



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting March 2, 2022

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

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Holly Ruhlig Bryan Norrie Heather Evereth Beth Edwards Scott Diver	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
General Manager	Tish Dobson	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 · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslake.org

February 22, 2022

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

Dear Board Members:

The second audit committee meeting and the regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, March 2, 2022 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Review of Audit Proposals Received for District's Fiscal Year 2022 – 2026 Auditing Services.....Tab 1
- 3. ADJOURNMENT**

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping ReportsTab 2
 1. Consideration of Proposal for Woodline Trimming.....Tab 3
 2. Consideration of Proposal for the Renovation of First Two Islands in Front of Dunkin Donuts (under separate cover)
 - B. District Engineer ReportTab 4
 1. Consideration of Proposals for Pool Drainage Review....Tab 5
 2. Consideration of Proposals for Pool Maintenance Services (under separate cover)
 - C. District Counsel Report
 - D. GHS Environmental Report.....Tab 6
 - E. Lodge Manager's Report..... Tab 7

- 5. **BUSINESS ITEMS**
 - A. Reserve 101 Presentation by Florida Reserve Study and Appraisal, Inc.
 - B. Discussion Regarding Ownership and Maintenance of Fence Line Bordering US 41 and Wilderness Lake Preserve.....Tab 8
 - C. Continued Discussion Regarding Tennis Court Lighting Upgrade.....Tab 9
 - D. Consideration of Proposal for Ranger Station Structural Repairs.....Tab 10
 - E. Consideration of Recommendation of Audit Committee for District’s Auditing Services
- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’ Meeting held on February 2, 2022.....Tab 11
 - B. Presentation of the February 2, 2022 Audit Committee MinutesTab 12
 - C. Consideration of Operation and Maintenance Expenditures for January 2022.....Tab 13
- 7. **REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for January 2022.....Tab 14
 - B. Reserve Study Report.....Tab 15
- 8. **STAFF REPORTS**
 - A. General Manager’s Update.....Tab 16
- 9. **AUDIENCE COMMENTS/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) 995-2437.

Sincerely,
Fish Dobson
General Manager

cc: John Vericker, Straley & Robin
Greg Woodcock, Cardno
Matthew Huber, Regional District Manager

* **Disclosure:** Copies of invoices and proposals are available by contacting Rizzetta and Company at (813) 933-5571 and / or by email to Tish Dobson at tdobson@wlpodge.com.

Tab 1



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: February 16, 2022
12:00PM

Submitted to:

Preserve at Wilderness Lake
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

February 16, 2022

Preserve at Wilderness Lake Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Preserve at Wilderness Lake Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

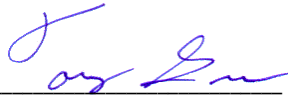
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

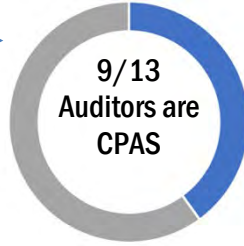
Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

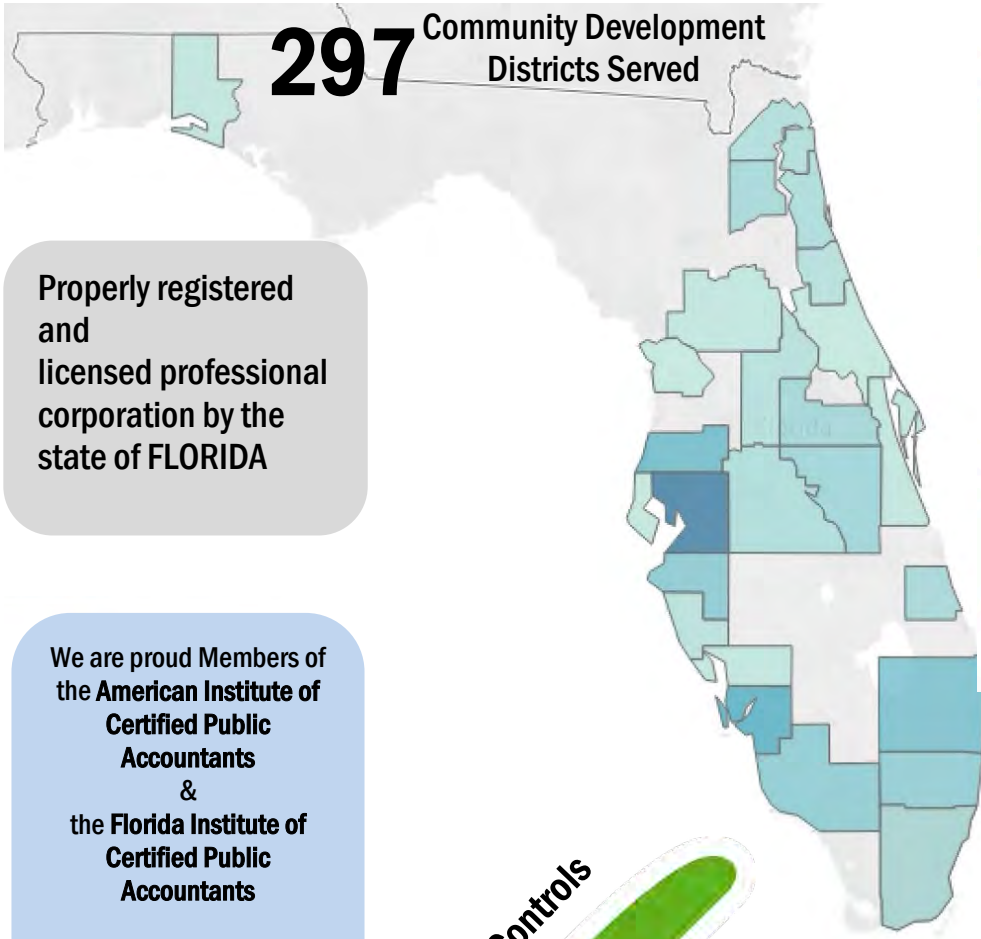
Our Team



2005

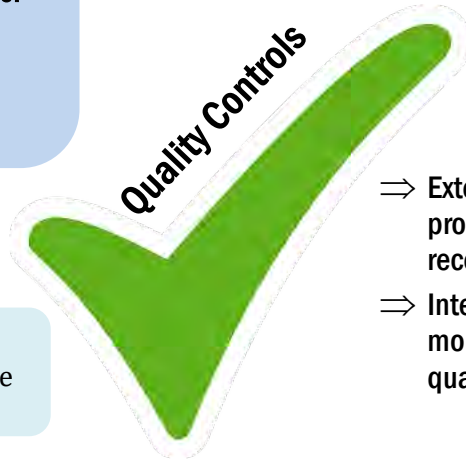
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

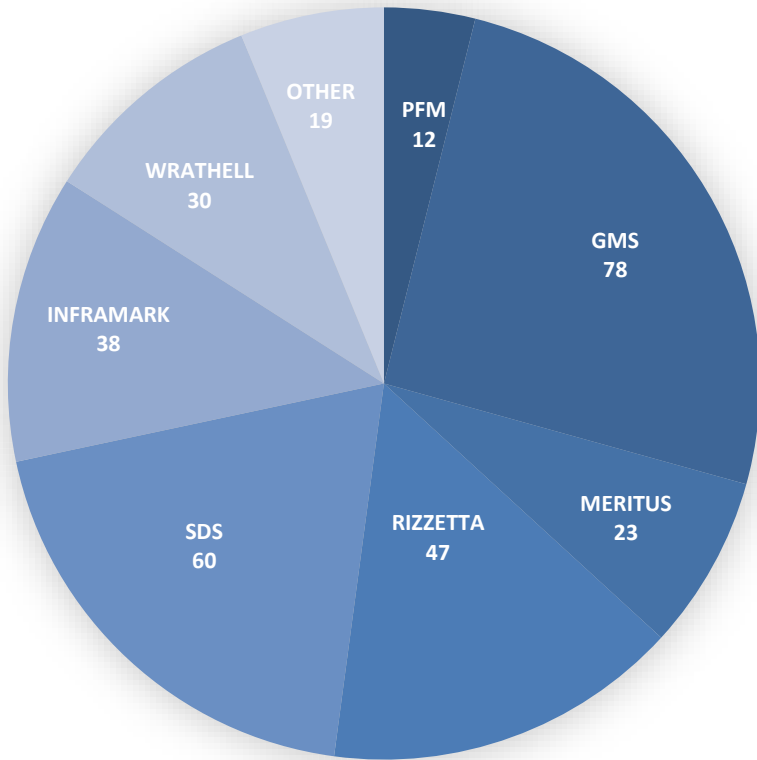
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.6190 | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+
CPE (last 2 years): Government Accounting, Auditing: 38 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



**Antonio 'Tony' J. Grau, CPA
Partner**

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	58
Total Hours	82 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm’s quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

- Florida Atlantic University (2004)
Master of Accounting
- Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
 Carlton Lakes Community Development District
 Golden Lakes Community Development District
 Rivercrest Community Development District
 South Fork III Community Development District
 TPOST Community Development District

Westchase Community Development District
 Monterra Community Development District
 Palm Coast Park Community Development District
 Long Leaf Community Development District
 Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
 Indian Trail Improvement District
 Pinellas Park Water Management District
 Ranger Drainage District
 South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants
- FICPA State & Local Government Committee
- FGFOA Palm Beach Chapter

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	38
Accounting, Auditing and Other	56
Total Hours	<u>94</u> (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

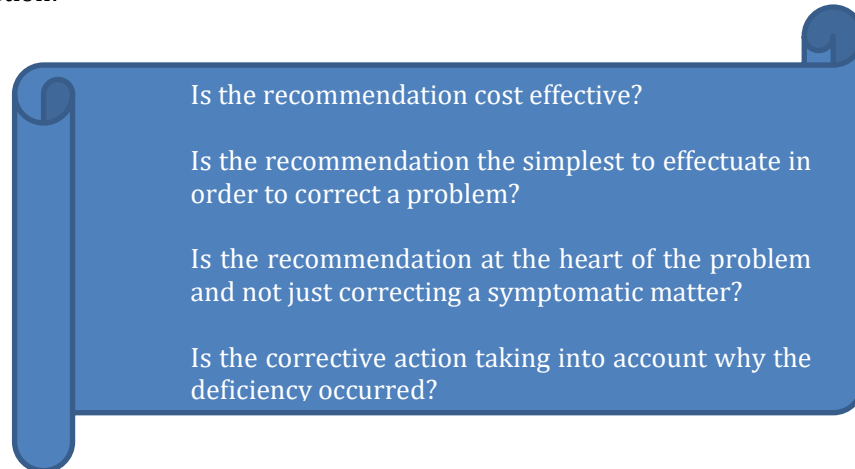
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$4,200
2023	\$4,400
2024	\$4,600
2025	\$4,800
2026	<u>\$5,000</u>
TOTAL (2022-2026)	<u>\$23,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Preserve at Wilderness Lake Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Blank Tab

**PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT**

PROPOSAL FOR AUDIT SERVICES

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

February 16, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

February 16, 2022

Preserve at Wilderness Lake Community Development District
Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Preserve at Wilderness Lake Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Preserve at Wilderness Lake Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Fort Pierce / Stuart

Member AICPA

- 1 -
Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Preserve at Wilderness Lake Community Development District
February 16, 2022

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Preserve at Wilderness Lake Community Development District.

Very truly yours,

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	<u>4</u>
Total – all personnel	28

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Preserve at Wilderness Lake Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District

Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Port of the Islands Community Development
District
Cal Teague, Premier District Management

(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,635 for the years ended September 30, 2022 and 2023, \$3,820 for the year ended September 30, 2024, and \$4,000 for the years ended September 30, 2025 and 2026. The fee is contingent upon the financial records and accounting systems of Preserve at Wilderness Lake Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Preserve at Wilderness Lake Community Development District as of September 30, 2022, 2023, 2024, 2025, and 2026. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 40 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 30 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 11 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – present)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – present)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)

Professional Experience

- ◆ Twenty-four years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements

Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 28 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant – 8 years

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Staff Accountant – 7 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin

Senior Staff Accountant – 5 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mrs. Marlin is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Staff Accountant – 4 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker

Staff Accountant – 3 years

Education

- ◆ Indian River State College, B.S.A. – Accounting

Professional Experience

- ◆ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing education courses and plans on acquiring her CPA.
- ◆ Mrs. Stonebraker is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Senior Staff Accountant – 5 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Professional Experience

- ◆ Accounting graduate with five years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Sean Stanton, CPA

Staff Accountant – 3 years

Education

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
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Taylor Nuccio

Staff Accountant – 1 year

Education

- ◆ Indian River State College, B.S.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Nuccio participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Nuccio is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
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Kirk Vasser

Staff Accountant

Education

- ◆ Indian River State College, B.S.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Vasser participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Vasser is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Madison Ballash

Staff Accountant

Education

- ◆ Indian River State College, B.S.A. – Accounting (May 2020)

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Ballash participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Ballash is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



Judson B. Baggett 6815 Dairy Road
MBA, CPA, CVA, Partner Zephyrhills, FL 33542
Marci Reutimann (813) 788-2155
CPA, Partner (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

October 30, 2019

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Judson B. Baggett, Reutimann & Associates, CPAs, PA, 10/30/19 email: jbb@braggett.com

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA)
National Association of Certified Valuation Analysts (NACVA)

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

District Auditing Services for Fiscal Years 2022-2026
Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than February 16, 2022 at 12:00 p.m., at the offices of District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Proposals will be publicly opened at that time.

