfly garden- replace pentas with petunias.

December

December



December



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 37 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for December services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

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



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

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

SUMMARY

Redtree performed to contractual standards for this inspection. The turf was mowed, edged, trimmed and cleaned up in accordance with the specifications. The color was mostly a mottled medium green. The density of the St. Augustine turf was good. The Bahiagrass and common Bermudagrass were beginning to thin out as they go into winter dormancy. The broadleaf weeds were not in great numbers and can be controlled via spot treatments. There was no insect activity, but there were a number of turf panels affected by patch disease. The woodlines were neatly maintained with a few needing touchup work. The shrubs were generally healthy and correctly pruned. Some tree pruning and moss removal is needed. The bed weeds were well managed. The turf, shrubs and flowers appear to be receiving sufficient irrigation. There was evidence of a recent irrigation cycle. There were no significant irrigation repair issues noted. The seasonal color display of petunias and Dusty Miller was providing excellent curb appeal and required only deadheading.

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 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 tip Crape Myrtles - As needed

Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

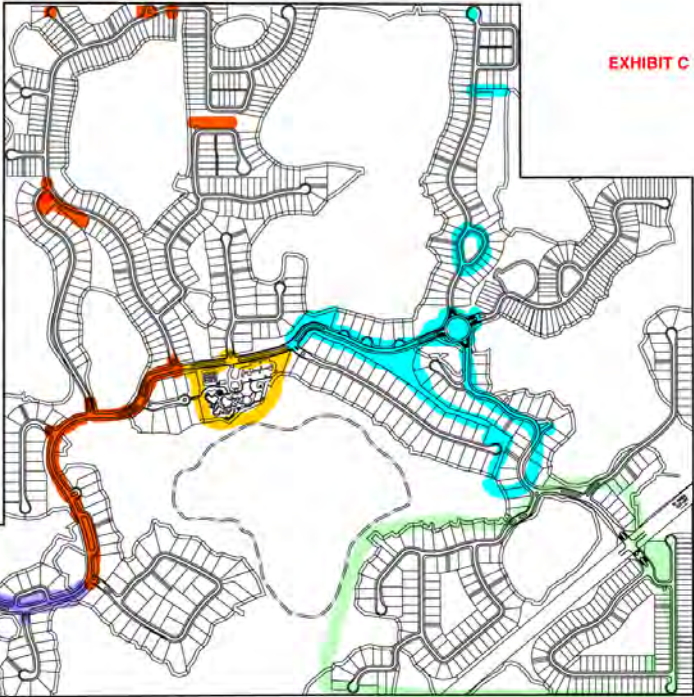


EXHIBIT C

Tab 4



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

December 21, 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)
December 2020 Summary Report**

Dear Mr. Huber,

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

Dates Worked Performed: December 3, 5, 8, 9, 15, 16, and 21

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. Meeting with resident and their contractors to review vine removal in conservation area located behind 21215 Sky Vista in accordance with 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 review of erosion area on eastern bank of Pond No. 31 per T. Dobson. Coordination with T. Dobson on findings.
6. Field review of repairs to erosion in northwest corner of Pond No. 28 per T. Dobson. Coordination with T. Dobson on findings.
7. Performed removal of nuisance/exotic species and cleanup along the edge of Wetland T in accordance with Proposal No. 20-238.
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. Reviewed Wetland M per T. Dobson to confirm kids playing and leaving items per resident's complaint.
10. Training with new wetland staff (M. Ramirez). Field review of maintenance areas and responsibilities. Project management database coordination and updating with staff.
11. WLP staff and GHS performed maintenance activities on W-22, CS-L1, W-18, W-32 and CS-T1.
12. Phone and e-mail coordination with WLP staff (T. Dobson).
13. 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

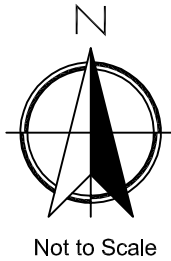
- Stormwater Ponds
- Natural Wetland Systems
- Natural Lake (Open Water)
- Property Boundary
- Cul-De-Sac Maintenance
- Weir
- Bubbler Box
- Control Structure
- Drainage Flow

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

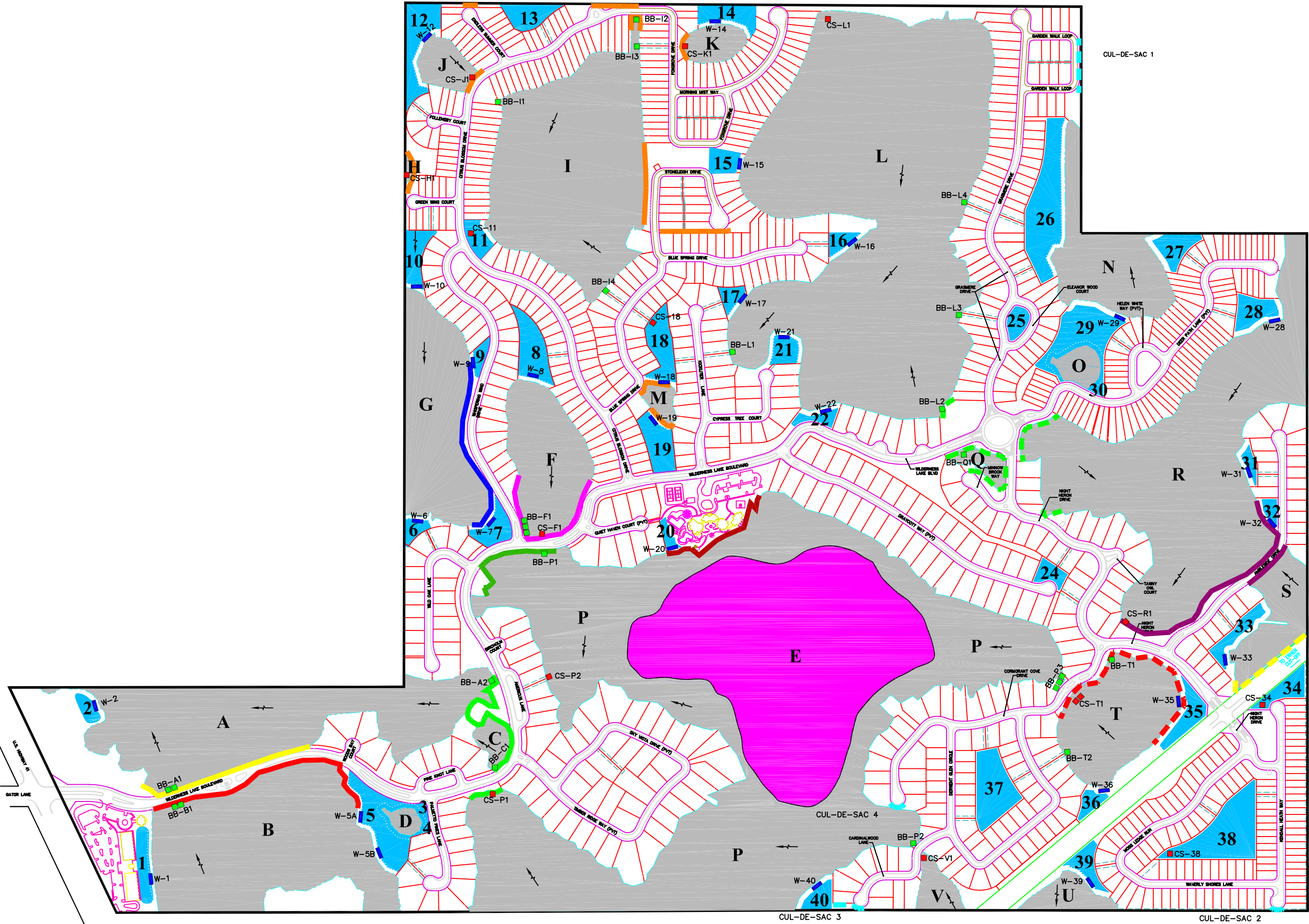
Note: Natural Lake "E" was
previously identified as Stormwater
Pond No. 23 on maps prepared by
others. Since this area is natural,
it has been moved into the wetland
lettering system. There is no
Stormwater Pond No. 23.

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 5



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

December 2020 Clubhouse Operations/Maintenance Updates

- 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: CDD meeting, Santa's Arrival, Lighting of the Menorah, Gingerbread House Workshop, Adult Art Class, Breakfast with Santa, Badminton Bash, and Frisbee Golf Frenzy.
- Replaced six landscape lights and repaired four.
- Cleaned the pool deck fence.
- Removed a broken picnic table from the Stoneleigh/Foxgrove Park.
- Repaired several dog stations.
- Repaired several fence boards near the Cormorant Cove dock.
- Repaired a section of pavers near Dunkin Donuts.
- Replaced several monument lights.
- Cleaned the exterior of the Ranger Station.
- Leveled several sidewalk panels throughout the community.
- Hung wreaths on the vehicle gates.
- Replaced the poolside safety and flotation rings.
- Installed a new dog station.
- Installed a new pool deck clock.
- Replaced the batteries for the ADA poolside chairs.
- Assisted the Wetland Team in removing debris from the conservation area between Blue Spring Drive and Kickliter Lane.
- Repaired the Lodge dock.
- Repaired several gutters.
- Replaced the Frontier Communication System backup battery.
- Removed cobwebs from the docks and buildings.
- Secured the Cormorant Cove dock lighting.
- Replaced three light bulbs in the park lighting at the Stoneleigh/Foxgrove Park.
- Repaired and painted the front entrance communication board.
- Replaced several track lighting bulbs in the Fitness Center, Lodge, Activities Center, and Nature Center.
- Cleaned the exterior windows of the Nature Center and Activities Center.
- Treated the CDD owned sidewalks and curbing with the rust remover, Snow Cap.
- Treated for ants throughout the community.



Wilderness Lake Preserve Community Development District (CDD)

- 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)

1st Quarter 2020/2021 Projected Projects

- Wetland T Buffer Maintenance Project. **Budget line item: Wetlands - Special Projects**
 - Proposal approved:
 - GHS - \$4,060.00
Project completed the week of December 15.
- Add an additional pump and well for irrigation to service the area from the corner of Night Heron Dr./Caliente Blvd. to the Deerfield's pump and well. **Budget line item: Irrigation**
 - Proposal approved:
 - RedTree Landscape Systems Proposals - \$25,008.75
Scheduled for December/January, weather permitting.

2nd Quarter 2020/2021 Projected Projects

- Resurfacing of the Tennis Courts. **Budget line item: Reserves**
 - Proposal approved:
 - Florida Courts - \$13,900.00 - 2-year warranty
Scheduled for mid-January 2021.
- Roadway paver repair for inbound and outbound lanes from US Hwy. 41 to the Ranger Station. **Budget line item: Reserves**
 - Proposal approved:
 - ACPLM - \$3,994.00 - 1-year material and labor warranty.
Project to begin the week of January 4.
- Repainting 14 main entry doors. **Budget line item: Reserves**
 - Proposals submitted by:
 - Munyan Painting and Restoration - \$3,850.00 - 1-year warranty
 - The Daily Group - \$3,850.00 - 5-year warranty
 - AIC Painting Services - \$1,950.00 - Full customer satisfaction warranty, \$1,750.00 annual service price for the aforementioned service of the original 14 doors and/or \$160.00 per door, as needed.
- Resurface the Splash Pad. **Budget line item: Reserves**
 - Proposal forthcoming:
 - Specialty Surfaces



Wilderness Lake Preserve Community Development District (CDD)

- Replace the Maintenance shed roof. **Budget line item: Reserves**
 - Bayside Roofing - \$3,025.00**Scheduled for replacement on January 15.**

Landscape Lighting

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

A Total Solution, Inc.

- Tuesday, December 22, assisted with converting the video footage of an incident that occurred at the Ranger Station on Monday, December 21.

Cardno

- Preparing proposals for cleaning of the shingles and repairs to the courtyard/poolside pavers.
- Thursday, December 3, assisted Tierra with the "Ground Penetrating Radar Test" on the Derwent Glen/Caliente Blvd. berm.
- Thursday, December 17 and Monday, December 21, assisted Tierra with the "Standard Penetration Test Borings" on the Derwent Glen/Caliente Blvd. berm.
- Monday, December 28, assisted with the remediation of pond 28 located at the end of Deer Path Lane.

Clean Republic

- Currently testing the disinfectant and sanitizer products for future use.

Cool Coast Heating & Cooling

- Friday, December 4, installed UV lights to the HVAC systems in the Lodge, Activities Center, and Nature Center. The Fitness Center was completed during the HVAC project.

Fitness Logic

- Thursday, December 17, performed the monthly maintenance: tested and cleaned all the equipment. Made the necessary adjustments.
- Replaced the safety lanyard on the Precor treadmill and a cable on the Paramount lat/pull/row machine.

Frontier

- While reviewing the services and bundling, it was determined that the Maintenance Team cell phone was not necessary, so the service was discontinued. **Yearly Savings: \$300.00**



Wilderness Lake Preserve Community Development District (CDD)

Home Res-Q, Inc.

- Submitted a proposal to repair several gutters throughout the Lodge recreational campus.

Ideal Network Solutions

- Saturday, December 5, performed routine maintenance on the network and installed a firmware update to the Sonicwall.

PSA

- Thursday, December 17, conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Thursday, December 17, present during the monthly Landscape Inspection.
- Responded to several irrigation issues throughout the community.
- Assisting with the remaining tree count for redistribution of funds to allow for additional pruning. Final count to be submitted in January.
- **Oak Tree Pruning Project:** 86 Oaks on the Moss Ledge and Derwent Glen berms:
86 x \$275.00 each = \$23,650.00
- Additional Oak trees in need of structural pruning: 168 x \$275.00 = \$46,200.00

Pasco County Pavement Management – (Repaving of WL Blvd. project.)

- The request to assess Wilderness Lake Blvd. and side streets has moved from the “Wait List” to pending Legal Review. The residents should receive a certified letter from Pasco County in February or March outlining the project details, including a return response.

Site Masters

- Week of December 7, remediated CDD owned sidewalks throughout the community.

Sir Speedy

- Mailed out the January Newsletter.

Pasco Sheriff's Special Detail Report on Citations & Warnings

11/25 – Routine patrol of the community and Lodge. Made contact with several individuals on the dock after hours and advised them of the operating hours. They left without incident.

11/26 – Patrolled the community and Lodge facilities. No suspicious activities observed.

11/27 – Conducted patrols of the community and footpatrols of the Lodge facilities. Did not observe any suspicious activity or traffic violations during the shift.

11/28 – Patrolled the Lodge facilities and community without incident.



Wilderness Lake Preserve Community Development District (CDD)

12/02 – Conducted hourly footpatrols of the Lodge facilities and community. No issues or incidents.
12/04 – Made contact with several juveniles who were attempting to use the Jacuzzi. They left without incident. Conducted routine patrols of the community. No suspicious activity to report.
12/09 – Conducted hourly patrols of the Lodge and community. No issues or incidents to report.
12/11 – Found several teens in the Jacuzzi. Notified the parents that the next offense may result in Trespassing. No other issues.
12/12 – Patrolled the community and Lodge without incident.
12/16 – Patrolled the Lodge and community. No illegal parking or incidents to report.
12/18 – Found several teens in the Jacuzzi and contacted their parents. No other issues to report.
12/19 – Conducted hourly patrols of the Lodge and community. No incidents to report.
12/23 – Conducted multiple patrols of the community and Lodge without incident.
12/24 – Patrolled the Lodge and community. No activity to report.
12/25 – Patrolled the community and periodically checked the Lodge and pools. No issues.
12/26 – Patrolled the community and Lodge facilities without incident.

Playground Equipment & Dock Safety Checks

11/24 – Removed and ordered a new picnic table for the Stoneleigh Park.
12/04 – Replaced a saddle swing and chain at the Oakhurst/Woodsmere Park.
12/11 – Replaced a locking bolt on a swing at the Citrus Blossom/Whispering Wind Park.
12/18 – No issues found during the inspection.

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.

12/02 – CDD Mtg. – AC
12/02 – Resident Event – Theatre
12/05 – Lodge Event – Lodge, AC, NC, Classroom, and Courtyards
12/07 – Lodge Event – Playground
12/07 – Resident Event – Theatre
12/09 – Resident Event – Theatre
12/10 – Lodge Event – AC
12/11 – Lodge Event – Lodge
12/12 – Lodge Event – Front Courtyard and Classroom
12/12 – Lodge Event – AC
12/13 – Private Rental – Classroom
12/14 – Lodge Event – Playground
12/14 – Girl Scouts – Classroom
12/14 – Resident Event – Theatre
12/14 – ARC Mtg. – Lodge
12/14 – Resident Event – AC and Classroom



Wilderness Lake Preserve Community Development District (CDD)

12/16 – Resident Event – Theatre
12/17 – Lodge Event – Community-wide
12/19 – Lodge Event – Lodge, AC, NC, Classroom, and Courtyards
12/20 – Private Rental – AC
12/21 – Lodge Event – Playground
12/21 – Resident Event – Theatre
12/23 – Resident Event – Theatre
12/28 – Lodge Event – Playground
12/28 – ARC Mtg. – Lodge
12/28 – Girl Scouts – Classroom
12/28 – Resident Event – Theatre
12/29 – Lodge Event – Front Courtyard
12/30 – Lodge Event – Front Courtyard

Upcoming Events

➤ **January**

- Saturday, Jan. 2 – Ice Cream Social
- Friday, Jan. 8 – Basketball Bonanza
- Friday, Jan. 15 – Drive-In Movie Night & Bacon Boss
- Sunday, Jan. 17 – Ping Pong Madness
- Saturday, Jan. 23 – Corn Hole Challenge
- Saturday, Jan. 30 – Charm City Eats Food Truck
- Sunday, Jan. 31 – Badminton Bash

➤ **February**

- Friday, Feb. 12 – Valentine’s Day Extravaganza
- Saturday, Feb. 13 – Charm City Eats Food Truck
- Saturday, Feb. 20 – Kid’s Art Class
- Saturday, Feb. 20 – Adult Art Class

Conservation Area Violations

Ambleside Drive Conservation/Setback Violation Update

- Continual monitoring with site visits in progress: **12/17**
- 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. **Review of the remediation the week of January 4, 2021.**



Wilderness Lake Preserve Community Development District (CDD)

Conservation area between Kickliter Lane and Blue Spring Drive

- The conservation area was disturbed by a group of teens creating a fort and hangout area. The debris left behind was removed and the area is now under surveillance.

Dog Park Update

- Pre-application meeting: Tuesday, August 11 was canceled by Pasco County after researching the current zoning for both parcels. The Pre-application 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 discourages the rezoning of either site.
 - Pasco County recommends the following if the District decides 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.**
- **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 – Under consideration with the community.

Supervisors' Requests

- Review and submit a detailed invoice for the newly replaced Fitness Center 5-ton AC unit. Cool Coast submitted a detailed description of the work performed.
- Distribute the Dog Park Survey via eblast, newsletter, and hardcopies at the Lodge. Results to be reviewed by the Board during the February 2021 CDD meeting.
- Review current Frontier and Verizon services for consideration of additional cost savings.
The review is in progress.



Wilderness Lake Preserve Community Development District (CDD)

Residents' Requests

- The homeowner of 7004 Cardinalwood Lane requested an assessment of the fence bordering WLP and 6901 Caliente Blvd., as a tree on the Caliente Blvd. side is causing the fence to bow.
- The Lodge is coordinating with the owner, Richard La Riviere, to remove the tree before the fence sustains irreparable damage.





Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #1 located on Wilderness Lake Blvd.

11/18/2020 – 12/17/2020 Radar Results

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
11/18/2020	1035	710	38	26.58	68.60
11/19/2020	1314	699	41	20.87	53.20
11/20/2020	1303	716	43	21.06	54.95
11/21/2020	1136	690	42	21.59	60.74
11/22/2020	1067	637	39	21.24	59.70
11/23/2020	1057	598	41	21.33	56.58
11/24/2020	1321	659	41	20.81	49.89
11/25/2020	1368	725	37	20.97	53.00
11/26/2020	898	566	45	21.91	63.03
11/27/2020	1164	583	38	20.78	50.09
11/28/2020	1173	648	63	21.17	55.24
11/29/2020	1117	620	45	21.03	55.51
11/30/2020	1238	652	43	20.86	52.67
12/01/2020	1321	660	45	20.81	49.96
12/02/2020	1318	676	42	20.86	51.29
12/03/2020	1313	727	41	21.13	55.37
12/04/2020	1392	788	36	21.13	56.61
12/05/2020	1224	698	44	21.14	57.03
12/06/2020	858	463	35	20.97	53.96
12/07/2020	1220	660	37	21.00	54.10
12/08/2020	1312	713	40	20.99	54.34
12/09/2020	1273	713	39	21.13	56.01
12/10/2020	1365	757	39	20.99	55.46
12/11/2020	491	265	47	21.21	53.97
12/12/2020	1061	621	37	21.38	58.53
12/13/2020	1139	629	38	21.04	55.22
12/14/2020	1315	709	38	21.04	53.92
12/15/2020	1357	727	40	20.97	53.57
12/16/2020	1262	683	36	21.03	54.12
12/17/2020	1401	735	38	20.94	52.46
Totals:	35813	19727	Avg. 41	21.22	55.08
			High 63		



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #2 located on Night Heron Drive
11/21/2020 – 12/17/2020 Radar Results *Corrupt data for 11/22.

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
11/21/2020	246	90	32	19.13	36.59
11/23/2020	740	232	42	19.10	31.35
11/24/2020	896	271	48	18.94	30.25
11/25/2020	998	312	43	19.01	31.26
11/26/2020	628	232	35	19.35	36.94
11/27/2020	157	39	31	17.73	24.84
11/28/2020	563	186	41	19.06	33.04
11/29/2020	744	242	36	19.06	32.53
11/30/2020	982	263	38	18.70	26.78
12/01/2020	1001	243	48	18.39	24.28
12/02/2020	976	283	35	18.86	29.00
12/03/2020	1028	308	44	18.96	29.96
12/04/2020	1096	303	38	18.76	27.65
12/05/2020	316	110	39	19.15	34.81
12/06/2020	645	216	35	18.94	33.49
12/07/2020	981	281	41	18.50	28.64
12/08/2020	976	286	36	18.83	29.30
12/09/2020	998	336	39	19.22	33.67
12/10/2020	981	310	35	18.99	31.60
12/11/2020	1097	323	36	18.89	29.44
12/12/2020	922	285	35	18.85	30.91
12/13/2020	764	248	36	18.92	32.46
12/14/2020	1036	319	43	18.96	30.79
12/15/2020	1050	314	72	18.92	29.90
12/16/2020	1046	316	37	18.88	30.21
12/17/2020	209	68	68	18.67	32.54
Totals:	21076	6416	Avg. 41	18.89	30.44
			High 72		

Event's Summary Report October, November & December 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
Kid's Art Class 11/7/2020	\$0	1	0	\$0.00	\$2.00	\$2.00	\$27,785.89
Adult Art Class 11/7/2020	\$0	2	0	\$0.00	\$4.00	\$4.00	\$27,785.69
Trivia Night 11/20/2020	\$50	0	0	\$0.00	\$0.00	\$0.00	\$27,785.69
**Santa's Arrival 12/5/2020	\$1,600	273	17.5	\$699.63	\$0.00	(\$682.13)	\$27,086.06
Lighting of the Menorah 12/10/2020	\$250	5	0	\$51.06	\$0.00	(\$51.06)	\$27,035.00
Pasco County Animal Shelter Holiday Fundraiser 12/11/2020	\$0	15	0	\$0.00	\$0.00	\$0.00	\$27,035.00
Gingerbread House Workshop 12/12/2020	\$300	20	0	\$176.02	\$151.10	(\$24.92)	\$26,858.98
Kid's Art Class 12/12/2020	\$0	0	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Adult Art Class 12/12/2020	\$0	3	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Best Decorated House Contest 12/17/2020	\$50	10	0	\$15.00	\$0.00	(\$15.00)	\$26,843.98
**Breakfast with Santa 12/19/2020	\$1,600	180	537.5	\$484.36	\$835.82	\$351.46	\$26,359.62
Totals:	\$6,775		\$555.00	\$3,640.38	\$1,441.47	(\$2,031.73)	\$26,359.62

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			\$26,359.62
CDD meetings				\$0.00			\$26,359.62
Storage unit, storage supplies, electronic communication program, movie license, and props				\$709.32			\$25,650.30
Misc. items				\$0.00			\$25,650.30
Totals:				\$709.32			\$25,650.30

Tab 6



"A Brush Above the Rest"

PROPOSAL

OFFICE: 813-927-1375

*CALL OR TEXT

EMAIL: info@aicpainting.com

LICENSE: LP09177

DATE:	11-24-2020	PHONE:	813-758-4841
CUSTOMER NAME:	Wilderness Lake Clubhouse	EMAIL:	tdobson@wplodge.com
ADDRESS:	21320 Wilderness Lake Blvd.	CITY/ST/ZIP:	Land O' Lakes, FL

DIRECT TO METAL PAINTING DESCRIPTION OF SERVICES:

Provide labor, materials and equipment to prep and paint areas/surfaces as follows:

SERVICE: *prep and paint both sides of 14 commercial grade metal doors;*

- The metal surface will be lightly sanded and treated with denatured alcohol to produce a surface conducive for topcoat finish.
- Any and all rust will be treated with a rust inhibitor and spot primed.
- The metal surface is then wiped down with a light chemical to make sure all debris has been removed.
- Surrounding areas will be cautiously protected to ensure there is no over spray onto non-painted surfaces.
- A coat of bonding primer is applied to the entire surface area prior to painting.
- An even spray finish will be applied to entire surface area to produce as smooth of a finish as allowable based on existing surface condition. Some surface imperfections may not be correctable such as deep scratches, gouges and or chips in the metal surface.
- Daily clean up.