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

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

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

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

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days. 2

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

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

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

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

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

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

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

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) 3 calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

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

Tab 2

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management

“Protecting Your Landscape Investment”

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	January 13, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	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 February 1, 2022 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on February 2, 2022. 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

The turf is being mowed and trimmed in accordance with the specifications. There were no indications of scalping or the use of dull blades. Only mow turf that is actively growing. Allocate any unused mowing time to other contractual task such as tree pruning and wood line cutbacks.

Corcoran Cove doc- remove leaf drop. **Completed.**

Waverly Shores at Kendall Heath- remove leaf drop. **Completed.**

Eleanor Wood pond- remove leaf drop. **Completed.**

Lodge lawn- remove leaf drop. **Completed.**

RJ

The front and backsides of beds were neatly defined and weeded. *Photo below.*



3 WOOD LINE MAINTENANCE

Most of the wood lines were properly maintained.

Wilderness Lake Blvd. across from Americus- cut back woodline. **Completed.**

2 TURF COLOR

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

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

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

Stoneleigh park- turf color of the common Bermudagrass color remained a mottled light to a mottled medium green. It is now in its dormant period which is affecting both color and density.

Lodge- turf color of the main lawn ranged from a lightly mottled medium green to a consistent medium green.

Oakhurst park- turf color of the common Bermudagrass turf color remained a mottled light to a mottled medium green. It is now in its dormant period which is affecting both color and density.

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass turf color remained a mottled light green. It is now in its dormant period which is affecting both color and density. The St. Augustine turf color was a mottled medium green. Some of the mottling was due to patch disease.

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

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

January



January



January



December



December



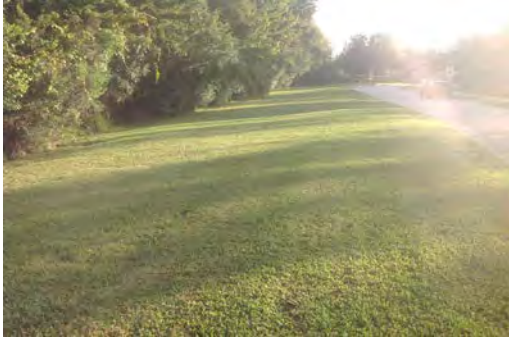
November



November



November



October



October



October



3 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass ranged from poor to fair. It is now in its dormant period which is affecting both color and density. The density of the St. Augustine was good along the parkway

Boulevard from Lodge to main entry- the density was good.

Citrus Blossom park- the density was good.

Citrus Blossom common area- the density was good.

Stoneleigh park- the common Bermudagrass density remained fair. It is now in its dormant period which is affecting both color and density.

Oakhurst park- the common Bermudagrass density remained fair.

Night Heron/Caliente intersection- the density was good.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn was good.

Tennis court- the density around the tennis court remained strong along the backside of the court and fair along the boulevard.

RJ

The Bahia turf density ranged from fair to good throughout the property. It is now in its dormant period which is affecting both color and density.

2 TURF WEED CONTROL

Oakhurst Park- continue to spot treat broadleaf weeds by the pines. **Completed.**

Lodge playground- continue to spot treat broadleaf weeds. **Completed.**

Caliente/Night Heron intersection- continue to spot treat broadleaf weeds. **Completed.**

Stoneleigh park- continue to spot treat broadleaf weeds along sidewalk. **Completed.**

Main entry and exit parkway- continue to spot treat broadleaf weeds. **Completed.**

Water's Edge exit- continue to spot treat broadleaf weeds. **Completed.**

Pre-emergent herbicides must be applied at the appropriate time in order to suppress grassy weed growth.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Pine Knot- patch disease is still present but subsiding. *Photo below.*



Woods Bay- treat patch disease by stop sign. **Completed.**

Americus- treat patch disease. **Completed.**

Egret Glade monument- treat patch disease. **Completed.**

Waverly Shores at Kendall Heath- treat patch disease along parkway. **Completed.**

Only mow turf that is actively growing. The Bahia and common Bermudagrass turf have lost more color and density as they are now in their dormant period. The color and density of the St. Augustine turf was generally good throughout the grounds. The volume of broadleaf weeds remained stable and can be eradicated by spot treatments with herbicide. Contractual pre-emergent herbicide should be applied when the soil temperature is appropriate in order to help suppress grassy weeds. There was no insect activity but patch disease was still present in a number of turf panels. Be certain that fungicide is applied on a proactive basis in the spring to areas that are prone to take all rot.

RJ

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Sparrow Wood median-replace dead fox tail ferns. **WARRANTY WORK. Completed.**

Butterfly garden- the plants were healthy. *Photo below.*

January



Natures Ridge monument- remove dead duranta. **Completed.**

Most of the plants were healthy, but some of the plants such as sage, Walters viburnum and duranta are in decline from age and root knot nematode and should be considered for replacement. **Noted.**

3 BED / CRACK WEED CONTROL

Bed and crack weeds were well managed.

Stoneleigh Park- treat crack weeds along street. **Completed.**

Main entry/edit- remove vines from cootie palms. **Completed.**

3 IRRIGATION MANAGEMENT

Deerfield berm- new viburnum is dry. **Completed.**

Natures Ridge entry- lorapetalums are dry. **Completed.**

Pool deck- check operation of entire system including irrigation to pots. Many plants appear dry. **Completed.**

Pool deck-check irrigation to Little John bottlebrush. *Photo below.* **Completed.**



RJ

Lodge patio- check irrigation by activity center. Plants are dry and some heads are buried, resulting in flooded areas. **Completed.**

The landscape appears to be receiving sufficient irrigation. Monitor irrigation in areas prone to patch disease.

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)

Grasmere berm- cut back Fakahatchee grass. **Completed.**

Ranger station- prune around landscape light for sign. **Completed.**

Behind Ranger station- prune palmetto to improve line of sight. **Completed.**

Tawny Owl median- cut back Muhly grass. **Completed.**

Minnow Brook median- cut back Muhly grass. **Completed.**

Grasmere at Wilderness Boulevard median- prune firebush to a consistent height. **Completed.**

Osprey Point- cut back Muhly grass. **Completed.**

Quail Trace- cut back Muhly grass. **Completed.**

Hérons Wood monument- cut back Fakahatchee grass. **Completed.**

Hérons Glen median- cut back Muhly grass. **Completed.**

General work- cut back all Muhly grass. **Completed.**

Lakewood Retreat entry gate- prune large viburnum hedge. **Completed.**

2 TREE PRUNING

Draycott berm and cul de sac- remove moss from all trees. **Completed.**

Main exit monument- prune crape myrtle and remove moss. **Completed.**

Lodge entry drive- remove low hanging oak limb by magnolia. **Completed.**

Roundabout- prune crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed. **Completed.**

Water’s Edge gate median- remove moss from crape myrtle. **Completed.**

Across Wilderness Boulevard from Lakewood Retreat- prune all crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed. These trees are currently unsightly and affect the overall esthetics of this area. **Completed.**

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of litter or vegetative debris that needed to be removed.

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of petunias and Dusty Miller was providing a fair display in all locations. Many of the petunias were dead or in decline. The Dusty Miller was still thriving and needed to be pinched back to a consistent height until the next flower changeout. *Photo below.*

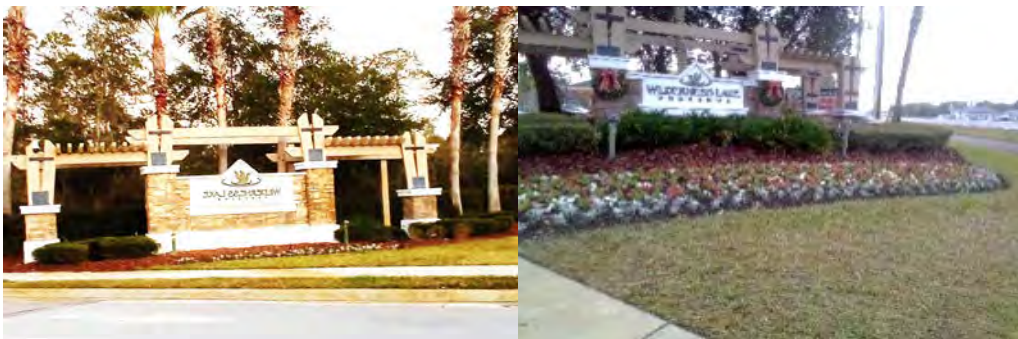
January

January



January

December



December

December



Butterfly garden- at the next flower changeout remove some sage plants to increase and balance the size of flower bed. **Noted.**

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for January services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Recommend putting a physical barrier at basketball court to contain mulch.

PROPOSALS

Submit a proposal to add soil and seed along portion of Cormorant Cove sidewalk.

Previously submitted.

Submit a proposal to add soil and seed along portion of Grasmere/Eleanor Wood pond.

Previously submitted.

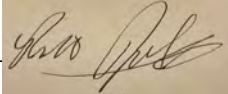
Submit a proposal to add seed along fence line on Garden Walk.

Previously submitted.

SUMMARY

RedTree performed to contractual standards for this inspection. The turf is being properly mowed and trimmed. The St. Augustine turf maintained the majority of its color and density while the Bahia and common Bermudagrass lost some due to being in their dormant period. The broadleaf weeds can be spot treated. Patch disease was still present in a number of turf panels. The wood lines were neatly maintained. The shrub health was good but some are in the process of “aging out” or in decline from root knot nematode. Crape myrtle pruning and moss removal was necessary in some high visibility portions of the landscape. The bed and crack weeds were well managed. The landscape appeared to be receiving adequate irrigation. A few concerns need to be addressed. The seasonal color display was providing a fair display as many of the petunias have died off leaving only the Dusty Miller in place.

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 Robert Johnson, Client Care Specialist

Company RedTree Landscape Systems, LLC

Date February 1, 2022

RJ

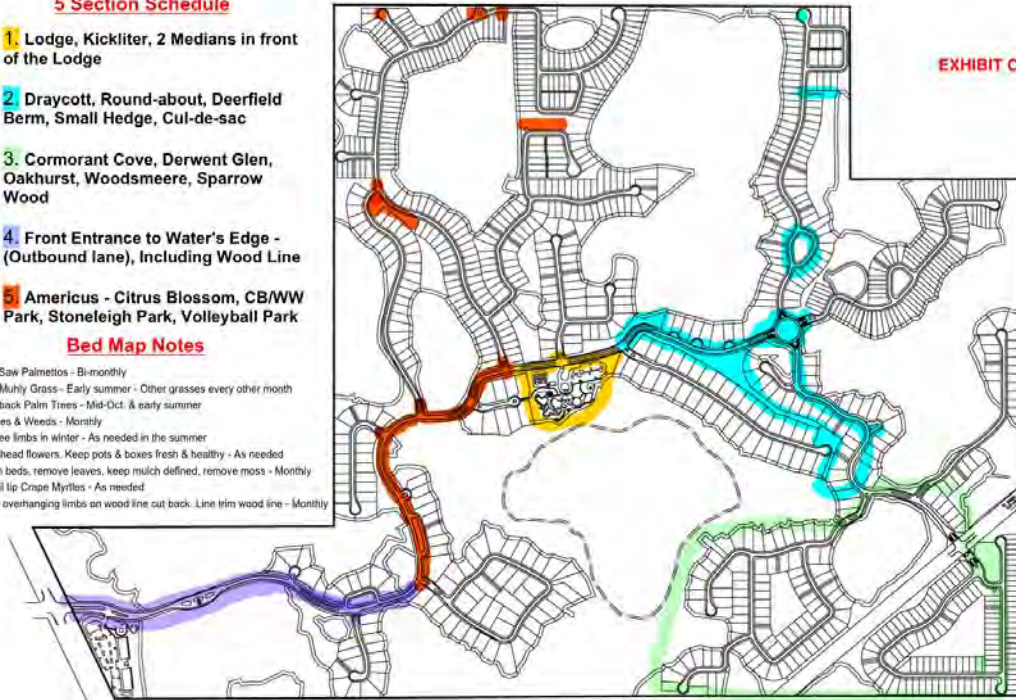
5 Section Schedule

- 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 Cape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

EXHIBIT C



PSA --- HORTICULTURAL

Landscape Consulting & Contract Management

“Protecting Your Landscape Investment”

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	February 10, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	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 February 28, 2022 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 1, 2022. 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

The turf is growing very slowly and should only be mowed when necessary. This will help to avoid soil compaction and additional stress to the turf. The turf was mowed, edged, trimmed and cleaned up in accordance with the specifications. Unused mowing labor resources should be allocated to other tasks.

The front and backsides of beds were neatly defined and weeded. *Photo below.*



Kendall Heath at Waverly Shores- remove leaf drop.

Cormorant Cove dock- remove leaf drop.

Eleanor Wood pond- remove leaf drop.

Garden Walk fence line- remove leaf drop.

Citrus Blossom common area by playground- remove leaf drop.

Lodge -remove leaf drop on front left side lawn.

Stoneleigh Park common area wood line- make tree rings around trees to prevent mower and line trimmer damage to bark.

3 WOOD LINE MAINTENANCE

7404 Ambleside- cut back pepper trees.

Wilderness Lake Boulevard across from Birchholm down to Pine Knot- cut back wood line.

Wilderness Lake Boulevard across Woods Bay- cut back wood line.

Most of the wood lines were properly maintained.

2 TURF COLOR

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 was mottled medium green.

Stoneleigh park- turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage.