TOTAL \$1,950.00

PAYMENT TERMS:

NO MONEY DOWN! The full amount of the agreement is to be paid upon completion of the work. Cash, check, EFT, Visa/MC/Amex
*Call for details on credit card payments.

MATERIALS SPECIFICATIONS: Sherwin Williams DTM paint. Color and sheen TBD at time of scheduling.

EXTRAS/NOTES/EXCLUSIONS:

1. Annual service price for the above aforementioned complete servicing of both sides of 14 commercial grade doors:
\$1,750.00
2. Per Door Service as needed at \$160.00 regardless if it's one or both sides. (Extensive prep is required to service one or more doors).
3. Excludes any other areas or items not listed or noted above.

WARRANTY:

We offer a full customer satisfaction warranty however, the areas noted for service are areas that will sustain extreme wear and tear from entering and exiting the facility so therefore there is no warranty against pre-mature chipping, peeling, flaking or scratching caused by general traffic/access.

TERMS & CONDITIONS:

-We will take every precaution to protect surrounding areas but recommend removing any items from within the work area.
-This quote does not include patching pre-existing holes in the aluminum.
-Severely oxidized surfaces will be treated during the prep process but there is no guarantee for a smooth surface appearance.
-Any and all rusted bolts are spot primed, but there is no guarantee or warranty against rust returning on any surface.
-This Proposal & Agreement is valid for six (6) months. Delay in acceptance will require verification of prevailing labor and material costs.
-This proposal and agreement constitute the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by a written revision and signed by both parties.
-Full Payment is due upon completion of initial painting services, minor touch ups needed after initial painting does not constitute withholding of payment. All discounts offered will be revoked if payment is not made within the terms of this contract.
-All work will be completed per PDCA Standards. All OSHA guidelines and measure will be adhered to.
-You hereby authorize AIC Services, Inc. to furnish labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which you agree to pay the amount listed above.

Proposal Submitted By:
AIC SERVICES, INC.

Jay Canals, President

Client:

Signature

Date

AIC References

Justin Floyd, RE Floyd Construction
813-854-1683
jfloyd@floydbuild.com
Several clubhouse painting projects.

Talavera Clubhouse, Spring Hill
jlansford@rizzetta.com
(813) 933-5571
Interior & exterior painting of clubhouse

Sincerely,

Kimberly
VP of Operations
Office: 813.996.0149
Cell: 813.927.1375
Email: info@aicpainting.com

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING**



C.C. # LP-09177

Name: JAY CANALS

Contractor Type: PC Painting

Business Name: AIC SERVICES INC
PO BOX 477, LAND O LAKES, FL 34639

**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
EXPIRING 09/30/2022**

10/06/2020

DATE

**Request for Taxpayer
Identification Number and Certification**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

AIC SERVICES INC.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

PO BOX 477

6 City, state, and ZIP code

LAND O LAKES FL 34639

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

5 9 - 3 4 4 9 2 5 2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ► **11/2/2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/24/2020

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

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

PRODUCER GIGA Solutions, Inc. 101 Plaza Real South Ste 201 Boca Raton FL 33432	CONTACT NAME:	
	PHONE (A/C, No, Ext): 888-581-0807	FAX (A/C, No):
INSURED AIC Services, Inc. dba AIC Painting 4125 Wharton Way Land O Lakes FL 34639	E-MAIL ADDRESS: certs@gigasolves.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: BUSINESSFIRST INS CO	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC # 11697		

COVERAGES**CERTIFICATE NUMBER:** 1310830217**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$
	OTHER:							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE	\$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	DED <input type="checkbox"/> RETENTION \$							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			521-17781-0	1/16/2020	1/16/2021	X	PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A					OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

The Preserve at Wilderness Lake CDD
21320 Wilderness Lake Blvd
Land O' Lakes FL 34637

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/24/2020

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

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

PRODUCER Adcock-Adcock Insurance Agency 315 W. Fletcher Ave. Tampa FL 33612-3414	CONTACT NAME: Denise DeRemigio PHONE (A/C, No, Ext): 813-933-6691 E-MAIL ADDRESS: denised@adcock-insurance.com FAX (A/C, No): 813-932-6287
INSURED AIC Services Inc 4125 Wharton Way Land O Lakes FL 34639	INSURER(S) AFFORDING COVERAGE INSURER A: Main Street America Assurance INSURER B: Clear Blue Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1387420831**REVISION NUMBER:** Revised 12-30-19

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BIFL14224001	4/25/2020	4/25/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			B1G96411	12/7/2019	12/7/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$ 10,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

The Preserve at Wilderness Lake CDD
21320 Wilderness Lake Blvd.
Land O Lakes FL 34637

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PRO INDUSTRIAL™ DTM ACRYLIC COATING



**PROVEN DURABILITY.
EXPANDED SHEEN OPTIONS.
PRO INDUSTRIAL DELIVERS.**

Commercial, institutional, and light industrial environments require a coating that provides both outstanding durability and attractive aesthetics, and Pro Industrial DTM Acrylic Coating delivers. Combining a high-performance finish with resistance to corrosion and flash rust with an excellent applied appearance available in an array of sheens, Pro Industrial DTM Acrylic Coating offers flexibility for more demanding environments.



KEY BENEFITS:

- ✓ Resists chemicals and corrosion
- ✓ Fast-drying
- ✓ Flash rust/early rust resistant
- ✓ Suitable for use in USDA-inspected facilities

KEY USES:

- ✓ Iron and steel
- ✓ Aluminum
- ✓ Galvanized steel primer
- ✓ Concrete and masonry
- ✓ Wood
- ✓ Previously painted surfaces

COMPLIES WITH*:

OTC	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
LEED® 09 CI	Yes
LEED® 09 NC	Yes
LEED® 09 CS	Yes
LEED® 09 S	Yes
NGBS	Yes

*As of 11/05/2014



PRO INDUSTRIAL™ DTM ACRYLIC COATING

An outstanding applied appearance, in just the right sheen for the job, is now available without sacrificing performance. Pro Industrial DTM Acrylic Coating delivers a high-performance finish and long-term durability in your choice of colors.

Engineered for light to moderate industrial use on both interior and exterior surfaces, this coating may be applied directly to properly prepared metals, wood, drywall, and masonry substrates. Pro Industrial DTM Acrylic Coating is also ideal for protecting equipment, machinery piping, and structural steel. With a fast-drying finish, flash rust resistance and corrosion protection are more efficient than ever.

The availability of Pro Industrial DTM Acrylic Coating in a broad range of colors ensures that regardless of the project or end use, finish aesthetics are easy to achieve. When a commercial, institutional, or light industrial environment requires lasting durability and an attractive finish, rely on Pro Industrial DTM Acrylic Coating.

PRO INDUSTRIAL: SETTING THE STANDARD FOR HIGH-PERFORMANCE COATINGS.

When performance and appearance matter, trust the time-proven line of Pro Industrial coatings from Sherwin-Williams to ensure exceptional durability and lasting aesthetics. These innovative technologies are engineered to withstand high traffic and demanding conditions, making them ideal for busy commercial and institutional environments. Backed by more than 145 years of experience and the support of 2,400 field reps and 4,000 Sherwin-Williams stores, Pro Industrial is truly the professional's choice when performance is critical.

To learn more, contact your Sherwin-Williams representative or
call 1-800-524-5979 to have a representative contact you.



The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

December 8, 2020

Board of Directors @ Wilderness Lake Preserve

Phone: 813-995-2437

C/o: Ms. Tish Dobson

21320 Wilderness Lake Blvd.

Land O Lakes, FL 34637

REFERENCE:

WILDERNESS LAKE PRESERVE SEVEN SETS OF ENTRY DOORS/INTERIOR AND EXTERIOR

Dear Ms. Dobson:

PLEASE ACCEPT THIS AS OUR PROPOSAL TO PROPERLY PREPARE AND PAINT THE AREAS DETAILED BELOW USING PRODUCTS FURNISHED THROUGH THE SHERWIN WILLIAMS PAINT COMPANY.

DESCRIPTION OF WORK: Lightly sand seven designated sets of “storefront” door frames to create a sound profile. Solvent wipe all paintable surfaces with denatured alcohol. Apply one full coat of bonding primer to all paintable surfaces. Apply one coat of finish to all paintable surfaces. Color to match existing with a gloss or semi-gloss finish. Products to be applied a HVLP sprayer. All cleanup to be provided on a daily basis.

EXCLUDED FROM THIS PROPOSAL: All adjacent surfaces to include window frames. Door handles and hardware. All signage and lettering. Any item not specifically mentioned in the “included” portion of this proposal.

The Daily Group, Inc.

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TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

Wilderness Lake Preserve
C/o: Ms. Tish Dobson

Page 2 of 3
December 8, 2020

NOTE:

1. ALL WORK WILL BE PERFORMED BY FULLY QUALIFIED PAINTERS UNDER THE SUPERVISION OF A JOB FOREMAN WHO WILL MAINTAIN REGULAR CONTACT WITH ALL OWNERS' REPRESENTATIVE.
2. DUE CARE WILL BE TAKEN BY THE PAINTING CONTRACTOR TO PROTECT ALL AREAS SURROUNDING DAILY WORK, I.E., SHRUBBERY, WALKWAYS, SCREENS, LIGHT FIXTURES, ETC.
3. ALL MATERIAL WILL BE DELIVERED TO THE JOB SITE BY THE MANUFACTURER IN UNOPENED CONTAINERS.
4. ALL MATERIAL AND EQUIPMENT WILL BE STORED (JOB TRAILER OR WORK VAN) IN A DESIGNATED AREA. ALL AREAS OF DAILY WORK WILL BE LEFT IN A CLEAN AND NEAT CONDITION.
5. IN THE EVENT THAT ANY BUILDING DEFECTS SHOW UP WHICH COULD NOT BE PRE-DETERMINED DURING THE BIDDING INSPECTION, THE COST OF REPAIRING SUCH DEFECTS WILL BE NEGOTIATED WITH THE OWNERS BEFORE SUCH REPAIRS ARE MADE.
6. A CERTIFICATE OF INSURANCE (\$1,000,000) WILL BE ISSUED TO OWNERS PRIOR TO THE START OF WORK.
7. BID PRICE INCLUDES ALL LABOR, MATERIAL, INSURANCE, EQUIPMENT AND TAXES.
8. OWNER/REPRESENTATIVE WILL FURNISH PROPER ELECTRICAL OUTLETS AND REQUIRED ELECTRICAL CURRENT TO EQUIPMENT DEEMED NECESSARY FOR JOB COMPLETION. REQUIRED WATER SUPPLY FOR JOB WILL BE THE RESPONSIBILITY OF THE OWNER/REPRESENTATIVE.
9. THIS PROPOSAL DOES NOT INCLUDE ANY CARPENTRY REPAIRS, MAJOR STUCCO REPAIRS OR ANY SCREEN REPLACEMENT.
10. **WARRANTY.** ALL WORK PERFORMED WILL BE WARRANTED FROM THE DATE OF COMPLETION FOR 5 YEARS. THE DAILY GROUP, INC. WARRANTS THAT THERE WILL BE NO PEELING, BLISTERING OR EXCESSIVE CHALKING DUE TO DEFECTIVE WORKMANSHIP ON ALL MASONRY SURFACES. THIS WARRANTY DOES NOT COVER FAILURE OF MATERIALS OR PRODUCTS WHICH MAY OR MAY NOT BE WARRANTED BY MANUFACTURER, OR FAILURE CAUSED BY BREAKDOWN OR CONDITION OF THE SUBSTRATE OR THE UNDERLYING SURFACE, PREVIOUS PAINT FILM, STRUCTURAL DEFECTS, BUILDING SETTLING OR MOVEMENT, VANDALISM, MISUSE OF THE PAINTED SURFACE, EXCESSIVE HEAT OR MOISTURE, HAIL, FLOODS, HURRICANES, WINDSTORMS, OR OTHER ACTS OF GOD, IMPROPER CLEANING OR MAINTENANCE PERFORMED BY OTHERS, ABRASION, COLLISION, CONDENSATION, OR OTHER MOISTURE UNDER OR FROM WITHIN THE BUILDING OR SURFACE, OR SEEPAGE OR LEAKAGE THROUGH UNCOATED AREAS OF THE BUILDING. OUR WARRANTY, AND THE WARRANTY OF THE MANUFACTURER, IF ANY, IS THE EXCLUSIVE REMEDY OF THE OWNER. THE DAILY GROUP, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL DAMAGES. THIS WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. THE DAILY GROUP, INC. WILL MAKE ALL EFFORTS TO REASONABLY RESOLVE ANY DISPUTES ARISING UNDER THIS AGREEMENT. IF, HOWEVER, LITIGATION SHALL BECOME NECESSARY, THE PARTIES AGREE THAT VENUE SHALL BE PROPER ONLY IN PASCO, HILLSBOROUGH OR PINELLAS COUNTY, AND THAT THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES AND COURT COSTS FROM THE NON-PREVAILING PARTY.