Lodge- turf color of the main lawn ranged from a lightly mottled medium green to a consistent medium green.

Oakhurst park turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage.

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass was a pale straw to a pale green. Turf is fully dormant and has some light frost damage. The St. Augustine turf color was still a mottled medium green. Some of the mottling was due to patch disease.

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

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

February



February



February



January



January



January



December



December



November



November



2 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass still ranged from poor to fair. It is now in its dormant period which is affecting both color and density. The density of the St. Augustine was good along the parkway, though patch disease is still present.

Boulevard from Lodge to main entry- the density was strong, though patch disease is still intermittently present.

Citrus Blossom park- the density was strong.

Citrus Blossom common area- the density was strong.

Stoneleigh park- the common Bermudagrass density remained fair. It is now in its dormant period which is affecting both color and density.

Oakhurst park- the common Bermudagrass density remained fair.

Night Heron/Caliente intersection- the density was strong.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn ranged from fair to good. The turf panel to the left of the lodge is thinning due to soil compaction which should be relieved in the spring.

Tennis court- the density around the tennis court was good along the backside of the court and along the boulevard. The new sod has improved the density along the boulevard.

The Bahia turf density ranged from fair throughout the property. It is now in its dormant period which is affecting both color and density.

3 TURF WEED CONTROL

Lodge playground- continue to spot treat broadleaf weeds.

Caliente/Night Heron intersection- continue to spot treat broadleaf weeds.

Main entry and exit parkway- continue to spot treat broadleaf weeds.

Pre-emergent herbicides must be applied at the appropriate time in order to suppress grassy weed growth.

Be certain that pre-emergent herbicides are applied to lessen grassy weed germination in the St, Augustine turf.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Main exit- treat active ant mound.

Pine Knot- patch disease is still present but subsiding. *Photo below.*

January

February



Waverly Shores at Kendall Heath- treat patch disease along parkway.

Wildness Lake Boulevard from Pine Knot to main entrance on both sides of the road- treat intermittent patch disease along the length of road.

The turf was mowed at the correct height. Do not mow turf that is not actively growing. This will help to reduce soil compaction and turf stress. The color was generally a mottled pale to a mottled medium green on most turf panels. The density ranged from fair to good on the majority of St. Augustine turf. Patch disease was still evident in some locations. Broadleaf weeds have been reduced in a number of high visibility turf areas. Some have died odd from the cold temperatures. There was some frost damage to certain areas of St. Augustine turf, but that will heal once warmer temperatures arrive. It mostly affected the color of the turf. Be certain that pre-emergent herbicides are applied to lessen grassy weed germination in the St. Augustine turf. Turf fungicide should also be applied as a preventative when appropriate to reduce take all root rot activity in the summer.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The plants were healthy, but it is too early to determine if they suffered any damage from the lower temperatures. *Photo below.*



Pool deck-monitor health of palm. *Photo below.*



Entry monument- monitor health of palm. *Photo below*



Butterfly garden- the plants were healthy. *Photo below.*

January

February



3 BED / CRACK WEED CONTROL

Bed and crack weeds were well managed.

Stoneleigh park- remove beds weeds from tree rings and under the bench.

Wilderness Lake Boulevard- remove crack weeds in sidewalk by Dunkin Donuts.

3 IRRIGATION MANAGEMENT

Tennis court sidewalk- repair leaking sprinkler head. *Photo below.*



Nature center rear- staple down dripline.

The landscape appears to be receiving sufficient irrigation. Monitor irrigation in areas prone to patch disease.

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)

Most of the plants were healthy, but it is too early to determine if they suffered any permanent damage from the lower temperatures. Do not prune away any frost damaged portions of plants. It has a protective and insulating property against further frosts that may be coming this winter. It is safe to cut back ornamental grasses. Do not perform any renewal pruning on other shrubs until March when danger of frost has passed.

Pool deck- cut back fountain grass.

Median behind Ranger Station- thin out palmetto to improve line of sight. *Photo below.*



Cormorant Cove median at Night Heron- cut back Fakahatchee grass.

Deerfields median- prune nettle plum.

Grasmere median- prune nettle plum.

Stoneleigh lift station- prune wax myrtles and remove dead sections.

Heron's Wood monument- cut back Fakahatchee grass.

General work order- cut back all jatropa.

Natures Ridge exit fence line- allow hedges to grow taller for more resident privacy. *Photo below.*



2 TREE PRUNING

End of Draycott- these pines at the back end of the pond do not show any signs of decline. They are dropping the older, dead branches which is common. Pruning was done on the pines over the 15 foot contractual height. The pruning cuts were neat and back to the main trunk. It is not necessary to prune these pines (unless there was a dangerous situation) as they are part of a natural buffer, common in many subdivisions. Any small debris that falls from the tree is not unlike dry, older dead material falling from oak trees or bottlebrush trees.



Eleanor Wood pond- remove dead branches.

7123 Kendall Heath- remove pine limb from roof.

Stoneleigh common area at pond- remove tree limb hanging over the lawn.

Roundabout- prune crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed.

3 CLEANUP/RUBBISH REMOVAL

Oakhurst Park lift station- remove fallen branches.

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of Dusty Miller was providing a fair display in all locations. The petunias have been removed. The changeout of flowers should be done soon, *Photo below.*



January



January



January



December



December



December



Butterfly garden- at the next flower changeout remove some sage plants to increase and balance the size of flower bed.

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for February services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Recommend putting a physical barrier at basketball court to contain mulch.

PROPOSALS

Submit a proposal to add soil and seed along portion of Cormorant Cove sidewalk.

Submit a proposal to add soil and seed along portion of Grasmere/Eleanor Wood pond.

Submit a proposal to add seed along fence line on Garden Walk.

SUMMARY

RedTree performed to contractual standards for this inspection. The turf was properly mowed and trimmed. The color was mostly a pale to a mottled medium green with a good density on the high visibility St. Augustine turf areas. The Bahia and common Bermuda grass was fully dormant. A good deal of the turf color variation was due to the recent cold temperatures. Broadleaf weeds were still present but they have been reduced in number. Patch disease was still noted in a few locations. Wood lines were neatly maintained. The plants were healthy, but it is too early to determine if they suffered any permanent damage from the lower temperatures. Shrubs were neatly pruned and maintaining their shape. Next month any necessary hard cutbacks should be performed. There were a few irrigation issues that needed to be addressed. There was some light tree and pine pruning that needed to be done. The bed and crack weeds were well managed. The seasonal color display of Dusty Miller was performing fairly well but needs to be changed out soon.

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 _____

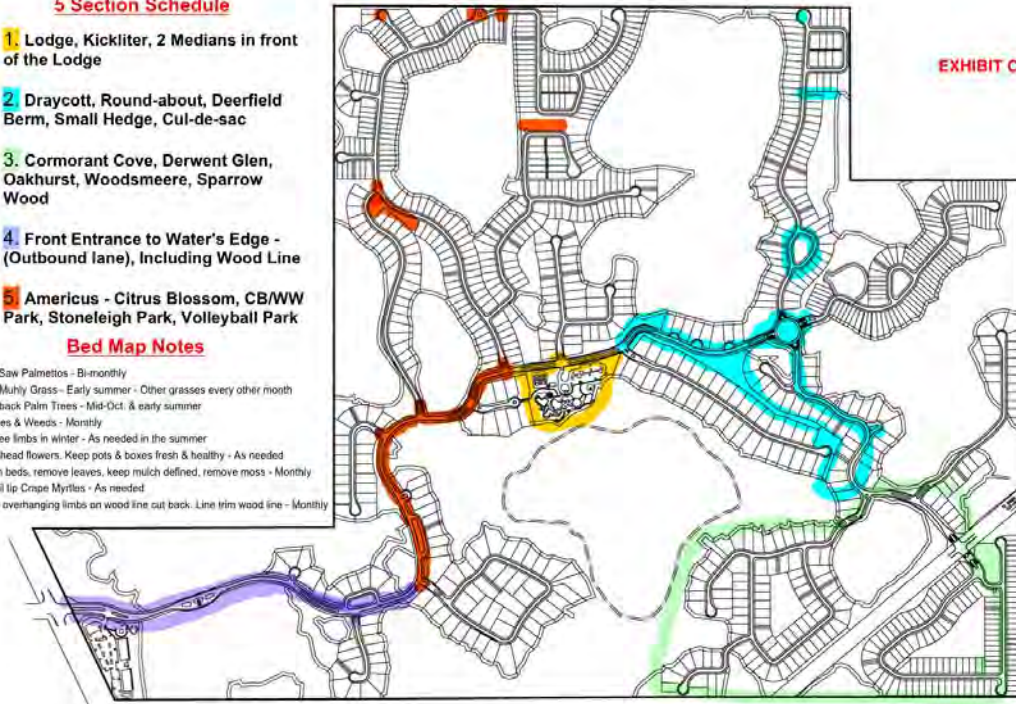
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EXHIBIT C



Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

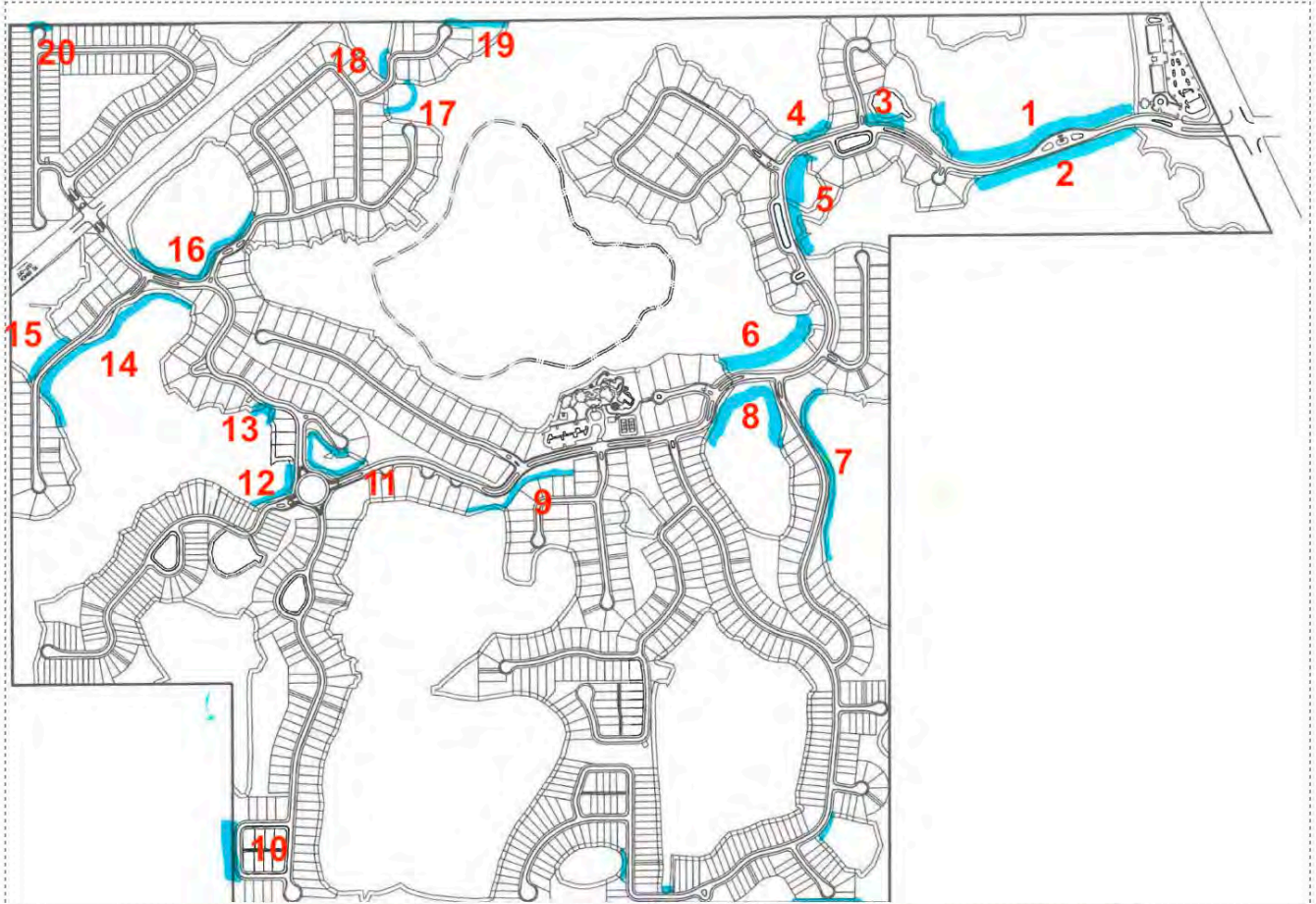
5532 Auld Lane, Holiday FL 34690

WOODLINE PRUNING PROPOSAL
FOR
Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – Lodge Manager

December 31, 2021

Target Areas



Tab 4

Wilderness Lake Preserve Community Development District Engineer's Report:**Ranger Station**

Wekiva Engineering has completed the repair set of plans and Cardno received them on 02/21/2022. Cardno and Wekiva are sending the plans to contractors to obtain proposals for the repair. Proposals will be presented at the April meeting.

Review of Drainage between Woods Bay Ct and Pine Knot Ln

Report was sent to Tish outlining Cardno's observations and the report will be in the agenda for discussion.

Stormwater Needs Analysis

Cardno has started to summarize the stormwater infrastructure and will be working on the report next week.

MEMORANDUM

To: Tish Dobson, District Manager

From: Greg Woodcock, Project Manager

Project: Wilderness Lake CDD – Drainage Review near 21003 Pine Knot

Date: January 19, 2022

On January 14, 2022, Cardno staff reviewed the drainage in the open area adjacent to Wilderness Lake Boulevard and east of 21003 Pine Knot Ln. Refer to the location map below for additional location details. During the site review, it was evident that a swale was constructed in the open area. The swale is approximately 4' wide and 1.5' deep. Based on our review of past aerial photographs, it appears the swale was constructed in 2004 with the development of the lots located on the east and west side of the open space. Based on our review of the construction plans associated with this area, there was not a swale indicated on the permitted construction plans for this area. The property is shown on the plat as a Park or Open Space owned by the Wilderness Lake Preserve CDD. The intent of the constructed swale is unknown but it does not appear to be detrimental to drainage in this area.

Location Map



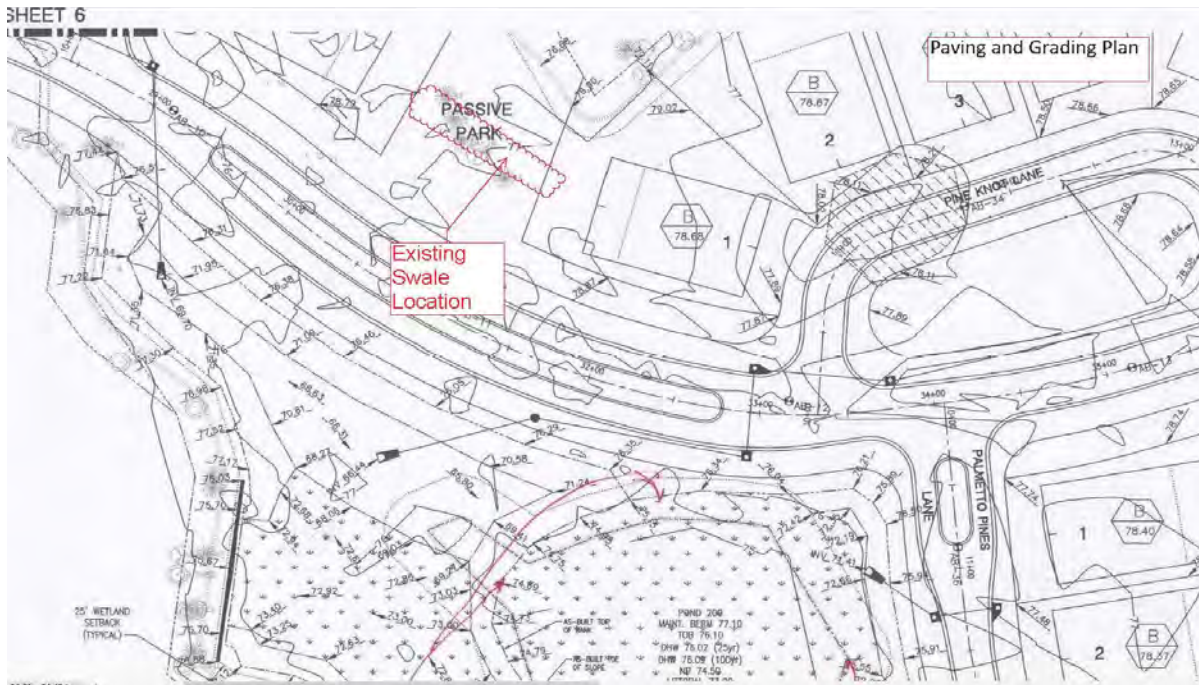
1. Photo showing existing swale



2. Photo showing 21003 Pine Knot location and swale



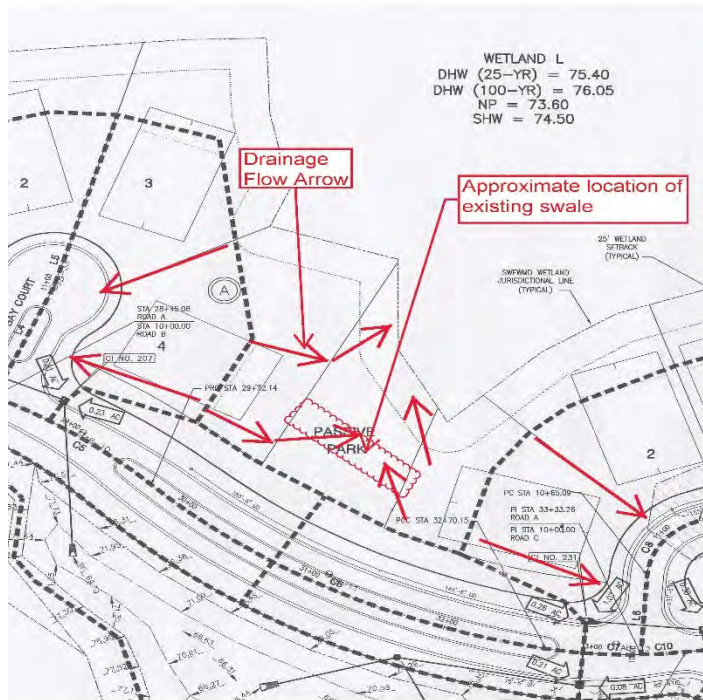
3. Grading and Drainage Plan



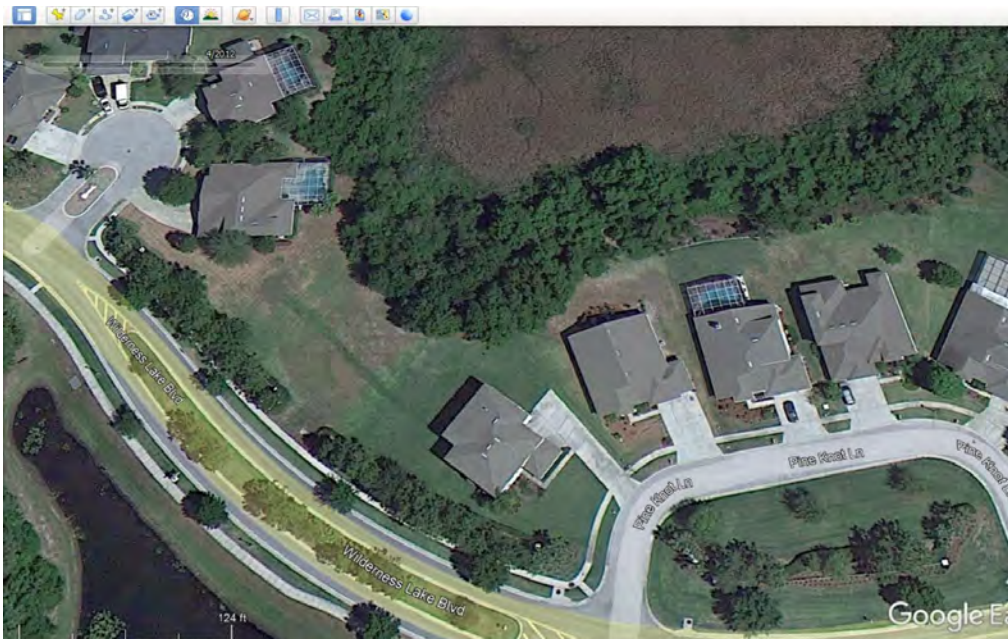
4. Property Appraiser Aerial with approximate limits and location of existing swale.



5. Mark up showing flow arrows and basin divides.



6. 2012 Aerial Showing Swale Outline





Preserve at Wilderness Lake CDD

ENGINEER'S REPORT FOR March 2, 2022 BOARD MEETING

Ongoing Projects Report and Updates:

Pool Resurfacing

Phase 2 of the pool resurfacing, the Lap Pool, is underway and ongoing. It is anticipated to be filling the pool on 2/25 with rebalancing of the pool to take place the week of the 2/28 and reopening by the end of that week. Also, all other supplemental proposals/work that has been executed by the General Manager are either complete or in progress with anticipated completion of 2/23 per the following:

- Lap Pool motor, impeller, diffuser, two DE Separation tanks and bags and 2 vacuum gages.: Complete
- 2 Gas Heaters installation: Complete
- Lagoon Pool Chair Lift Actuator: Complete
- Lap Pool Cabinet Lid & Repairs: Parts are in. Work to be complete by 2/23
- Lagoon Pool Cabinet Lids and DE Separation tanks & bags: Parts are in. Work to be complete by 2/23
- Splash Pad cabinet repairs: Parts are in. Work to be complete by 2/23
- Spa Chair Lift Repair: Parts are in. Work to be complete by 2/23
- Splash Pad Pump repair and Plumbing: Complete
- Life rings: Complete
- Lap pool filters and reseal tank to collar: Parts are in. Work to be complete by 2/23

JMT has worked with the General Manager to generate a Pool Service RFP per the board's direction at the previous meeting. The bids are due on 2/22. Received bids will be opened at 2pm at the Lodge. CDD staff will coordinate to review the received proposals and present a breakdown of the bids as well as a recommendation of selection at the meeting.

Foxgrove Canal Control Structure Maintenance

Site Masters has completed the work and the punchlist generated by JMT. The project is considered complete and the warranty period began on 2/8.

Tab 5

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Wilderness Lake Preserve CDD

Pool Area Drainage Improvement

1/24/2022

Install yard drains and piping to alleviate surface ponding on paver area between pools at Lodge.

Scope includes:

Pedestrian safety fencing around work area
Erosion control fencing/etc for pool and pond
Prepare staging area in grass area for piling soil and gravel
Removal of perimeter fence as needed for access
Removal of landscape gravel (to be salvaged for re-use)
Install temporary protective cover on adjacent brick paver areas
Install 78' of 12" ADS pipe
Install 2 - 12" (PVC pipe) yard drain inlets (4' - 6' depth)
Install 1 - 12" ADS Flared End Section at discharge
Re-install brick pavers / base material / edging curb
Re-install landscape gravel
Restore all disturbed grass areas with new sod
Re-install perimeter fencing
Clean-up/ removal of all debris/excess materials

TOTAL \$13,600

**NOTE: If trench dewatering is required , ADD \$2,800
 If ADS Nyloplast drain inlets are used, DEDUCT \$800**

EXCLUSIONS:

- irrigation removal/relocation
- lighting/ electrical conduits/ wiring
- landscape planting restoration

Finn Outdoor
509 Lewis Blvd SE
Saint Petersburg, FL 33705 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS

Wilderness Lake CDD

ESTIMATE # 1848

DATE 01/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Drain Maintenance Amenity Center -- Finn Outdoor will thoroughly inspect the Amenity Center area which is highlighted in the RFP for previously installed drainage. Drainage lines, if found, will be cleared inlet boxes uncovered, and ends exposed to restore proper intended function. A report with our findings will be provided.	1	1,350.00	1,350.00
TOTAL			\$1,350.00

Accepted By

Accepted Date

Finn Outdoor
509 Lewis Blvd SE
Saint Petersburg, FL 33705 US
(813)957-6075
robb@finnoutdoor.com



Estimate

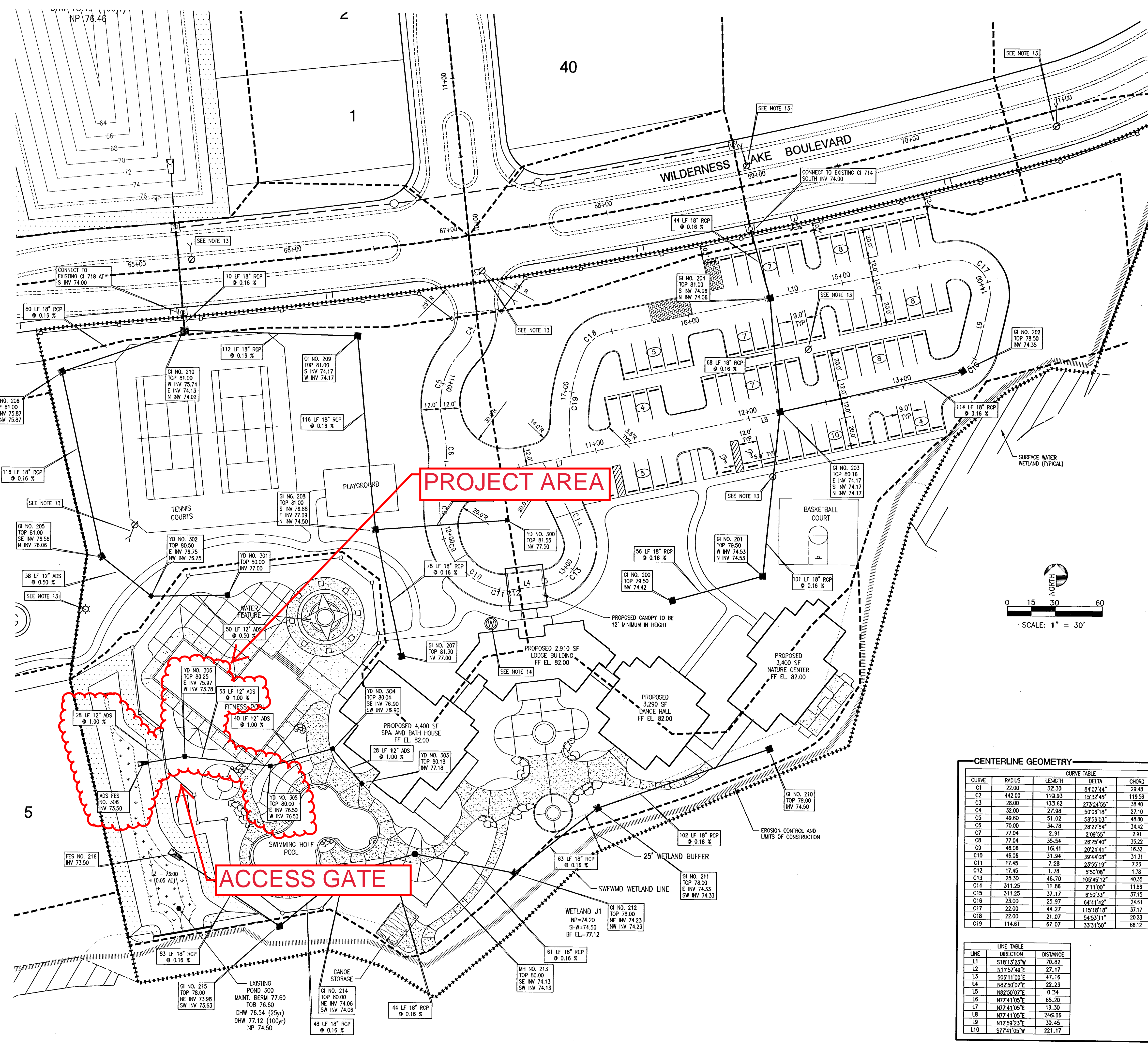
ADDRESS
Wilderness Lake CDD

ESTIMATE # 1849
DATE 01/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Drain Installation Amenity Center -- Finn Outdoor will install 81' of 12" ADS piping with two drainage inlet basins and one flared end section which will be stabilized with concrete, flexamat, or other as determined by engineer. Brick pavers will be removed and replaced to facilitate this project.	1	18,500.00	18,500.00
Drain Maintenance Exploratory and investigation work from Estimate #1848	1	-1,350.00	-1,350.00
TOTAL			\$17,150.00