PROPOSAL

LICENSED
BONDED
INSURED

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

132 SEVENTH AVENUE SOUTH

SAFETY HARBOR, FLORIDA 34695

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

Wilderness Lake Preserve
C/o: Ms. Tish Dobson

Page 3 of 3
December 8, 2020

MAIN BID\$3,850.00

I hereby propose to PERFORM the above complete in accordance with the above specifications
for the sum of AS STATED ABOVE Dollars (\$)

Payments to be made as follows: AS AGREED UPON WITH OWNERS AND MANAGEMENT

All material in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and substantial

Wilderness Lake Preserve

"Cindy Gettino" [cindy-dg@tampabay.rr.com]

Sent: 12/10/2020 10:28 AM

To: ""tdobson@wplodge.com"" <tdobson@wplodge.com>

Tish,

Please find attached copy of our proposal for Wilderness Lake Preserve and copies of our General Liability Insurance, Workers' Comp. Insurance and our Pasco County License. The insurances will be issued for names insured prior to commencing the proposed project.

Here is a list of references for us.

Ms. Katy Ricabal – kricabal@mgmt-assoc.com this is a Property Manager that we have worked with for a number of years.

Ms. Marcia Van Vleet- marcia.vanvleet@gmail.com Ms. VanVleet was the head of the paint committee for Traditions at Villa Rosa Association

Mr. Ralph Bornstad-r.bornstad@live.com> Mr. Bornstad has worked with us over the years as part of the paint committee at Mainlands of Tamarac.

If let me know if you need any other information or have any questions.

Respectfully,
Cindy Gettino
The Daily Group, Inc.

Attachments: [Certificates of Insurance.pdf](#) [Wilderness Lakes Preserve.pdf](#)

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PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING
CERTIFICATE OF COMPETENCY CARD

C.C. # LP-09459

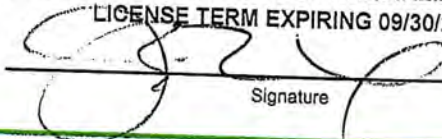
Name: JAMES KING

Contractor Type: PC Painting

Business Name: THE DAILY GROUP INC



HAVING MET THE COMPETENCY REQUIREMENTS FOR THE
LICENSE TERM EXPIRING 09/30/2022


Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/26/2019

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

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

PRODUCER THE NORRIS INSURANCE AGCY INC PO Box 16118 Panama City, FL 32406-6118	CONTACT NAME PHONE (A/C, No, Ext) (850) 769-8889 FAX (A/C, No) (850) 747-4750 E-MAIL norrisagency100@thenorrisagency.com ADDRESS
INSURED The Daily Group, Inc. PO Box 397 Tarpon Springs, FL 34688 727-726-0233	INSURER(S) AFFORDING COVERAGE INSURER A Bridgefield Employers Ins Co NAIC# 10701 INSURER B INSURER C INSURER D INSURER E INSURER F

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADBL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
F	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENT. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	830-17347	12/31/2019	12/31/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR INSURANCE PURPOSES

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DAILGRO-01

BJONES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/15/2020

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

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PRODUCER ASSOCIATES AGENCY, INC. 11470 N 53rd St Temple Terrace, FL 33617		CONTACT NAME: PHONE (A/C, No, Ext): (813) 988-1234 FAX (A/C, No): (813) 988-0989 E-MAIL ADDRESS: certs@associatesins.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern Owners Insurance Co	
		INSURER B: Owners Insurance Co	
		INSURER C: Zurich Insurance Services	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			20686248	8/1/2020	8/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4460239302	8/1/2020	8/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 5,000			4460239301	8/1/2020	8/1/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Ns) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Equipment Floater			EC66953425	11/22/2019	11/22/2020	Rented/Leased Equip \$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For Insurance Purposes

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



December 28, 2020

Wilderness Lakes Preserve Community
21320 Wilderness Lakes Boulevard
Land O Lakes, Florida 34637
ATTN: Tish Dobson/ Property Manager
Tdobson@wlplodge.com

Project: **Exterior Door Painting**

The exterior preparation and painting of 14 doors (exterior side only) for Wilderness Lake Lodge located at 21320 Wilderness Lakes Blvd. in Land O Lakes, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Prep the doors by sanding to remove loose and peeling paints. Solvent wipe to prepare for painting.
2. Apply two (2) coats Sherwin Williams Pre-Catalyzed Waterbased Epoxy Paints.
3. Munyan Painting will provide One (1) Year warranty.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$ 3,850.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____ . Date _____



Sincerely yours

Billy Jones, Estimator/Project Manager

REFERENCES

Water's Edge Condominium

331 Cleveland Street, Clearwater, FL 33756

Mike Woodall, 727-639-0359/ watersedgeengineer@verizon.net

The Tides Beach Club

16650 Gulf Blvd., N. Redington Beach, FL 33708

Kim Summers / thetidesbeachclub@gmail.com

Vizcaya at Longboat Key

2355 Gulf of Mexico Drive, Long Boat Key, FL 35228

Brian Milgate, 941-232-5137/ milgateb@gmail.com

Island Place

808 Island Walk Drive, Tampa, FL 33602

Bob Crawford, 727-439-2501/ bcrawford@greenacre.com

Franklin Templeton

100 Fountain Parkway N., St. Petersburg, FL 33671

Todd Yost, 727-403-6618/ todd.yost@franklintempleton.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/10/2020

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

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PRODUCER Single Source Insurance 2189 Cleveland Street Unit 235 Clearwater FL 33765	CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): (727) 298-0302 FAX (A/C, No): (727) 298-0029 E-MAIL ADDRESS: certificates@singlesourceins.com
INSURED Paintmaster, Inc., DBA: Munyan Painting Service 1175 Gould Street Clearwater FL 33756	INSURER(S) AFFORDING COVERAGE INSURER A: Houston Specialty Insurance Company INSURER B: Evanston Insurance Company INSURER C: Colony Insurance Company INSURER D: Auto Owners Insurance INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** CL2061011044**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	TEN-25152	06/10/2020	06/10/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	52-862009-00	06/10/2020	06/10/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			MKL7EUL101470	06/10/2020	06/10/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Pollution Liability			CSPRPS4213488	06/10/2020	06/10/2021	Aggregate \$ 2,000,000 Each Claim \$ 1,000,000 Deductible \$ 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as additional insured by written contract with regards to General Liability and Auto Liability. Primary & Non-Contributory wording included. Certificate holder is listed in favor of waiver of subrogation by written contract with regards to General Liability and Auto Liability. Thirty (30) day written notice in the even of cancellation

CERTIFICATE HOLDER**CANCELLATION**

Info Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/12/2019

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PRODUCER Bouchard Insurance for WBS - TG PO Box 6090 Clearwater, FL 33758-6090	CONTACT NAME: Todd George PHONE (A/C, No, Ext): (866) 293-3600 ext. 623 FAX (A/C, No): E-MAIL ADDRESS:																					
INSURED Paintmaster Inc dba: Munyan Painting 1175 Gould Street Clearwater, FL 33756	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td colspan="2">INSURER A : American Zurich Insurance Company</td><td>40142</td></tr><tr><td colspan="2">INSURER B :</td><td></td></tr><tr><td colspan="2">INSURER C :</td><td></td></tr><tr><td colspan="2">INSURER D :</td><td></td></tr><tr><td colspan="2">INSURER E :</td><td></td></tr><tr><td colspan="2">INSURER F :</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : American Zurich Insurance Company		40142	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A : American Zurich Insurance Company		40142																				
INSURER B :																						
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES**CERTIFICATE NUMBER:** 19FL079865161**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below *All officers except Ralph Munyan are covered under WC 90-00-818 under sister company Munyan Management Inc.	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A	WC 58-18-604-06	12/31/2019	12/31/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
			Location Coverage Period:	12/31/2019	12/31/2020	Client# 054188-MPP

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Paintmaster Inc dba: Munyan Painting
1175 Gould Street
Clearwater, FL 33756

CERTIFICATE HOLDER**CANCELLATION**

Paintmaster Inc
dba: Munyan Painting
1175 Gould Street
Clearwater, FL 33756

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Tab 7

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 December 2, 2020 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Brian Sailer	Board Supervisor, Chairman
Holly Ruhlig	Board Supervisor, Vice Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Bryan Norrie	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin, & Vericker
Beth Edwards	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
Pete Lucadano	Representative, Red Tree Landscape
Audience	In person and via conference call

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the Dog Park Survey, HOA member leaving the HOA Board, and cutting the moss on the trees.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Huber asked the Board if they had any walk-on items. There were none presented.

FOURTH ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

Mr. Huber, a Notary Public in the State of Florida administered the Oath of Office to Bryan Norrie, Holly Ruhlig and Brian Sailer. Mr. Norrie, Ms. Ruhlig and Mr. Sailer all swore and affirmed to the oath and executed the oath of office.

FIFTH ORDER OF BUSINESS

Review of Form 1 and Sunshine Law Requirements

Mr. Vericker briefly reviewed the Form 1 and Sunshine Law Requirements. Mr. Huber gave the newly elected Supervisors their new Board Supervisor packages. He asked the supervisors if they wanted to receive compensation for meeting attendance. Mr. Norrie, Ms. Ruhlig and Mr. Sailer all elected to receive meeting compensation.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating Officers of the District

Mr. Huber presented and reviewed Resolution 2021-01, Designating Officers of the District. He stated that the Board might want to realign supervisor positions since there were three new supervisors on the Board now.

Mr. Diver made a motion to appoint Beth Edwards as Chairman. There was no second to the motion and the motion failed.

On a Motion by Mr. Norrie, seconded by Mr. Ruhlig, with four in favor in favor and one opposed, the Board of Supervisors appointed Brian Sailer as Chairman on the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Sailer, seconded by Mr. Norrie, with four in favor in favor and one opposed, the Board of Supervisors appointed Holly Ruhlig as Vice Chairman on the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adopted Resolution 2021-01, Designating Officers of the District as follows: Brian Sailer – Chairman, Holly Ruhlig – Vice Chairman, and Bryan Norrie, Beth Edwards, Scott Diver and Matthew Huber as Assistant Secretaries for Preserve at Wilderness Lake Community Development District.

Mr. Estell passed the gavel over to Mr. Sailer.

SEVENTH ORDER OF BUSINESS

Review of Fiscal Year 2020/2021 Meeting

Schedule

Mr. Huber presented and reviewed previously adopted Resolution 2020-08, Designating the Fiscal Year 2020/2021 Meetings. Mr. Sailer stated that he would like to have more evening meetings.

On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors revised the Board of Supervisors' Fiscal Year 2020/2021 Meeting Schedule to add two more evening meetings (January and March to be held at 6:30 p.m.) for Preserve at Wilderness Lake Community Development District.

Mr. Norrie stated that he would not be able to attend the March, May and July Board meetings.