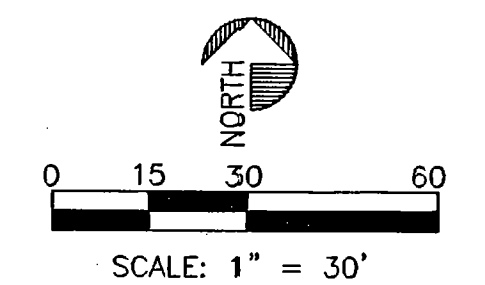
Accepted By

Accepted Date



GENERAL NOTES

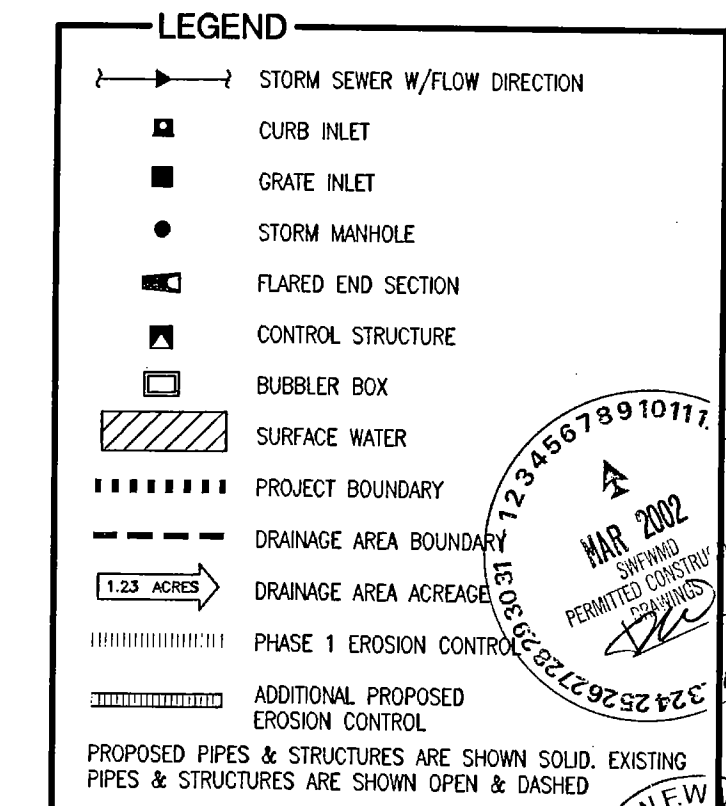
1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4370.
3. ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
4. ALL DRAINAGE PIPE IS REINFORCED CONCRETE UNLESS OTHERWISE NOTED.
5. ANY CONFLICTS RESULTING BETWEEN WATER LINES AND DRAINAGE SYSTEM SHALL BE RESOLVED BY ADJUSTING THE WATER LINES.
6. THE MAINTENANCE ENTITY OR H.O.A. SHALL MAINTAIN AND INSPECT THE STORMWATER RETENTION SYSTEM (i.e. RETENTION PONDS, CONTROL STRUCTURES, ETC.) ON A REGULAR BASIS.
7. ALL DRAINAGE EASEMENTS WILL BE DEDICATED TO PASCO COUNTY.
8. EROSION CONTROL OR SEDIMENTATION BARRIER: ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION, AND SHALL BE MAINTAINED THROUGH CONSTRUCTION UNTIL THE SITE IS PERMANENTLY STABILIZED.
 THE CONTRACTOR IS TO PROVIDE EROSION CONTROL OR SEDIMENTATION BARRIER (HAY BALES OR SILT SCREEN) TO PREVENT SALINATION OF ADJACENT PROPERTY, STREETS, DETENTION PONDS, STORM SEWERS AND WATERWAYS, AND TO MAINTAIN THE EROSION CONTROL OR SEDIMENTATION BARRIER IN AN EFFECTIVE WORKING MANNER FOR THE DURATION OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ACCESS THE SITE. IN THE OPINION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF SOIL ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID SOIL AND REPAIR THE DAMAGED OR INEFFECTIVE EROSION CONTROL OR SEDIMENTATION BARRIER TO THE SATISFACTION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES. SALINATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
9. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
10. ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.
11. ALL WORK SHOWN IN THE EXISTING RIGHT-OF-WAY, AS PERMITTED BY PASCO COUNTY RIGHT-OF-WAY PERMITS, SHALL MEET ALL CONDITIONS OF SUCH PERMITS, INCLUDING BUT NOT LIMITED TO, PAVEMENT REMOVAL, RESTORATION AND FINAL OVERLAY OF EXISTING STREETS.
12. MAINTENANCE & OPERATION INSTRUCTIONS:
 EXCEPT WHERE PLANTING PLANS ARE REQUIRED, THE VEGETATION CONTAINED IN THE LITTORAL ZONE WILL BE ESTABLISHED BY NATURAL RECRUITMENT. ANY NATIVE VEGETATION OCCURRING WITHIN THE LITTORAL ZONE IN NON-PLANTED AREAS SHALL NOT BE REMOVED. IF LESS THAN 100% COVERAGE IS REPORTED, PLANTING WILL BE REQUIRED TO ACHIEVE THE REQUIRED COVERAGE.
 THE OPERATION & MAINTENANCE ENTITY MUST BE AWARE THAT REMOVAL OF NATIVE VEGETATION, INCLUDING CATTAILS, IS PROHIBITED WITHIN THE WET DETENTION PONDS. REMOVAL INCLUDES BROADCASTING, THE APPLICATION OF HERBICIDE, INTRODUCTION OF GRASS CARP AND CUTTINGS. THE MAINTENANCE ENTITY SHOULD ADDRESS ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, TAMPA REGULATION DEPARTMENT.
 THE MAINTENANCE ENTITY SHALL PERIODICALLY CHECK ALL INLETS, END SECTIONS, AND CONTROL STRUCTURES FOR BLOCKAGES. THESE STRUCTURES SHALL BE CLEANED TO INSURE THEIR CONTINUED FUNCTION AND TO PREVENT FLOODING.
13. THE EXISTING POWER POLES, LIGHT POLES AND OVERHEAD WIRES ARE TO BE REMOVED AS PART OF THE PHASE 1 ELECTRICAL SERVICE INSTALLATION.
14. EXISTING WELL TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH SWFMD AND PASCO COUNTY REGULATIONS AND SPECIFICATIONS.
15. PROPOSED POOLS TO BE FENCED/ENCLOSED PER PASCO COUNTY REQUIREMENTS.



CENTERLINE GEOMETRY

CURVE	CURVE TABLE				
	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	22.00	32.30	84°07'44"	29.48	S23°50'29"E
C2	442.00	119.93	15°32'45"	119.56	S73°40'44"E
C3	28.00	133.62	27°24'55"	38.40	N55°15'21"E
C4	32.00	27.98	50°08'10"	27.10	N18°52'09"E
C5	49.50	51.02	58°58'03"	48.80	S16°27'15"W
C6	70.00	34.78	28°27'54"	34.42	N00°46'48"W
C7	77.04	2.91	2°09'55"	2.91	S12°22'11"W
C8	77.04	35.54	28°25'40"	35.22	S01°55'38"E
C9	46.06	16.41	20°24'41"	16.32	S28°49'41"E
C10	46.06	31.94	39°44'09"	31.51	S58°54'08"E
C11	17.45	7.28	3°55'19"	7.23	S84°03'01"E
C12	17.45	1.78	5°50'08"	1.78	N81°04'22"E
C13	25.30	46.70	105°45'12"	40.35	N28°57'31"E
C14	311.25	11.86	2°11'00"	11.86	N24°00'35"W
C15	311.25	37.17	6°50'33"	37.15	N28°31'22"W
C16	23.00	25.97	115°18'18"	24.51	N45°20'14"E
C17	22.00	44.27	115°18'18"	37.17	N44°39'45"W
C18	22.00	21.07	54°53'11"	20.28	S50°13'50"E
C19	114.61	67.07	33°31'50"	66.12	S08°01'59"W

LINE	LINE TABLE	
	DIRECTION	DISTANCE
L1	S18°13'23"W	70.82
L2	N11°57'49"E	27.17
L3	S06°11'00"E	47.16
L4	N82°50'07"E	22.23
L5	N82°50'07"E	0.34
L6	N74°14'05"E	65.20
L7	N74°14'05"E	19.30
L8	N77°41'05"E	246.06
L9	N12°59'23"E	30.45
L10	S77°41'05"W	221.17



PARKING CALCULATIONS

PARKING REQUIRED:
 TOTAL BLDG SF = 14,000 SF @ 1 SP/200 SF = 70 SPACES
 BASKETBALL COURT 2,100 SF @ 1 SP/2,500 SF = 1 SPACE
 TENNIS COURTS 5,600 SF @ 1 SP/2,500 SF = 2 SPACES
 TOTAL SPACES REQUIRED = 73 SPACES

PARKING PROVIDED:
 73 SPACES (INCLUDING 3 HANDICAP SPACES)

49022529 001



53LF 12" ADS @ 1%

YD #305



YD #305

53LF 12" ADS @ 1%



28LF 12" ADS @ 1%

YD #306

53LF 12" ADS @ 1%







28LF 12" ADS @ 1%

ADS FES #306

Tab 6



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

February 22, 2022

Mrs. Tish Dobson
General Manager
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
February 2022 Summary Report**

Dear Mrs. Dobson,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of February 2022 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: January 31, February 4, 11, 14, 17, 18, 21 and 22

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. Reviewed conservation area behind 21537 Wilderness Lakes Boulevard per resident's request to determine if area can be cleaned up in accordance with CDD and Southwest Florida Water Management District's guidelines.
4. Performed vegetation trimming and removal in Maintenance Area 2 near the front of the community.
5. Performed vegetation trimming around Pond 12 berm that was impeding access for maintenance.
6. Brushcut connector swale between Wetland I and Pond 11.
7. Performed vegetation trimming and vine removal in Maintenance Area 9 (Deerfield entrance/round-about).
8. Sprayed edge of Wetland T adjacent to Cormorant Cove.
9. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages. Inspected various control structures and weirs located in the stormwater ponds. Vegetation treated as needed.
10. Treated spikerush that flare up in several ponds in the community during this time of year.
11. Coordination with T. Dobson on the open WLP Wetland Staff position.
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 'Chuck Burnite'. The signature is written in a cursive, flowing style.

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.

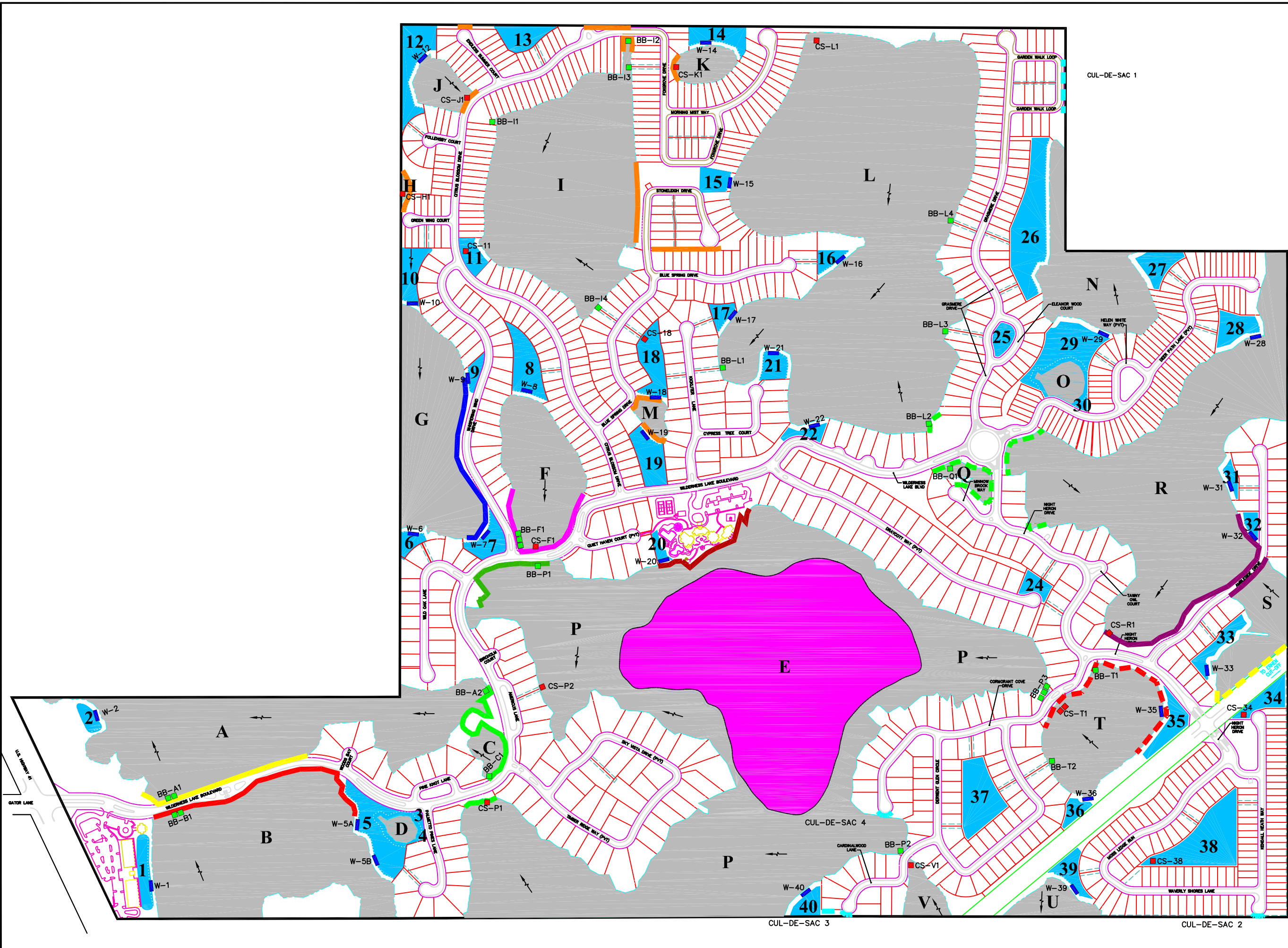
Date: September 18, 2020



Not to Scale



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



CUL-DE-SAC 3

CUL-DE-SAC 2

CUL-DE-SAC 4

CUL-DE-SAC 1

Tab 7



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

February 2022 Clubhouse Operations/Maintenance Updates

- Removed trash from Bay Lake and the community ponds.
- Assisted with the setup of the following events and meetings: CDD Meeting, Wine Tasting, Kid's Intro to Tennis, Grill & Chill, and Art Class.
- Replaced two landscape lights.
- Treated CDD owned sidewalks and curbs for mold.
- Replaced two cross sections on the Lodge Playground fence.
- Touched up the chips on the Lodge furniture.
- Prepared the courtyard and lanais for the pressure washing, sanding, sealing project.
- Repaired a toilet paper dispenser in the Men's Locker Room.
- Cleaned the Oakhurst/Woodsmere Playground equipment.
- Repainted the Quail Trace, Eagle's Nest, and Deerfield's monuments.
- Repainted the sink brackets in the Nature Center Restrooms.
- Deep cleaned the thresholds and door jams in the Activities Center.
- Repaired the stall divider in the Nature Center Women's Restroom.
- Wet sanded and caulked around the sink in the Nature Center Women's ADA stall.
- Repaired the Lodge grill.
- Weekly cleanup of trash along Caliente Blvd.
- Cleaned the Nature's Ridge and Eagles Nest fence lines.
- Realigned the stepping-stones between the Nature Center and Activities Center.
- Reset several street pavers near the Dunkin Donuts entrance.
- Repainted the fence line near the Tennis Courts.
- Stained the Billiard's rack.
- Scheduled to install the communication project televisions.
- Cleaned the poolside upper windows.
- Added door closures to the kitchen cabinets in the Activities Center.
- Replaced the Pedicure Spa chair.
- Repainted the Activities Center kitchen door supports.
- Cleaned and organized the Cleaner's Closets in the Fitness Center and Activities Center.
- Cleaned the Lodge courtyard and lanai furniture.
- Repainted the Nature Center Women's Restroom door hardware.
- Pulled weeds and removed moss from shrubs throughout the campus.
- Storm debris pickup.
- Removed glow in the dark paint from the Basketball Court.
- Prepared the buildings and Lodge Campus for the upcoming assessment by Rizzetta.
- Repaired the drain cover in the Nature Center Women's Room.



Wilderness Lake Preserve Community Development District (CDD)

- Treated weeds throughout the Lodge campus.
- Daily removal of trash along Wilderness Lake Blvd. and throughout the community.
- Assessed the pool chemistry every Sunday, Tuesday, Thursday, and Saturday.
- Removed rust stains from the stone columns, white caps, light poles, and fence lines.

1st Quarter 2021/2022 Projected Projects

- Replace the Activities Center Refrigerators. – **Completed.**
- Resurfacing of the Aquatics (Pools & Jacuzzi). **Budget line item: “Reserves”**
 - **Project in progress.**
- Consider repairing the brick pavers and concrete ribbons at the roundabout and Night Heron Drive entrance to the community. **Budget line item: Roadway Repair & Maintenance – Brick Pavers – Completed.**

2nd Quarter 2021/2022 Projected Projects

- Repainting of the four entryway monuments. **Budget line item: “Reserves” – Completed.**
- Replace the Kayaks. **Budget line item: “Reserves” – In progress.**
- Consider repairing, sealing, and striping the Lodge parking lot. **Budget line item: “Reserves”**
 - Proposals received to date:
 - ACPLM – \$10,620.00 (Without Polytar Sealer)
 - ACPLM – \$11,493.00 (With Polytar Sealer)
 - Romaner Graphics – **Not in the market to submit a proposal.**
 - **Contacting additional vendors in progress.**
- Consider repainting the exterior of the Lodge, Activities Center, Fitness Center, and Nature Center. **Budget line item: “Reserves”**
 - Romaner Graphics – **\$32,600.00 (Includes the Ranger Station and stain of the columns and handrails) – Project commenced on 2/17/2022.**
- Remediation of sidewalks and curbs. **Budget line item: “Reserves”**
 - Site Masters of Florida, LLC – **\$21,460.00 – Commencement date: 2/21/2022**
- Consider upgrading the Tennis Courts’ lighting to LEDs. **Budget line item: “Reserves”**
 - Proposals received to date:
 - Himes Electrical Services, Inc. – **\$29,131.00**
 - Kazar’s Electric – **\$8,852.78**
 - Alston Electric – Proposal to be submitted for the April CDD meeting.
- Consider pressure washing, sanding, and resealing the campus pavers.
Budget line item: “Maintenance and Repair” – Not to exceed \$6,000.00 – Project commenced on 2/19/2022.

AIC Painting, Inc.

- Tuesday, February 1, completed the repainting of the entryway monuments.



Wilderness Lake Preserve Community Development District (CDD)

A Total Solution, LLC

- Saturday, February 19, assisted the General Manager with servicing the surveillance system due to loss of connection.

Cool Coast Heating & Cooling

- Wednesday, February 2, replaced the control board on the Nature Center AC unit. (Equipment under warranty.)

Fitness Logic

- Tuesday, February 17, performed the monthly maintenance: assessed and cleaned all the equipment and made the necessary adjustments.
- Replaced the squat pad cushion for the Smith Machine.
- Scheduled to replace the seat bolt and bicep curl bolt on the Paramount Lat Row Machine.

FitRev

- Scheduled to replace the unrepairable Upright True Cycle with a Precor Upright Cycle.

Florida Courts, Inc.

- Wednesday, January 12, assessed a crack located on the Pickleball Court. The crack is due to mushrooms under the surface of the court. (Date of repair TBD.)

GHS Environmental

- Continual removal of invasive vines and Brazilian Pepper trees at the entrance of the Deerfield's.
- Assisted with securing the Kubota and the Pedicure Chair.

Proteus Pool Service

- Monday, February 14, responded to a concern with the Jacuzzi. As a precautionary measure, the Jacuzzi was drained, refilled, and the surrounding deck was sanitized.

PSA Horticultural

- Thursday, February 10, conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Thursday, February 10, present during the monthly Landscape Inspection.
- Responded to three irrigation issues.
- The General Manger assisted with overpayment of two pest control invoices.
- Scheduled to trim the poolside Palm trees on Monday, February 21.



Wilderness Lake Preserve Community Development District (CDD)

Sir Speedy/Sign Time

- Completed the March newsletter.
- Advertising revenue is not covering the production & mailing expenses. The Board to consider paying for the mailing of the newsletter.

Site Masters of Florida, LLC.

- Tuesday, February 8, completed the repair of the Foxgrove Drive drainage structure.

VanGuard Cleaning

- Tuesday, February 8, increased the monthly cleaning service from \$1500.00 a month to \$1,875.00 per month, due to labor charges. **(Budget-\$30,000.00 – New yearly cost - \$22,500.00)**

Wildlife Trapper – Jerry Richardson

- Contract-to-date: Removed – 151 hogs and twenty-five piglets
- Year-to-date: Removed – 4 hogs
- Month-to-date: Removed – 3 hogs
- Removed 1 coyote

Pasco Sheriff's Special Detail Report on Citations & Warnings

1/28 – Patrolled the Lodge facilities by foot. Found teens on the dock after-hours. They left without incident. Conducted traffic patrols with no issues.

1/29 – Conducted patrols of the Lodge and community. No issues to report.

2/2 – Patrolled the community and the Lodge without incident.

2/4 – Conducted patrols of the community and Lodge. Responded to a trailer parked in the street. The trailer was moved.

2/5 – Patrolled the community and Lodge. Responded to a noise complaint. No other issues.

2/9 – Conducted hourly footpatrols at the Lodge. Patrolled the community. No violations to report.

2/12 – Conducted hourly patrols of the community and footpatrols of the Lodge. Encountered an intoxicated resident on the Lodge Courtyard afterhours. Contacted the General Manager for guidance.

2/16 – Patrolled the Lodge and community. Issued six illegal street parking warnings.

2/19 – Patrolled the Lodge by foot and vehicle patrols of the community. No issues to report.

Playground Equipment & Dock Safety Inspection

1/30 – Added new chains to the swings at the Citrus Blossom/Whispering Wind Neighborhood Park.

2/6 – Routine inspection.

2/13 – Routine inspection.

2/20 – Routine inspection.



Wilderness Lake Preserve Community Development District (CDD)

Scheduled Room Usage/Rentals

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, staging of tables & chairs, and concierge services.

***AC: Activities Center and NC: Nature Center Classroom**

- 2/2 – CDD Meeting – AC
- 2/2 – Resident Event – Theatre
- 2/2 – Resident Event – AC
- 2/4 – Wine Tasting – AC
- 2/5 – Resident Event – Tennis Courts
- 2/5 – Private Rental – AC
- 2/5 – Private Rental – NC
- 2/6 – Private Rental – AC
- 2/6 – Private Rental – NC
- 2/7 – Resident Event – AC
- 2/7 – Lodge Event – NC
- 2/7 – Lodge Event – Theatre
- 2/9 – Resident Event – Theatre
- 2/9 – Resident Event – AC
- 2/10 – Cub Scouts – NC
- 2/11 – Girl Scouts – NC
- 2/12 – Private Rental – AC
- 2/13 – Private Rental – AC
- 2/13 – Private Rental – NC
- 2/14 – Lodge Event – NC
- 2/14 – Lodge Event – Theatre
- 2/14 – ARC Meeting – AC
- 2/15 – Pre-bid Meeting – Theatre
- 2/16 – Resident Event – Theatre
- 2/16 – Resident Event – AC
- 2/18 – Private Rental – AC
- 2/19 – Lodge Event – AC
- 2/19 – Resident Event – Tennis Courts
- 2/19 – Private Rental – AC
- 2/20 – Private Rental – NC
- 2/20 – Private Rental – AC
- 2/21 – Lodge Event – NC
- 2/21 – Lodge Event – Theatre
- 2/22 – HOA Meeting – AC
- 2/22 – Private Rental – AC



Wilderness Lake Preserve Community Development District (CDD)

- 2/24 – Resident Event – AC
- 2/24 – Cub Scouts – NC
- 2/25 – Lodge Event – Theatre
- 2/25 – Food Truck – Lodge Parking Lot
- 2/26 – Private Rental – AC
- 2/27 – Private Rental – AC
- 2/28 – Lodge Event – NC
- 2/28 – Lodge Event – Theatre
- 2/28 – ARC Meeting – AC

Upcoming Events

➤ March

- Saturday, March 5 – Kid’s Intro to Tennis
- Friday, March 11 – Wine Tasting
- Tuesday, March 15 – Taco Tuesday
- Wednesday, March 16 – Bounce House Mania & Badminton Bash
- Thursday, March 17 – Leprechaun Safari
- Friday, March 18 – Madden Xbox Tournament
- Saturday, March 19 – Family Grill & Chill
- Saturday, March 19 – Kid’s Intro to Tennis
- Friday, March 25 – Family Movie Night
- Saturday, March 26 – Art Class

➤ April

- Friday, April 1 – Spaghetti Dinner
- Saturday, April 9 – Community Garage Sale
- Saturday, April 16 – Spring Picnic
- Saturday, April 23 – Earth Day & SnoCones

Resident Requests

Front Entrance Roadway Pavers: Several residents inquired if the CDD Board is interested in turning over ownership of the 10 sections to Pasco County.