EIGHTH ORDER OF BUSINESS

Continued Discussion Regarding Dog Park Survey

Mr. Huber opened the discussion regarding the Dog Park Survey. The Board discussed the need of a Dog Park. Mr. Sailer expressed his concern regarding parking not being available at certain Dog Park locations. Ms. Edwards and Mr. Diver expressed the view that there was no satisfactory location for a dog park. Ms. Ruhlig is more interested in seeing what the community wants.

On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with four in favor and one opposed, the Board of Supervisors approved amending the Dog Park Survey to "for or against a dog park" for Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS

Continued 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. Sailer revisited this item with Ms. Dobson. Mr. Sailer stated that he is fine with the District setup for the public to meet the District candidates with no rental fees. No Board action was taken.

TENTH ORDER OF BUSINESS

Consideration of Proposals for UV Lights for the HVAC

Ms. Dobson presented and reviewed the proposal from Cool Coast for the UV Lights for the HVAC. Mr. Sailer asked if the owner lived in the District.

Ms. Dobson stated that he did not. Ms. Dobson explained why Cool Coast was used versus other A/C vendors in Land O' Lakes. Mr. Sailer asked if UV Lights were in the budget and Mr. Diver answered that they were not. The following comments were made regarding the use of UV Lights:

- UV lights have to be replaced constantly.
- Wait until the A/C units fail and then replace with UV lights.

A discussion ensued regarding the Gym A/C repairs. Ms. Dobson gave the history for this.

On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors approved Cool Coast's proposal for HVAC Lights at a cost of \$2,334.00 for Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Maintenance Shed Roof

Ms. Dobson presented and reviewed the proposal from Bayside Roofing for the maintenance shed roof. Ms. Dobson stated that Bayside Roofing has done work on all of the other roofs. She stated that the cost of a new shed would be \$7,400.00 and built out it would be \$12,000.00 to \$15,000.00 for comparison.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Bayside Roofing's proposal for the Maintenance Shed Roof at a cost of \$3,025.00 for Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Updated Teleconferencing System

Ms. Dobson reviewed this item for the Board.

(The Board took a recess at 10:58 a.m. and returned at 11:06 a.m.)

On a Motion by Mr. Diver, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved an updated Teleconferencing System at a not -to-exceed cost of \$1,100 for Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Report

Mr. Lucadano reviewed his report, and he gave the Board his update. Mr. Lucadano answered the resident questions from the beginning of the meeting. Mr. Sailer asked what other monuments Red Tree will be doing. Mr. Lucadano and Ms. Dobson will provide a list of other monuments to be completed. Ms. Edwards stated that there is

\$45,000.00 in the budget for this. The board would like to see the current weekly reports in the meeting agenda with the Done Report.

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. Mr. Huber to send out letters to residents who have encroached onto District property.

Ms. Dobson covered the Christmas events and how they will be held with the COVID restrictions.

1. Wetland T Update

Ms. Dobson gave an update on Wetland T.

D. District Counsel

Mr. Vericker did not have a report to present at this time.

E. District Engineer

Mr. Woodcock updated the Board on the deck pavers. He stated that he would have proposals for pavers for the January meeting. Mr. Woodcock spoke about the depression on Caliente Blvd. He stated that the shrubs and soil are giving away and there are voids. Mr. Woodcock stated that the depression is under review.

FOURTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 4, 2020

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on November 4, 2020. Mr. Diver had a change to the first page of the meeting minutes.

On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on November 4, 2020, as amended for the Preserve at Wilderness Lake Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for October 2020

Mr. Huber presented the Operation & Maintenance Expenditures for October 2020. A discussion ensued regarding invoices for HVAC, Verizon, Spectrum, Red Tree Landscape and the Pasco County Deputy.

On a Motion by Mr. Sailer, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures Report for October 2020 (\$129,990.46) for the Preserve

at Wilderness Lake Community Development District.

On a Motion by Mr. Sailer, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved increasing the Lode Manager's spending limit to a not-to-exceed cost of \$1,000.00 for the Preserve at Wilderness Lake Community Development District.

SIXTEENTH ORDER OF BUSINESS

District Manager's Report

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

Mr. Huber gave his report and mentioned the next meeting date of January 6, 2021 at 6:30 p.m. Mr. Sailer will draft a meeting summary for a newsletter. Mr. Huber will follow-up on the CDs and assign a Board member to this item.

SEVENTEENTH ORDER OF BUSINESS

Supervisors Requests

Audience comments were entertained regarding requests for "No Fishing" signage for Lakewood Retreat and Deerfield areas.

Mr. Huber asked if there were any Supervisor requests. Mr. Diver stated that he is hard of hearing. Mr. Norrie discussed opening the water fountains. Ms. Edwards would like the Board members to be able to add agenda items. All of the Supervisors agreed to this.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors adjourned the meeting at 12:38 p.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8

The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020.

The total items being presented: **\$121,202.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	012382	0000150209	Service Call - CCTV System 10/20	Capital Reserves	\$ 1,908.64	1
A Total Solution, Inc. (ATS)	012415	00015889	Monthly Service Maintenance Agreement 10/20	Security System Monitoring	\$ 600.00	2
A Total Solution, Inc. (ATS)	012415	00016087	Monthly Service Maintenance Agreement 11/20	Security System Monitoring	\$ 600.00	3
Admit One Products, Inc.	012413	309771	Clubhouse Wristbands for Pool 11/20	Resident Services	\$ 274.26	4
AlSCO, Inc.	012383	LTAM876968	Linen & Mat Service 11/20	Facility Supplies - Spa	\$ 130.69	5
AlSCO, Inc.	012416	LTAM878747	Linen & Mat Service 11/20	Facility Supplies - Spa	\$ 130.69	6
Beth Edwards	012387	BE110420	Board of Supervisors Meeting 11/04/20	Supervisor Fees	\$ 200.00	7
Board of County Commissioners	012401	20129884	2020 Solid Waste Assessment 35-25-18-0040-00000-L060	Solid Waste Assessments	\$ 75.84	8
Board of County Commissioners	012401	20130024	2020 Solid Waste Assessment 36-25-18-0010-00000-RC10	Solid Waste Assessments	\$ 2,755.69	9
Challenger Pools	012371	Wilderness-2	Coping Repair - Lap Pool & Lagoon Pool Draw 2 09/20	Capital Reserves	\$ 5,743.33	10
Challenger Pools	012371	Wilderness-3R	Coping Repair - Lap Pool & Lagoon Pool Final Payment 09/20	Capital Reserves	\$ 13,073.34	11
Charles L. Weissing	012399	LW110420	Board of Supervisors Meeting 11/04/20	Supervisor Fees	\$ 200.00	7
City Electric Supply Company	012384	LOL/140477	Tennis Court Lights & Landscape 10/20	Various	\$ 404.04	12
City Electric Supply Company	012384	WB1/181077	Tennis Court Lights 10/20	Athletic/ Park Court/ Field Repairs	\$ 63.00	14

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
City Electric Supply Company	012402	WB1/182765	Reciprocating Saw Kit 10/20	Equipment Repair/Replacement	\$ 330.89	15
Department of Economic Opportunity	012403	82859	Special District Fee FY 2020/2021	Dues, Licenses & Fees	\$ 175.00	17
Duke Energy	012386	60574 01168 10/20	Herons Glen Sign 10/20	Electric Utility Services	\$ 15.45	18
Duke Energy	012386	83196 80556 10/20	Herons Wood Sign 10/20	Electric Utility Services	\$ 15.06	21
Duke Energy	012386	91468 53580 10/20	Summary Bill 10/20	Electric Utility Services	\$ 12,143.13	24
Duke Energy	012404	94409 44391 10/20	Summary Bill 10/20	Electric Utility Services	\$ 1,119.75	27
Florida Department of Revenue	012405	61-8014999201-4 10/20	Sales & Use Tax 10/20	Sales Tax Payable	\$ 91.28	35
Frontier Communications	012372	239-159-2085-030513-5 10/20	Fios Internet 10/20	Telephone, Fax & Internet	\$ 120.98	36
Frontier Communications	012372	813-995-2437-061803-5 10/20	813-995-2437 Phone Service 10/20	Telephone, Fax & Internet	\$ 781.52	39
Frontier Communications	012372	813-995-2907-040103-5 10/20	Frontier Phone and Internet 10/20	Telephone, Fax & Internet	\$ 62.25	44
GHS Environmental	012389	2020-478	Monthly Aquatic Weed Control Program 08/20	Lake & Wetland Management	\$ 4,165.00	47
GHS Environmental	012406	2020-567	Monthly Aquatic Weed Control Program 10/20	Lake & Wetland Management	\$ 4,165.00	48
Grau & Associates	012390	G4250258M067	Audit FYE 09/30/2019	Auditing Services	\$ 52.00	49
Harris Romaner Graphics	012373	20236	Business Cards (1,000) 10/20	Office Supplies	\$ 70.00	51
Himes Electrical Service, Inc.	012374	21532	Replace Time Clock for Tennis Court Lights 10/20	Maintenance & Repair - Lodge	\$ 232.35	52

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
James Estel	012388	JE110420	Board of Supervisors Meeting 11/04/20	Supervisor Fees	\$ 200.00	7
McNatt Plumbing Company, Inc.	012375	3694387	Maintenance & Repairs 09/20	Maintenance & Repair - Lodge	\$ 105.00	53
Mike Fasano, Tax Collector	012414	36-25-18-0010-00000- RC10-2020	Stormwater Assessments 2020	Stormwater Assessments	\$ 2,352.96	54
Pasco County Utilities	012407	Summary Water 10/20	Summary Water Billing 10/20	Water Utility Services	\$ 2,959.98	55
Pasco Sheriff's Office	012391	I-9/6/2020-05070	Off Duty Detail 10/20	Deputy	\$ 2,408.00	63
Preserve at Wilderness Lake CDD	CD259		Debit Card Replenishment			
			Sam's Club	Janitorial Supplies	\$ 27.18	67
			Lowes	Various	\$ 96.68	68
			Snowcap Products	Maintenance & Repair - Lodge	\$ 312.74	69
			Pasco Laundromat	Janitorial Supplies	\$ 18.00	71
			Pet Supplies Plus	Nature Center	\$ 12.98	72
			Amazon	Various	\$ 394.84	73
			Amazon	General Store	\$ 39.86	80
			Lowes	Special Events	\$ (20.34)	82
			Sam's Club	Janitorial Supplies	\$ 16.98	83

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 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>
			Amazon	Special Events	\$ 426.83	48
			Pet Supplies Plus	Nature Center	\$ 6.48	88
			Publix	Special Events	\$ 274.75	89
			Amazon	Resident Services	\$ 12.99	90
			Pasco County	Special Events	\$ 156.83	92
			Lowes	Various	\$ 67.53	97
			Extra Space Storage	Special Events	\$ 196.00	98
			Extra Space Storage	Special Events	\$ 196.00	100
			Lowes	Various	\$ 249.59	102
			Sam's Club	Various	\$ 190.78	103
			Amazon	Various	\$ 84.59	104
			Ace Hardware	Special Events	\$ 61.91	107
			Publix	Various	\$ 21.86	108
			Publix	Special Events	\$ 11.98	109
			Pet Supplies Plus	Nature Center	\$ 57.56	110

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			7- Eleven	Special Events	\$ 3.42	111
			Publix	Special Events	\$ 57.41	112
			Publix	Special Events	\$ 21.96	113
			Sam's Club	Various	\$ 49.38	114
ProPet Distributors, Inc.	012392	132258	Dogipot Smart Litter Pick Up Bags 11/20	Dog Waste Station Supplies	\$ 382.95	115
ReadyRefresh by Nestle	012417	10K0006240923	Bottled Water Service 10/20	Resident Services	\$ 110.55	116
RedTree Landscape Systems, LLC	012377	5521	Irrigation Repair 08/20	Irrigation Repair	\$ 171.75	117
RedTree Landscape Systems, LLC	012377	5962	Arbor Care - Tree Removal 10/20	Tree Trimming Services	\$ 7,350.00	118
RedTree Landscape Systems, LLC	012408	6005	Irrigation Repair 10/20	Irrigation Repair	\$ 422.25	119
RedTree Landscape Systems, LLC	012408	6155	Monthly Pest Control 10/20	Landscape Pest Control	\$ 1,165.00	120
RedTree Landscape Systems, LLC	012408	6156	Bahia Turf Fertilization 10/20	Landscape Fertilization	\$ 2,400.00	121
RedTree Landscape Systems, LLC	012408	6157	St. Augustine Sod Fertilization 10/20	Landscape Fertilization	\$ 1,500.00	122
RedTree Landscape Systems, LLC	012408	6158	Monthly Ornamental Fertilization 10/20	Landscape Fertilization	\$ 1,500.00	123
RedTree Landscape Systems, LLC	012408	6159	Monthly Specialty Plants Fertilization 10/20	Landscape Fertilization	\$ 375.00	124