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #1 located on Wilderness Lake Blvd.

1/15/2022 – 2/13/2022

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
1/15/2022	1165	759	45	21.80	65.15
1/16/2022	196	108	35	19.31	55.10
1/17/2022	977	568	42	21.45	58.14
1/18/2022	1326	780	38	21.35	58.82
1/19/2022	1329	792	46	21.38	59.59
1/20/2022	733	415	34	21.27	56.62
1/21/2022	1324	800	42	21.49	60.42
1/22/2022	1127	748	40	21.94	66.37
1/23/2022	982	631	40	21.96	64.26
1/24/2022	1216	670	46	21.30	55.10
1/25/2022	1211	695	41	21.44	57.39
1/26/2022	1265	741	39	21.42	58.58
1/27/2022	1262	713	41	21.35	56.50
1/28/2022	113	71	36	22.17	62.83
1/29/2022	959	655	40	22.11	68.30
1/30/2022	986	653	41	22.15	66.23
1/31/2022	1215	712	47	21.33	58.60
2/1/2022	1176	693	41	21.49	58.93
2/2/2022	1296	751	41	21.39	57.95
2/3/2022	1284	744	39	21.25	57.94
2/4/2022	1310	793	44	21.48	60.53
2/5/2022	1139	735	45	21.84	64.53
2/6/2022	1017	683	45	22.03	67.16
2/7/2022	1242	751	38	21.46	60.47
2/8/2022	1162	701	40	21.45	60.33
2/9/2022	895	514	41	21.17	57.43
2/10/2022	1365	819	60	21.52	60.00
2/11/2022	1375	816	41	21.47	59.35
2/12/2022	1229	733	51	21.58	59.64
2/13/2022	1178	771	42	21.92	65.45
Totals:	33054	20015	Avg. 42	21.54	60.55
			High 60		



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #2 located on Night Heron Drive

1/15/2022 – 2/13/2022

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
1/15/2022	871	320	38	19.51	36.74
1/16/2022	769	278	45	19.03	36.15
1/17/2022	14	6	31	19.50	42.86
1/18/2022	895	325	40	19.34	36.31
1/19/2022	1031	413	38	19.56	40.06
1/20/2022	1003	347	36	19.30	34.60
1/21/2022	1089	369	43	19.18	33.88
1/22/2022	826	296	34	19.46	35.84
1/23/2022	710	276	43	19.64	38.87
1/24/2022	1048	386	42	19.35	36.83
1/25/2022	1049	394	35	18.79	37.56
1/26/2022	1009	368	34	19.41	36.47
1/27/2022	1077	407	38	19.50	37.79
1/28/2022	1100	410	41	19.30	37.27
1/29/2022	881	369	40	19.80	41.88
1/30/2022	646	290	37	20.17	44.89
1/31/2022	660	222	36	19.26	33.64
2/1/2022	1070	397	38	19.31	37.10
2/2/2022	1145	427	41	19.46	37.29
2/3/2022	1092	386	60	19.30	35.35
2/4/2022	1131	429	38	19.40	37.93
2/5/2022	254	92	36	19.55	36.22
2/6/2022	422	152	34	19.52	36.02
2/7/2022	1100	403	70	19.38	36.64
2/8/2022	991	354	43	19.25	35.72
2/9/2022	1137	403	39	19.23	35.44
2/10/2022	1116	453	37	19.51	40.59
2/11/2022	1133	434	40	19.55	38.31
2/12/2022	954	371	49	19.43	38.89
2/13/2022	875	264	37	19.14	30.17
Totals:	27098	10041	Avg. 40	19.38	37.05
			High 70		

Event's Summary Report 10/1/2021 - 2/20/2022

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2021/2022 Yearly Budget \$30,000
Oktoberfest 10/2/2021	\$500	24	0	\$484.55	\$240.00	\$244.55	\$29,515.45
Kid's Intro to Tennis 10/2/2021	\$0	6	0	\$0.00	\$0.00	\$0.00	\$29,515.45
Fall Festival 10/9/2021	\$2,300	250+/-	0	\$2,184.32	\$175.00	(\$2,009.32)	\$27,331.13
Fall Garage Sale 10/16/2021	\$200	21	0	\$181.32	\$105.55	(\$75.77)	\$27,149.81
Family Movie Night 10/22/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$27,149.81
Kid's Intro to Tennis 10/23/2021	\$15	9	0	\$7.14	\$0.00	(\$7.14)	\$27,142.67
Best Decorated Halloween House 10/28/2021	\$25	12	0	\$15.00	\$0.00	(\$15.00)	\$27,127.67
Haunted House 10/29 & 10/30/2021	\$400	221	0	\$207.79	\$443.08	\$235.29	\$26,919.88
Kid's Costume Parade	\$150	195	0	\$148.88	\$0.00	(\$148.88)	\$26,771.00
Kid's Intro to Tennis 11/6/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$26,771.00
Annual Art & Craft Fair 11/13/2021	\$300	14 Booths 221 Guests	0	\$248.96	\$111.10	(\$137.86)	\$26,522.04
Chat'hers Feast 11/14/2021	\$25	25	0	\$14.94	\$0.00	(\$14.94)	\$26,507.10
Turkey Trot 11/25/2021	\$50	35	0	\$15.00	\$0.00	(\$15.00)	\$26,492.10
Family Movie Night 11/26/2021	\$20	9	0	\$0.00	\$0.00	\$0.00	\$26,492.10
Lighting of the Menorah 11/28/2021	\$45	5	0	\$44.40	\$0.00	(\$44.40)	\$26,447.70
Kids Intro to Tennis 12/4/2021	\$20	8	0	\$0.00	\$0.00	\$0.00	\$26,447.70
Santa's Arrival/Tree Lighting 12/4/2021	\$1,800	250+/-	\$57.08	\$1,685.84	\$34.90	(\$1,593.86)	\$24,761.86
Kids Into to Tennis 12/11/2021	\$20	7	\$0.00	\$0.00	\$0.00	\$0.00	\$24,761.86
Best Decorated Christmas House 12/16/2021	\$60	7	\$0.00	\$60.00	\$0.00	(\$60.00)	\$24,701.86
Breakfast w/Santa 12/18/2021	\$1,500	220+/-	\$0.00	\$1,394.07	\$708.20	(\$685.87)	\$23,307.79
Taco Tuesday, 12/21/2021	\$160	33	\$0.00	\$156.53	\$86.00	(\$75.87)	\$23,151.26
Gingerbread House Workshop 12/22/2021	\$300	14	\$0.00	\$275.77	\$160.00	(\$115.77)	\$22,875.49
Tie Dye Day 12/23/2021	\$25	19	\$0.00	\$0.00	\$0.00	\$0.00	\$22,875.49
Bounce into the New Year 12/28/2021	\$500	35	\$0.00	\$491.89	\$0.00	(\$491.89)	\$22,383.60

New Year Craft Day 12/29/2021	\$30	10	\$0.00	\$21.66	\$0.00	(\$21.66)	\$22,361.94
Kid's intro to Tennis 1/8/2022	\$0	8	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Community Blood Drive 1/15/2022	\$0	9	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Bunco 1/18/2022	\$0	12	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Family Movie Night 1/21/2022	\$25	6	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Kid's Intro to Tennis 1/22/2022	\$0	1	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Volunteer Appreciation Dinner 1/28/2022	\$175	10	\$0.00	\$151.37	\$0.00	(\$151.37)	\$22,210.57
Wine Tasting 2/4/2022	\$525	22	\$0.00	\$501.10	\$220.00	(\$281.10)	\$21,709.47
Kid's Intro to Tennis 2/5/2022	\$0	5	\$0.00	\$0.00	\$0.00	\$0.00	\$21,709.47
Grill & Chill 2/11/2022	\$25	10	\$0.00	\$14.08	\$0.00	(\$14.08)	\$21,695.39
Kid's Intro to Tennis 2/19/2022	\$0	3	\$0.00	\$0.00	\$0.00	\$0.00	\$21,695.39
Art Class 2/19/2022	\$0	1	\$0.00	\$0.00	\$3.00	\$3.00	\$21,695.39
Totals:	\$9,235		\$57.08	\$8,304.61	\$2,286.83	(\$5,476.94)	\$21,695.39

General Events Supplies

Linens - Laundry Service				\$296.87			\$21,398.52
CDD Meetings				\$0.00			\$21,398.52
Storage unit, storage supplies, electronic communication program, movie license, concession cart, and props				\$1,590.56			\$19,807.96
Misc. items				\$34.14			\$19,773.82
Totals:				\$1,921.57			\$19,773.82

Tab 8



Return to. Secretarial Services/Board Records

WARRANTY DEED

This instrument prepared by

Bob Baltzer
Real Estate Department
Development Services Branch
7530 Little Road, Suite 230
New Port Richey, FL 34654

Rept: 1224113 Rec: 27.00
DS: 0.00 IT: 0.00
01/30/09 Dpty Clerk

PAULA S O'NEIL, PASCO CLERK & COMPTROLLER
01/30/09 09:48am 1 of 3
OR BK 8009 PG 1963

Property Appraiser's Parcel ID (Folio) 35-25-18-0040-00200-0010
Federal Tax Identification number 26-1314728

THIS WARRANTY DEED made the 14th day of APRIL, 2008 by Wilderness Commons Commercial Center, Inc., a Florida corporation existing under the laws of the State of Florida, whose address is 4830 West Kennedy Blvd., Suite 250, Tampa, FL 33609, hereinafter called the grantor, to PASCO COUNTY, A Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter called the grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of Wilderness Commons Commercial Center Inc.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Pasco County, State of Florida, viz:

SEE EXHIBIT "A"

ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Reserving unto Grantor an Easement over, under and through the property described in Exhibit A, for the purpose of the continued use and maintenance of the existing signage, fencing, and improvements, now located within the described property, including any replacements of such improvements, with said easement continuing on until such time as use of the property is required for public transportation purposes and such use necessitates the removal of the improvements, and the public entity utilizing the property provides, at its own expense for the relocation of such improvements onto the adjoining property of Grantor in a manner and at a location acceptable to Grantor.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

629

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

SEAL
Wilderness Commons Commercial Center, Inc.

ATTEST:

BY: [Signature]
Jack Weisser as Vice President

BY: [Signature]
Ron Weisser as President

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness signature

[Signature]
2nd Witness signature

Marci Reyes
1st Witness print name

JANICE SNOW
2nd Witness print name

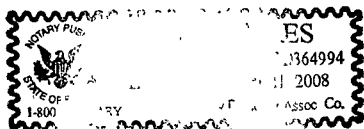
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

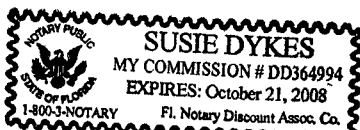
I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and of the County aforesaid to take acknowledgements, personally appeared JACK WEISSER, and RON WEISSER well known to be the VICE PRESIDENT and PRESIDENT respectively of the Wilderness Commons Commercial Center Inc., named as first party in the foregoing conveyance, and that they acknowledged executing the same in the presence of the two subscribing witnesses freely and voluntarily under the authority duly vested in them by said Wilderness Commons Commercial Center, Inc., and that seal affixed thereto is the true corporate seal of said company/corporation. They are personally known to me ~~or~~ (has/have) produced ~~as identification~~, and who (did/did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14TH day of APRIL, A.D., 2008.

SEAL



[Signature]
Notary Signature
My Commission Expires:



DESCRIPTION SKETCH
(Not a Survey)

DESCRIPTION: (Additional Right-of-way)

The Westerly 10.00 Feet of Tract "2" (Commercial Outparcel South)
WILDERNESS LAKE PRESERVE - PHASE 1, as recorded in Plat Book 43,
Pages 1-35 of the Public Records of Pasco, County Florida

Containing 6577.17 Square Feet, More or Less

FLOOD ZONE:

The property described hereon is located in Zone "X" per
Flood Insurance Rate Map Community Panel No. 120230
0250 E, (dated 9-30-92).