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
RedTree Landscape Systems, LLC	012408	6164	Landscape Repair 09/20	Landscape Replacement Plants, Shrubs & Trees	\$ 3,200.00	125
RedTree Landscape Systems, LLC	012408	6165	Landscape Repair Lkwd Retreat Monument 10/20	Landscape Replacement Plants, Shrubs & Trees	\$ 378.00	126
RedTree Landscape Systems, LLC	012408	6166	Landscape Repair Minnow Brook Wy 10/20	Landscape Replacement Plants, Shrubs & Trees	\$ 410.00	127
RedTree Landscape Systems, LLC	012408	6167	Landscape Repair Wlb Bridge 09/20	Landscape Replacement Plants, Shrubs & Trees	\$ 3,435.00	128
Rentalex of Hudson, Inc.	012393	1-118122	Equipment Rental 10/20	Equipment Lease	\$ 240.08	129
Rentalex of Hudson, Inc.	012393	1-118138	Equipment Rental 10/20	Equipment Lease	\$ 509.60	132
Rizzetta & Company, Inc.	012376	INV0000054267	District Management Fees 11/20	District Management	\$ 6,299.67	134
Rizzetta Amenity Services, Inc.	012394	INV00000000008090	Amenity Management 10/20	Management Contract - Payroll	\$ 11,362.38	135
Rizzetta Amenity Services, Inc.	012409	INV00000000008120	Out of Pocket Expenses 10/20	Payroll Reimbursement - Mileage	\$ 73.95	136
Rizzetta Amenity Services, Inc.	012409	INV00000000008147	Amenity Management 11/20	Management Contract - Payroll & Fee	\$ 12,666.90	137
Rizzetta Technology Services	012378	INV0000006550	Website Hosting Services 11/20	Website Fees & Maintenance	\$ 175.00	138
Robert Scott Diver	012385	SD110420	Board of Supervisors Meeting 11/04/20	Supervisor Fees	\$ 200.00	7
Samuel Watson	012398	SW110420	Board of Supervisors Meeting 11/04/20	Supervisor Fees	\$ 200.00	7

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Site Masters of Florida, LLC	012410	111120-3	Repair Erosion, Removed Screen & High Spots 11/20	Capital Reserves	\$ 1,400.00	138
Special Markets Insurance Consultants,	012418	112020	Volunteer Coverage 10/01/20-10/1/21	Supervisor Workers Compensation	\$ 200.00	140
Suncoast Energy Systems, Inc.	012411	U0035197	Propane Delivery 11/20	Gas Utility Services	\$ 1,504.63	141
Sysco West Coast Florida, Inc.	012379	337409209-0	Food/Beverage/Resident Services Supplies 10/20	Various	\$ 916.36	142
Sysco West Coast Florida, Inc.	012395	337422568	Lodge Facility - Janitorial Supplies 10/20	Maintenance & Repair - Lodge	\$ 21.26	144
Tampa Bay Times	012396	50365481 2020	Newspaper Delivery Thru 11/23/21	Resident Services	\$ 341.31	145
Tropicare Termite & Pest Control, Inc.	012412	111020	Interior/Exterior/Perimeter Treatment 11/20	Maintenance & Repair - Lodge	\$ 150.00	146
Upbeat Inc.	012380	623603	Replacement Poolside Grill 10/20	Equipment Repair/Replacement	\$ 564.12	147
Vanguard Cleaning Systems of Tampa Bay	012381	94125	Monthly Service Charge 11/20	Lodge- Facility Janitorial Services	\$ 1,500.00	149
Verizon Wireless	012397	9865388668	Cell Phone Service 10/20	Telephone, Fax & Internet	\$ 81.96	150
Welch Tennis Courts, Inc.	012400	59213	Playmate Portable Volley 11/20	Capital Reserves	<u>\$ 2,269.99</u>	156
Report Total					<u><u>\$ 121,202.83</u></u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoice Amount
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	\$ 643.43
A Total Solution, Inc. (ATS)	012382	0000150209	Service Call - CCTV System 10/20	Capital Reserves	\$ 1,908.64
Challenger Pools	012371	Wilderness-2	Coping Repair - Lap Pool & Lagoon Pool Draw 2 09/20	Capital Reserves	\$ 5,743.33
Challenger Pools	012371	Wilderness-3R	Coping Repair - Lap Pool & Lagoon Pool Final Pyment 09/20	Capital Reserves	\$ 13,073.34
Site Masters of Florida, LLC	012410	111120-3	Repair Erosion, Removed Screen & High Spots 11/20	Capital Reserves	\$ 1,400.00
Welch Tennis Courts, Inc.	012400	59213	Playmate Portable Volley 11/20	Capital Reserves	\$ 2,269.99
Reserve Expenditure Total					<u>\$ 32,767.70</u>

Tab 9



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Financial Statements (Unaudited)

November 30, 2020

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 11/30/2020

(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
Assets							
Cash In Bank	213,723	0	0	0	213,723	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	406,124	0	165,866	139,517	711,507	0	0
Investments - Reserves	0	857,698	0	0	857,698	0	0
Accounts Receivable	1,402,386	70,000	281,793	151,838	1,906,017	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	11,872	35,010	18,864	65,746	0	0
Amount Available-Debt Service	0	0	0	0	0	0	792,888
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,997,112
Fixed Assets	0	0	0	0	0	11,225,214	0
Total Assets	<u>2,051,283</u>	<u>939,570</u>	<u>482,669</u>	<u>310,219</u>	<u>3,783,741</u>	<u>11,225,214</u>	<u>4,790,000</u>
Liabilities							
Accounts Payable	63,060	0	0	0	63,060	0	0
Sales Tax Payable	59	0	0	0	59	0	0
Accrued Expenses Payable	4,293	0	0	0	4,293	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	65,746	0	0	0	65,746	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,790,000
Total Liabilities	<u>133,158</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>133,158</u>	<u>0</u>	<u>4,790,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	617,569	883,615	231,729	179,002	1,911,915	11,225,214	0
Net Change in Fund Balance	<u>1,300,556</u>	<u>55,955</u>	<u>250,940</u>	<u>131,217</u>	<u>1,738,669</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>1,918,125</u>	<u>939,570</u>	<u>482,669</u>	<u>310,219</u>	<u>3,650,583</u>	<u>11,225,214</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>2,051,283</u>	<u>939,570</u>	<u>482,669</u>	<u>310,219</u>	<u>3,783,741</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 11/30/2020

(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>
Revenues					
Interest Earnings					
Interest Earnings	9,500	1,583	46	(1,537)	99.51%
Special Assessments					
Tax Roll	1,578,183	1,578,183	1,585,314	7,131	(0.45)%
Other Miscellaneous Revenues					
Guest Fees	2,000	333	793	460	60.34%
Events and Sponsorships	8,000	1,333	405	(928)	94.93%
Rental Revenue	10,000	1,667	0	(1,667)	100.00%
General Store	10,000	1,667	947	(720)	90.53%
Total Revenues	<u>1,617,683</u>	<u>1,584,766</u>	<u>1,587,506</u>	<u>2,739</u>	<u>1.87%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	2,333	2,000	333	85.71%
Financial & Administrative					
Administrative Services	8,874	1,479	1,479	0	83.33%
District Management	34,974	5,829	5,829	0	83.33%
District Engineer	10,000	1,667	0	1,667	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	954	954	0	83.33%
Collections					
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	4,337	4,337	0	83.33%
Auditing Services	4,000	4,000	52	3,948	98.70%
Arbitrage Rebate Calculation	1,300	217	0	217	100.00%
Public Officials Liability	2,550	2,550	2,421	129	5.05%
Insurance					
Supervisor Workers	500	0	200	(200)	60.00%
Compensation Insurance					
Legal Advertising	1,800	300	0	300	100.00%
Miscellaneous Mailings	1,200	200	0	200	100.00%
Dues, Licenses & Fees	650	650	175	475	73.07%
Website Fees & Maintenance	7,500	2,240	1,888	353	74.83%
Legal Counsel					
District Counsel	13,000	2,167	893	1,274	93.12%
Law Enforcement					
Deputy	34,750	5,792	4,764	1,028	86.29%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility Services	163,000	27,167	26,429	738	83.78%
Gas Utility Services					
Utility Services	28,000	4,667	2,957	1,709	89.43%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	2,650	2,650	2,832	(182)	(6.85)%
Garbage - Recreation Facility	3,000	500	0	500	100.00%
Garbage - Wetlands Dumpster Fees	2,000	333	0	333	100.00%
Water-Sewer Combination Services					
Utility Services	32,500	5,417	5,643	(226)	82.63%
Stormwater Control					
Stormwater Assessments	2,750	2,750	2,353	397	14.43%
Other Physical Environment					
General Liability Insurance	3,105	3,105	2,961	144	4.63%
Property Insurance	33,500	33,500	33,287	213	0.63%
Entry & Walls Maintenance	2,000	333	0	333	100.00%
Holiday Decorations	7,500	3,750	4,000	(250)	46.66%
Landscape					
Landscape Maintenance	154,800	25,800	25,800	0	83.33%
Irrigation Inspection	13,200	2,200	2,200	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	45,000	7,500	7,423	77	83.50%
Landscape - Pest Control	13,980	2,330	2,330	0	83.33%
Landscape Fertilization	30,000	5,000	6,525	(1,525)	78.25%
Tree Trimming Services	32,000	5,333	15,925	(10,592)	50.23%
Irrigation Repairs	25,000	4,167	1,614	2,553	93.54%
Landscape - Mulch	68,000	28,000	0	28,000	100.00%
Annual Flower Rotation	16,200	2,700	4,050	(1,350)	75.00%
Well Maintenance	2,500	417	0	417	100.00%
Field Operations	13,200	2,200	2,200	0	83.33%
Landscape Aeration	700	117	0	117	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	83	0	83	100.00%
Monthly Aquatic Weed Control Program	34,500	5,750	5,700	50	83.47%
Educational Program	500	83	0	83	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	208	0	208	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Bay Lake Hydrilla Treatment	1,000	167	0	167	100.00%
Professional Oversight of WLP Wetland Staff	6,000	1,000	1,000	0	83.33%
Private Resident Consultation	780	130	130	0	83.33%
Wetland Tree Removal	2,000	333	0	333	100.00%
Grass Carp Replacement and/or Barrier Repair	300	50	0	50	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	1,750	1,500	250	85.71%
Special Projects	6,350	1,058	0	1,058	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	83	0	83	100.00%
Street Sign Repair & Replacement	500	83	0	83	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	1,667	308	1,359	96.92%
Sidewalk Repair & Maintenance	3,000	500	0	500	100.00%
Sidewalk Pressure Washing	7,000	1,167	0	1,167	100.00%
Parks & Recreation					
Management Contract - Payroll	362,500	60,417	57,858	2,559	84.03%
Payroll Reimbursement - Mileage	2,500	417	201	215	91.94%
Management Contract - Management Fee	18,000	3,000	3,000	0	83.33%
Lodge - Maintenance & Repair	50,000	8,333	3,920	4,413	92.15%
Pool Service Contract	24,000	4,000	4,800	(800)	80.00%
Pool Repairs	5,000	833	0	833	100.00%
Equipment Lease	4,000	667	150	517	96.25%
Landscape Lighting Replacement	2,000	333	254	79	87.29%
Fitness Equipment Preventative Maintenance	1,500	250	220	30	85.33%
Facility Supplies - Spa	7,700	1,283	1,352	(68)	82.44%
Lodge - Facility Janitorial Services	30,000	5,000	3,000	2,000	90.00%
Nature Center Operations	2,000	333	451	(118)	77.43%
Security System Monitoring	10,000	1,667	1,200	467	88.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 11/30/2020

(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	2,333	2,371	(38)	83.06%
Resident ID Cards	1,100	183	0	183	100.00%
Special Events	30,000	5,000	6,062	(1,062)	79.79%
Athletic/Park Court/Field Repairs	5,000	833	1,385	(552)	72.29%
Wildlife Management Services	13,500	2,250	2,400	(150)	82.22%
Playground Mulch	8,000	1,333	0	1,333	100.00%
Resident Services	7,500	1,250	932	318	87.57%
General Store	7,000	1,167	646	521	90.77%
Security System Maintenance	8,000	1,333	0	1,333	100.00%
Fitness Equipment Repairs	7,000	1,167	0	1,167	100.00%
Lodge - Facility Janitorial Supplies	8,500	1,417	1,110	307	86.94%
Playground Equipment & Maintenance	1,000	167	0	167	100.00%
Dog Waste Station Supplies	5,000	833	126	707	97.47%
IT Support & Repairs	3,000	500	0	500	100.00%
Office Supplies	8,000	1,333	111	1,222	98.61%
Equipment Repair/Replacement	9,348	1,558	2,805	(1,247)	69.99%
Total Expenditures	<u>1,617,683</u>	<u>338,403</u>	<u>286,950</u>	<u>51,453</u>	<u>82.26%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,246,363</u>	<u>1,300,556</u>	<u>54,193</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>1,246,363</u>	<u>1,300,556</u>	<u>54,193</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>1,246,363</u></u>	<u><u>1,918,125</u></u>	<u><u>671,762</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 11/30/2020

(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	14,045	55,955	79.93%
Total Expenditures	<u>70,000</u>	<u>14,045</u>	<u>55,955</u>	<u>79.94%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>55,955</u>	<u>(55,955)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>55,955</u>	<u>(55,955)</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>939,570</u></u>	<u><u>(939,570)</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 11/30/2020

(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	2	(2)	0.00%
Special Assessments				
Tax Roll	315,438	316,803	(1,365)	(0.43)%
Total Revenues	<u>315,438</u>	<u>316,805</u>	<u>(1,367)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service Payments				
Interest	135,438	65,865	69,573	51.36%
Principal	180,000	0	180,000	100.00%
Total Expenditures	<u>315,438</u>	<u>65,865</u>	<u>249,573</u>	<u>79.12%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>250,940</u>	<u>(250,940)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>250,940</u>	<u>(250,940)</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>482,669</u></u>	<u><u>(482,669)</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 11/30/2020

(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	2	(2)	0.00%
Special Assessments				
Tax Roll	169,967	170,702	(735)	(0.43)%
Total Revenues	<u>169,967</u>	<u>170,704</u>	<u>(737)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service Payments				
Interest	84,967	39,486	45,480	53.52%
Principal	85,000	0	85,000	100.00%
Total Expenditures	<u>169,967</u>	<u>39,486</u>	<u>130,480</u>	<u>76.77%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>131,217</u>	<u>(131,217)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>131,217</u>	<u>(131,217)</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>310,219</u></u>	<u><u>(310,219)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
November 30, 2020

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2020</u>
The Bank of Tampa	Money Market	\$ 5,293
The Bank of Tampa ICS		
BOKF, National Association	Money Market	172,669
United Bank	Money Market	228,162
Total General Fund Investments		\$ 406,124
The Bank of Tampa ICS Reserve		
NexBank, SSB	Money Market	\$ 248,357
United Bank	Money Market	20,193
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
Total Reserve Fund Investments		\$ 857,698
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 9,093
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	155,288
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	1,485
Total Series 2013 Debt Service Fund Investments		\$ 165,866
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	11,328
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	3,059
Total Series 2012 Debt Service Fund Investments		\$ 139,517

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2020 Through 11/30/2020

<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>1,402,385.68</u>
		Total 001 - General Fund	1,402,385.68

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2020 Through 11/30/2020

<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 11/1/2020 Through 11/30/2020

<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>281,793.19</u>
		Total 201 - Debt Service Fund--Series 2013	281,793.19

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 11/1/2020 Through 11/30/2020

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	151,837.66
		Total 202 - Debt Service Fund--Series 2012	151,837.66
Report Balance			1,906,016.53

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2020

001 - General Fund

From 11/1/2020 Through 11/30/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cool Coast Heating & Cooling Inc	11/1/2020	5660	Quarterly Maintenance 10/20	629.00
RedTree Landscape Systems, LLC	11/1/2020	6048	Landscape Maintenance/Irrigation Repair/Arbor Care 11/20	15,000.00
Suncoast Pool Service	11/6/2020	6767	Pool & Spa Service 11/20	2,400.00
City Electric Supply Company	11/6/2020	LOL/141179	Fusion Pins 11/20	38.80
Animal & Exotic Medical Center	11/7/2020	153336	Animal Exam Ferrett 11/20	147.92
Tropicare Termite & Pest Control, Inc.	11/10/2020	95920	Interior/Exterior/Perimeter Treatment 11/20	150.00
Rentalex of Hudson, Inc.	11/11/2020	1-118294	Equipment Rental 11/20	150.00
RedTree Landscape Systems, LLC	11/11/2020	6191	Irrigation Repair 11/20	875.48
Frontier Communications	11/15/2020	813-929-9402-041519-5 11/20	813-929-9402 Phone Service 11/20	135.98
Jerry Richardson	11/16/2020	1437	Monthly Hog Removal Service 11/20	1,200.00
Gulf Coast Tractor & Equipment	11/17/2020	200-2009351	Wheel 11/20	41.24
Fitness Logic, Inc.	11/18/2020	98433	Monthly Maintenance 11/20	110.00
Duke Energy	11/19/2020	91468 53580 11/20	Summary Bill 11/20	12,116.34
Frontier Communications	11/19/2020	813-995-2437-061803-5 11/20	813-995-2437 Phone Service 11/20	782.07
Frontier Communications	11/19/2020	813-995-2907-040103-5 11/20	Frontier Phone and Internet 11/20	62.25
Suncoast Energy Systems, Inc.	11/20/2020	U1110088	Propane Delivery 11/20	1,452.66
Verizon Wireless	11/21/2020	9867493955	Cell Phone Service 11/20	87.00
Frontier Communications	11/22/2020	239-159-2085-030513-5 11/20	Fios Internet 11/20	120.98
City Electric Supply Company	11/23/2020	LOL/141804	Park Lights 11/20	62.36
PSA Horticultural	11/23/2020	1151	Nov 18th Landscape Inspection 11/20	1,100.00
Straley Robin Vericker	11/24/2020	19092	General Monthly Legal Services 11/20	1,393.15
Strictly Entertainment, Inc.	11/24/2020	112420 Spring Picnic	Spring Picnic 12/20	1,250.00
Grant Hemond and Associates Inc	11/24/2020	112420 4th of July	Deposit - 4th of July BBQ 12/20	118.50

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2020

001 - General Fund

From 11/1/2020 Through 11/30/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Grant Hemond and Associates Inc	11/24/2020	112420 Fall Festival	Deposit - Fall Festival 12/20	118.50
Grant Hemond and Associates Inc	11/24/2020	112420 Labor Day BBQ	Deposit - Labor Day BBQ 12/20	118.50
Grant Hemond and Associates Inc	11/24/2020	112420 Pool Party	Deposit - Pool Party 12/20	118.50
Duke Energy	11/25/2020	60574 01168 11/20	Herons Glen Sign 11/20	15.45
Duke Energy	11/25/2020	83196 80556 11/20	Herons Wood Sign 11/20	15.06
Rizzetta Amenity Services, Inc.	11/27/2020	INV00000000008177	Amenity Management 11/20	10,983.15
RedTree Landscape Systems, LLC	11/28/2020	6231	Annual Seasonal Color Rotation 11/20	4,050.00
RedTree Landscape Systems, LLC	11/28/2020	6232	Monthly Pest Control 11/20	1,165.00
RedTree Landscape Systems, LLC	11/28/2020	6233	Palm Tree Fertilization 11/20	750.00
Claudia School of Music LLC	11/29/2020	16701	Entertainment Special Event 12/20	275.00
Pasco Sheriff's Office	11/30/2020	I-10/2/2020-05151	Off Duty Detail 11/20	2,356.00
Duke Energy	12/2/2020	94409 44391 11/20	Summary Bill 11/20	988.45
Pasco County Utilities	12/3/2020	Summary Water 11/20	Summary Water Billing 11/20	2,682.77
			Total 001 - General Fund	63,060.11
Report Total				63,060.11

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
November 30, 2020

Balance Sheet

1. Trust statement activity has been recorded through 11/30/20.
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.

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 113020

Reconciliation Date: 11/30/2020

Status: Open

Bank Balance	221,518.83
Less Outstanding Checks/Vouchers	10,045.92
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	211,472.91
Balance Per Books	<u>211,472.91</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: 113020

Reconciliation Date: 11/30/2020

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
012388	11/10/2020	System Generated Check/Voucher	200.00	James Estel
012389	11/10/2020	System Generated Check/Voucher	4,165.00	GHS Environmental
012393	11/10/2020	System Generated Check/Voucher	749.68	Rentalex of Hudson, Inc.
012403	11/17/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
012406	11/17/2020	System Generated Check/Voucher	4,165.00	GHS Environmental
012412	11/17/2020	System Generated Check/Voucher	150.00	Tropicare Termite & Pest Control, Inc.
012416	11/24/2020	System Generated Check/Voucher	130.69	AlSCO, Inc.
012417	11/24/2020	System Generated Check/Voucher	110.55	ReadyRefresh by Nestle
012418	11/24/2020	System Generated Check/Voucher	200.00	Special Markets Insurance Consultants, Inc.
Outstanding Checks/Vouchers			10,045.92	



11/30/2020
0000

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		11/01/2020 - 11/30/2020

Description	Amount	Description	Amount
Beginning Balance	\$130,134.02	Average Balance	\$153,974.36
Deposits/Credits	\$237,505.40	Average Collected Balance	\$153,642.56
Checks	\$144,218.44	Number of Days in Statement Period	30
Withdrawals/Debits	\$1,902.15		
Ending Balance	\$221,518.83		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	11/03	9,231.00	3	ONLINE C	11/17	142.20		DEPOSIT
	11/06	386.10		DEPOSIT	11/27	174.30		DEPOSIT
	11/06	28,552.06		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
	11/16	75,628.47		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
	11/25	123,391.27		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
Deposits/Credits: 7				Total Items Deposited: 4				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	12332	195.00	11/05	12368	2,400.00	11/05	12386	12,173.64	11/18
	*12340	600.00	11/13	12369	2,270.00	11/03	12387	200.00	11/30
	12341	4,400.00	11/05	12370	1,500.00	11/02	*12390	52.00	11/17
	*12344	200.00	11/03	12371	18,816.67	11/23	12391	2,408.00	11/20
	12345	200.00	11/02	12372	964.75	11/13	12392	382.95	11/24
	*12353	200.00	11/16	12373	70.00	11/12	*12394	11,362.38	11/23
	*12356	1,211.64	11/02	12374	232.35	11/16	12395	21.26	11/17
	12357	130.69	11/04	12375	105.00	11/27	12396	341.31	11/17
	12358	135.98	11/04	12376	6,299.67	11/10	12397	81.96	11/16
	12359	14.88	11/02	12377	7,521.75	11/09	12398	200.00	11/16
	12360	500.00	11/06	12378	175.00	11/12	12399	200.00	11/17
	12361	122.98	11/02	12379	916.36	11/10	12400	2,269.99	11/17
	12362	1,200.00	11/02	12380	564.12	11/10	12401	2,831.53	11/25
	12363	390.00	11/04	12381	1,500.00	11/09	12402	330.89	11/24
	12364	1,100.00	11/12	12382	1,908.64	11/16	*12404	1,119.75	11/30
	12365	61.88	11/05	12383	130.69	11/17	12405	91.28	11/25
	12366	16,053.48	11/02	12384	467.04	11/16	*12407	2,959.98	11/25
	12367	175.00	11/04	12385	200.00	11/17	12408	14,785.25	11/23

11/30/2020



Account Statement

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	12409	12,740.85	11/23	12411	1,504.63	11/24	12414	2,352.96	11/27
	12410	1,400.00	11/20	*12413	274.26	11/25	12415	1,200.00	11/30

Checks: 60

* 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
	11/13	1,902.15		OTM FUNDS TRANSFER TO
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	11/01	130,134.02	130,134.02	11/16	188,066.33	188,066.33
	11/02	109,831.04	109,831.04	11/17	184,993.28	184,993.28
	11/03	116,592.04	107,361.04	11/18	172,819.64	172,819.64
	11/04	115,760.37	115,760.37	11/20	169,011.64	169,011.64
	11/05	108,703.49	108,703.49	11/23	111,306.49	111,306.49
	11/06	137,141.65	136,900.65	11/24	109,088.02	109,088.02
	11/09	128,119.90	128,119.90	11/25	226,322.24	226,322.24
	11/10	120,339.75	120,339.75	11/27	224,038.58	224,038.58
	11/12	118,994.75	118,994.75	11/30	221,518.83	221,518.83
	11/13	115,527.85	115,527.85			

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.

11/30/2020

Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787).

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: 113020

Reconciliation Date: 11/30/2020

Status: Open

Bank Balance	2,150.47
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	2,150.47
Balance Per Books	<u>2,150.47</u>
Unreconciled Difference	<u><u>0.00</u></u>



SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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66/E00/0175/0/41

11/30/2020
0000

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		11/01/2020 - 11/30/2020

Description	Amount	Description	Amount
Beginning Balance	\$3,097.85	Average Balance	\$2,569.53
Deposits/Credits	\$2,119.73	Average Collected Balance	\$2,569.53
Checks	\$0.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$3,067.11		
Ending Balance	\$2,150.47		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/ Credits	Date	Amount	Serial #	Description
	11/02	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/03	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/09	5.17		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/09	20.34		CHECK CARD CREDIT TR DATE 11/07 LOWES #02238* LUTZ FL
	11/12	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/13	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/13	1,902.15		OTM FUNDS TRANSFER FROM
	11/16	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/16	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/17	64.81		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/19	5.17		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/23	6.48		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/23	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/24	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/25	33.48		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/27	18.36		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946



Account Statement

Deposits/ Credits	Date	Amount	Serial #	Description
	11/30	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	11/30	11.13		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946

Deposits/Credits: 18

Total Items Deposited: 0

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	11/02	27.18		POINT OF SALE DEBIT TR DATE 11/02 SAMSCLUB #4852 WESLEY CHAPEL FL 24485201
	11/04	96.68		POINT OF SALE DEBIT TR DATE 11/04 LOWE'S #2238 LUTZ FL 001
	11/05	306.94		POINT OF SALE DEBIT TR DATE 11/05 AMAZON.COM*288WA7BMO SEATTLE WA 00000101
	11/05	59.96		POINT OF SALE DEBIT TR DATE 11/05 AMAZON.COM*288Y24BIO SEATTLE WA 00000101
	11/06	312.74		CHECK CARD PURCHASE TR DATE 11/05 SNOWCAP PRODUCTS INC 3863654984 FL
	11/06	18.00		POINT OF SALE DEBIT TR DATE 11/05 PASCO LAUNDROM LUTZ FL 02827433
	11/06	12.98		POINT OF SALE DEBIT TR DATE 11/05 PET SUPPLIES PLUS # 40 LAND O LAKES FL 00678977
	11/06	27.94		POINT OF SALE DEBIT TR DATE 11/05 AMAZON.COM*282NA9XU2 SEATTLE WA 00000000
	11/09	39.86		POINT OF SALE DEBIT TR DATE 11/07 AMAZON.COM*284UK45T2 SEATTLE WA 00000101
	11/09	16.98		POINT OF SALE DEBIT TR DATE 11/08 SAMSCLUB #4852 WESLEY CHAPEL FL 24485201
	11/10	342.86		POINT OF SALE DEBIT TR DATE 11/10 AMAZON.COM*2897Y8RRO SEATTLE WA 00000101
	11/12	274.75		POINT OF SALE DEBIT TR DATE 11/11 PUBLIX SUPER MARLAND O'LAKES FL P0877105
	11/12	6.48		POINT OF SALE DEBIT TR DATE 11/11 PET SUPPLIES PLUS # 40 LAND O LAKES FL 00678977
	11/16	12.99		RECURRING CHECK CARD PURCHASE TR DATE 11/13 AMAZON PRIME*2836T8W62 AMZN.COM/BILLWA
	11/16	83.97		POINT OF SALE DEBIT TR DATE 11/13 AMAZON.COM*208IEON80 SEATTLE WA 00000101
	11/16	3.83		CHECK CARD PURCHASE TR DATE 11/14 FBS* PASCO COUNTY MIAMISBURG OH
	11/16	153.00		CHECK CARD PURCHASE TR DATE 11/14 PASCO BCS ONLINE NEW PORT RICHL
	11/17	67.53		POINT OF SALE DEBIT TR DATE 11/17 LOWE'S #2238 LUTZ FL 001
	11/19	196.00		CHECK CARD PURCHASE TR DATE 11/17 EXTRA SPACE 8254 LAND O' LAKES FL
	11/19	196.00		CHECK CARD PURCHASE TR DATE 11/17 EXTRA SPACE 8254 LAND O' LAKES FL
	11/19	190.78		POINT OF SALE DEBIT TR DATE 11/19 SAM'S Club TAMPA FL 48520002
	11/19	249.59		POINT OF SALE DEBIT TR DATE 11/19 LOWE'S #2238 LUTZ FL 001
	11/23	55.76		POINT OF SALE DEBIT TR DATE 11/22 AMAZON.COM*Y24HJ9RA3 SEATTLE WA 00000101
	11/23	28.83		POINT OF SALE DEBIT TR DATE 11/22 AMAZON.COM*HW4QR89W3 SEATTLE WA 00000101
	11/23	21.86		POINT OF SALE DEBIT TR DATE 11/23 PUBLIX SUPER MARLAND O'LAKES FL P0877109
	11/23	61.91		POINT OF SALE DEBIT TR DATE 11/23 LUTZ ACE LUTZ FL 08034960
	11/25	11.98		POINT OF SALE DEBIT TR DATE 11/25 PUBLIX SUPER MARLAND O'LAKES FL P0877110

11/30/2020



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	11/27	57.56		POINT OF SALE DEBIT TR DATE 11/25 PET SUPPLIES PLUS # 40 LAND O LAKES FL 00678977
	11/27	3.42		POINT OF SALE DEBIT TR DATE 11/26 7-ELEVEN LAND O LAKES FL 00MSMA01
	11/27	57.41		POINT OF SALE DEBIT TR DATE 11/27 PUBLIX SUPER MARLAND O'LAKES FL P0877106
	11/30	21.96		POINT OF SALE DEBIT TR DATE 11/30 PUBLIX SUPER MARLAND O'LAKES FL P0877107
	11/30	49.38		POINT OF SALE DEBIT TR DATE 11/30 SAMS CLUB #4852 TAMPA FL48520095

Withdrawals/Debits: 32

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	11/01	3,097.85	3,097.85	11/13	3,502.74	3,502.74
	11/02	3,075.73	3,075.73	11/16	3,259.41	3,259.41
	11/03	3,081.13	3,081.13	11/17	3,256.69	3,256.69
	11/04	2,984.45	2,984.45	11/19	2,429.49	2,429.49
	11/05	2,617.55	2,617.55	11/23	2,278.41	2,278.41
	11/06	2,245.89	2,245.89	11/24	2,283.81	2,283.81
	11/09	2,214.56	2,214.56	11/25	2,305.31	2,305.31
	11/10	1,871.70	1,871.70	11/27	2,205.28	2,205.28
	11/12	1,595.53	1,595.53	11/30	2,150.47	2,150.47

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.



11/30/2020

Account Statement

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The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 113020

Reconciliation Date: 11/30/2020

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
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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: 866-34-MAIN (6246) www.mainstreetcbf.com



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

Date 11/30/20
Account Number
Enclosures

Page 1
XXXXX7167

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	11/02/20 thru 11/30/20
Previous Balance	100.00	Days in the statement period	29
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
11/02 100.00

* * * 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: 113020

Reconciliation Date: 11/30/2020

Status: Open

Bank Balance	268,549.92
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	268,549.92
Balance Per Books	<u>268,549.92</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Date 11/30/2020
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 November 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 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	0.01%	\$268,542.73	\$268,549.92
TOTAL			\$268,542.73	\$268,549.92

DETAILED ACCOUNT OVERVIEW

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

Account Summary – Savings

Statement Period	November 1 – November 30, 2020
Previous Period Ending Balance	\$268,542.73
Total Program Deposits	0.00
Total Program Withdrawals	(0.00)
Interest Paid	7.19
Taxes Withheld	(0.00)
Current Period Ending Balance	\$268,549.92
Average Daily Balance	\$268,542.97
Interest Rate at End of Statement Period	0.01%
Statement Period Yield	0.03%

Account Transaction Detail

Date	Activity Type	Amount	Balance
11/30/2020	Interest Capitalization	\$7.19	\$268,549.92

Year To Date Summary

YTD Interest Paid	\$1,112.88
YTD Taxes Withheld	0.00

Summary of Balances as of November 30, 2020

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$0.02
NexBank	Dallas, TX	29209	248,356.66
United Bank	Fairfax, VA	22858	20,193.24

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA

Reconciliation ID: 113020

Reconciliation Date: 11/30/2020

Status: Open

Bank Balance	5,293.40
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,293.40
Balance Per Books	<u>5,293.40</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
Statement Period:
Through:
30 - 5

Statement
Oct 31, 2020
Nov 30, 2020
Page 1

GO PAPERLESS WITH E-STATEMENTS

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YOUR STATEMENT THROUGH COMMERCIAL ONLINE BANKING AS OPPOSED TO RECEIVING
STATEMENTS IN THE MAIL. IT'S QUICK, SECURE, CONVENIENT, AND WILL EVEN
HELP TO SAVE SOME TREES. TO ENROLL, SIMPLY CLICK ON eSTATEMENTS IN
ONLINE BANKING.



PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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✉ Write: P.O. Box One
Tampa, FL 33601-0001
🌐 Visit: www.bankoftampa.com
☎ Call: Telebank (24 Hours)
813-872-1275

---- COMM MONEY MARKET ----

ACCOUNT #		BEGINNING BALANCE	\$5,293.36
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$0.04
AVG. AVAILABLE BALANCE	\$5,293.36	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$5,293.36	ENDING BALANCE	\$5,293.40
INTEREST PAID YTD	\$15.95	# DEPOSITS / CREDITS	1
INTEREST PAID THIS PERIOD	\$0.04	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:

Statement Period:

Through:

Oct 31, 2020

Nov 30, 2020

Page 2

OTHER CREDITS

Description	Date	Amount
INTEREST	11-30	0.04
Total		0.04

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
11-30-20	\$5,293.40				

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS

Reconciliation ID: 113020

Reconciliation Date: 11/30/2020

Status: Open

Bank Balance	400,830.70
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	400,830.70
Balance Per Books	<u>400,830.70</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Date 11/30/2020
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 November 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 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	0.01%	\$400,819.96	\$400,830.70
TOTAL			\$400,819.96	\$400,830.70

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Savings

Statement Period	November 1 - November 30, 2020
Previous Period Ending Balance	\$400,819.96
Total Program Deposits	0.00
Total Program Withdrawals	(0.00)
Interest Paid	10.74
Taxes Withheld	(0.00)
Current Period Ending Balance	\$400,830.70
Average Daily Balance	\$400,820.32
Interest Rate at End of Statement Period	0.01%
Statement Period Yield	0.03%

Account Transaction Detail

Date	Activity Type	Amount	Balance
11/30/2020	Interest Capitalization	\$10.74	\$400,830.70

Year To Date Summary

YTD Interest Paid	\$1,683.05
YTD Taxes Withheld	0.00

Summary of Balances as of November 30, 2020

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$172,665.15
BOKF, National Association	Tulsa, OK	4214	3.86
Pacific Western Bank	Beverly Hills, CA	24045	0.23
United Bank	Fairfax, VA	22858	228,161.46

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 113020

Reconciliation Date: 11/30/2020

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 11/30/20
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, or visit our website at www.bankonmainstreet.com.

Summary of Accounts Reflecting Placements Through CDARS

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1023293346	12/05/19	12/01/22	2.25%	\$350,583.00	\$350,583.00
TOTAL				\$350,583.00	\$350,583.00

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: \$7,314.82
Int Earned Since Last Stmt: \$661.24

The Annual Percentage Yield Earned is 2.28%.

CD Issued by First Enterprise Bank

YTD Interest Paid:	\$0.00	10/31/20	OPENING BALANCE	\$21,014.83
Interest Accrued:	\$438.46	11/30/20	ENDING BALANCE	\$21,014.83
Int Earned Since Last Stmt:	\$39.63			

CD Issued by Hills Bank and Trust Company

YTD Interest Paid:	\$0.00	10/31/20	OPENING BALANCE	\$103,942.97
Interest Accrued:	\$2,168.74	11/30/20	ENDING BALANCE	\$103,942.97
Int Earned Since Last Stmt:	\$196.05			

CD Issued by Homeland Federal Savings Bank

YTD Interest Paid:	\$0.00	10/31/20	OPENING BALANCE	\$225,625.20
Interest Accrued:	\$4,707.62	11/30/20	ENDING BALANCE	\$225,625.20
Int Earned Since Last Stmt:	\$425.56			

Thank you for your business.

Tab 10

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, 2018¹</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>

¹ 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.