BASIS OF BEARING:

The Easterly Right-of-Way Line
of US. 41 bears N25°26'10"W per Plat

TRACT "2"

WILDERNESS LAKE PRESERVE

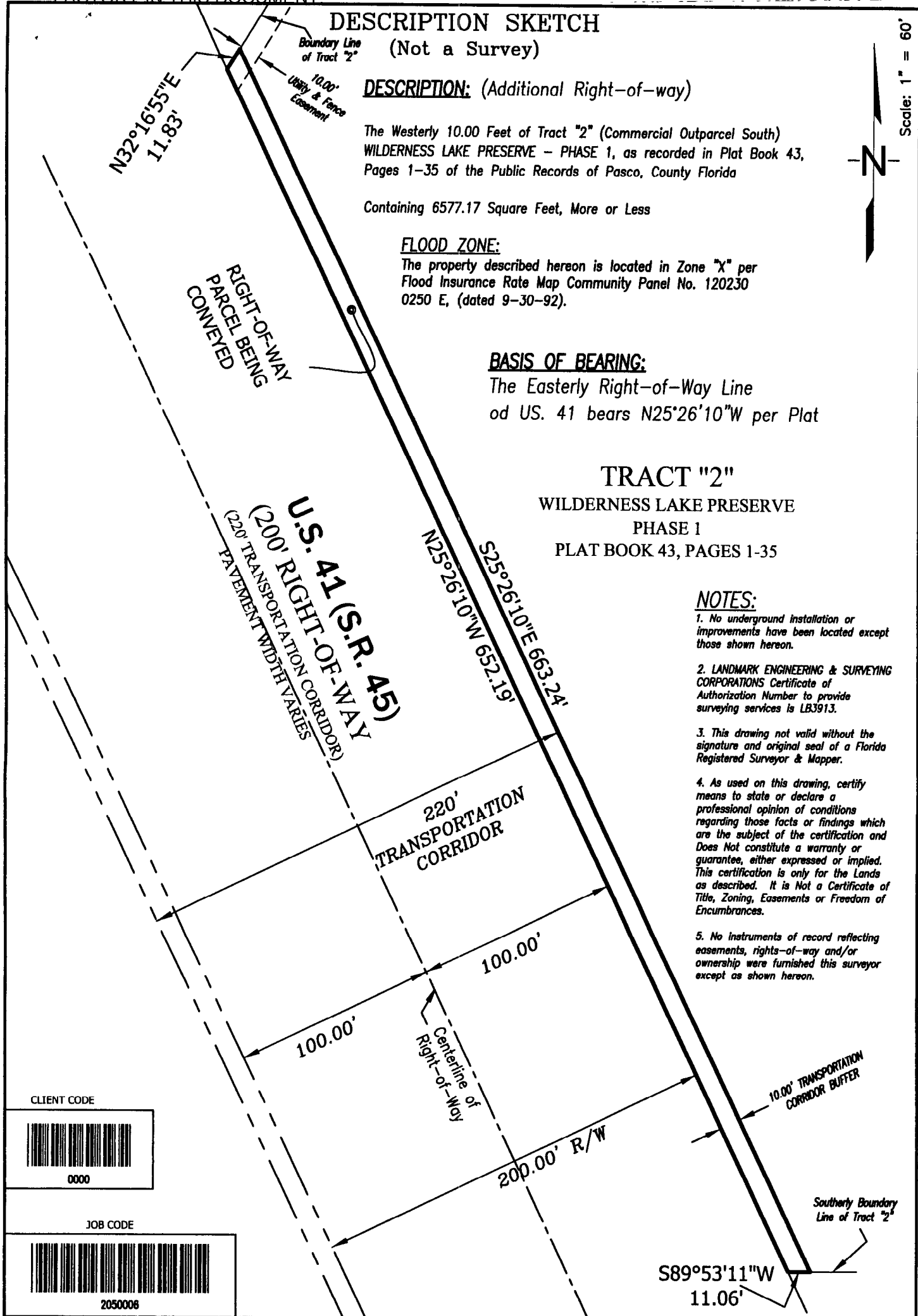
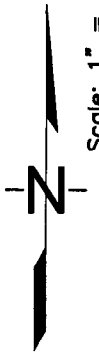
PHASE 1

PLAT BOOK 43, PAGES 1-35

NOTES:

1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying services is LB3913.
3. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
4. As used on this drawing, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and Does Not constitute a warranty or guarantee, either expressed or implied. This certification is only for the Lands as described. It is Not a Certificate of Title, Zoning, Easements or Freedom of Encumbrances.
5. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished this surveyor except as shown hereon.

Scale: 1" = 60'



CLIENT CODE



0000

JOB CODE



2050006

This Sketch Certified To : Pasco County

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revised Centerline	9-12-08	MAC		NNNNNN
Revised Bearing	11-24-08	MAC	FR	NNNNNN

SURVEYORS' CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 61G17, Florida Administrative Code.

Scott R. Fowler 11/29/08

SCOTT R. FOWLER

DATE OF SIGNATURE

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Survey Date: N/A

Tampa (813) 621-7841
Fax (813) 664-1832

LANDMARK
ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road
Tampa, Florida 33619

Drawn: MAB | Checked: | Client No.: 0000
Original No.: 2050006 | Current No.: 2050006

029

Tab 9

HIMES
ELECTRICAL
SERVICE, INC.

November 11, 2021

Tish Dobson
Preserve at Wilderness Lakes
21330 Wilderness Lake Blvd.
Land O' Lakes, FL 34637

VIA Email: TDobson@WLPLodge.com

Re: Tennis Lights

Dear Tish:

We are pleased to submit this proposal to provide labor and material to install new LED lights for the tennis courts.

Includes

1. Install a total of (16) new LED light fixtures for the (2) tennis courts.
2. Reuse the existing light poles and wiring.
3. Scissor lift.
4. Test the lights for correct operation.

The total for this project is **\$29,131.00**

Notes: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Thank you for the consideration and please feel free to call if you have any questions or if I can be of further assistance.

Respectfully Submitted,

Gavin Furnas

Gavin Furnas
Himes Electrical Services, Inc.

Accepted by:

Wilderness Lake Preserve
Tish Dobson

WILDERNESS LAKES



Tennis Courts 969758

Drawn By: SS

Date: 10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

Scale: 1 inch = 20 Ft.

*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

**Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.



Luminaire Schedule

Symbol	Qty	Label	LLF	Lum. Watts	Lum. Lumens
—□	2	NF-GT4-350-5W	0.950	350	51121
—□	12	NF-GT4-350-4	0.950	350	50596

Isoline Legend

Illuminance (Fc)	
Color	Value

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Tennis Court 1	Illuminance	Fc	39.61	43.8	33.8	1.17	1.30
Tennis Court 2	Illuminance	Fc	39.61	43.8	33.8	1.17	1.30

**Tennis Courts
969758**

Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

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Tennis Courts
969758

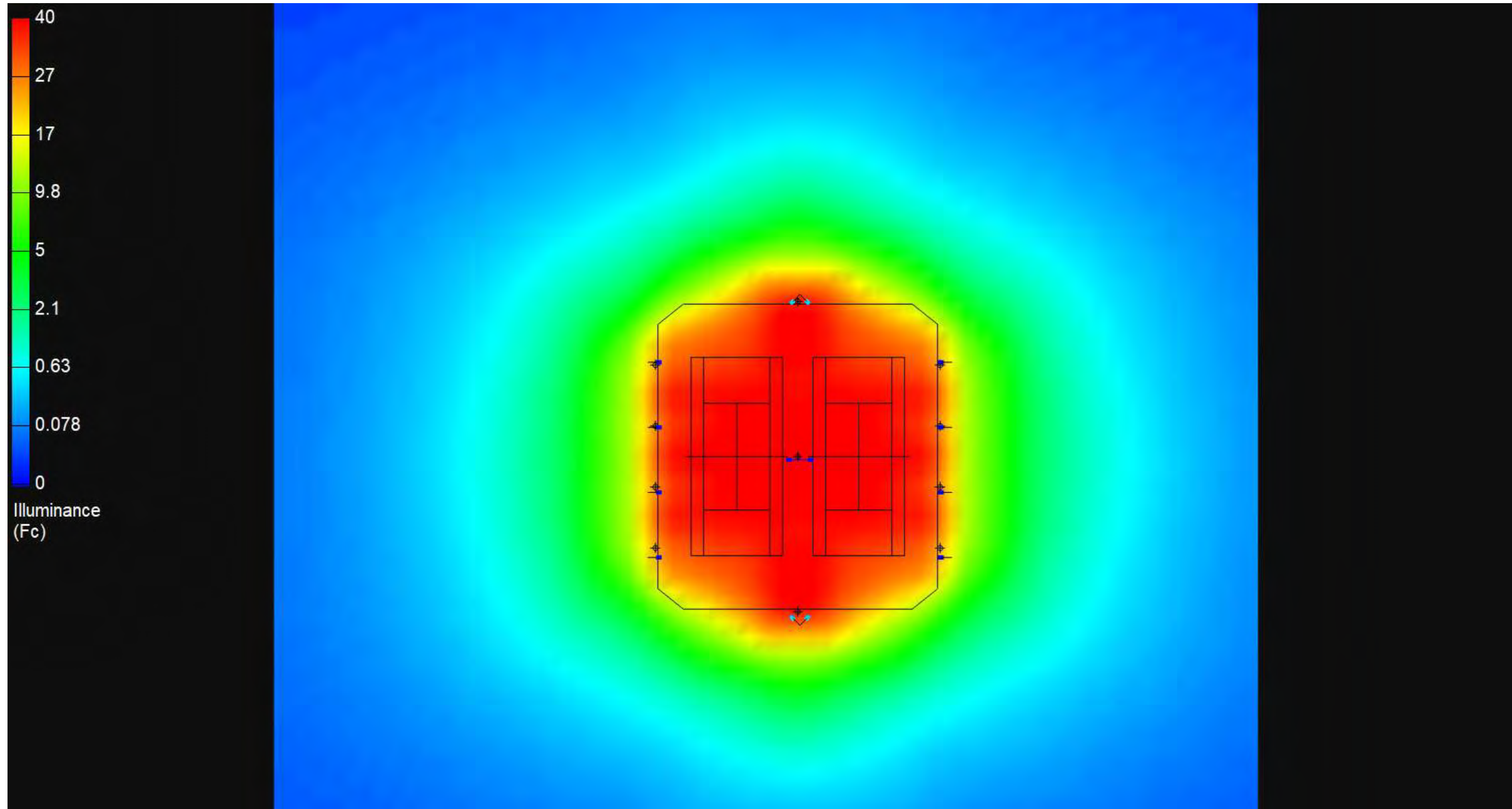
Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

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Tennis Courts
969758

Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

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NAFCO® PRODUCT FAMILY

Proudly engineered and manufactured in Wisconsin, USA – our NAFCO® family of LED lighting products combines 50 years of manufacturing expertise with premium components and top-notch Midwestern workmanship. From high-output outdoor applications to extreme indoor industrial environments – NAFCO® series products drastically reduce energy consumption and maintenance costs and come supported by WILL's unmatched design, engineering, and project support capabilities.

- Output options over 80,000 lumens
- Field-replaceable surge suppression module



■ Individual module house side visor options



■ Easy driver and LED module access for technology upgrades and maintenance

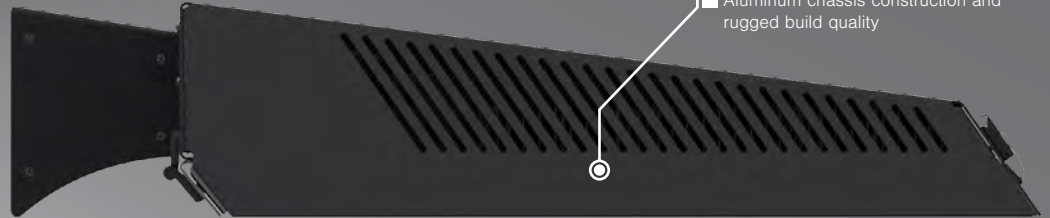
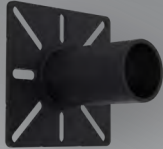
■ Premium high-efficiency Chip-on-Board (COB) LEDs wired and bonded directly to circuit board to deliver compact lumen density and added reliability

■ True Amber and Phosphor Converted (PC) Amber premium LED chip options

■ Recessed light engine design with zero uplight rating (U0) at 0° fixture tilt

■ Proprietary heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours

■ Custom mounts, adapters, and accessories available from USA fab shop



■ Wireless and onboard control options including motion, photo, dimming, daylight harvesting, zones, and schedules

■ Aluminum chassis construction and rugged build quality

NAFCO® GTX

High-Output LED Lighting



WILL WISCONSIN LIGHTING LAB®

NAFCO® GTX HIGH-OUTPUT LED LIGHTING



Catalog # _____

Project _____

Comments _____



■ Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- PPG® Commercial Performance Coatings custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Output options over 80,000 lumens
- Proprietary heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours
- Easy driver and LED module access for technology upgrades and maintenance

■ Applications

- Airports, high-mast, and infrastructure lighting
- Large parking lots and automotive dealerships
- General high-output flood and area lighting
- Shipping yards and container loading areas
- High-output security and perimeter lighting
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

■ Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Proprietary anodized heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours
- Standard powder coat facilities are UL1332 (DTV2) certified for application of organic finish coatings for outdoor enclosures
- Anodized light engine plate and heat sinks meet MIL-A-8625 Type II (Class 1 & 2) standards and are RoHS, REACH, ELV, and WEEE compliant
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

■ Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)

■ Light Engine & Electrical

- Premium high-efficiency Chip-on-Board (COB) LEDs wired and bonded directly to circuit board to deliver compact lumen density and added reliability
- Self-sealing optical assembly constructed of optical-grade silicone with 93% typical lighting transmittance
- -40°C to +45°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 0-10V dim-to-off with standby power ≤ 0.5W (standard) and PWM/Timer dimmable (optional)
- Power factor of 0.90 min
- Total harmonic distortion of 20% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Field-replaceable thermally protected secondary 20kA surge suppression
- Always-on auxiliary power: 12VDC, 200mA
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

■ Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Synapse® wireless system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory

■ Light Poles & Arms

- Will offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Straight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

EPA Chart

Base Model	0° Tilt	15° Tilt	30° Tilt	45° Tilt	60° Tilt	75° Tilt	90° Tilt
NF-GT2	0.7	0.87	1.25	1.59	1.92	2.18	2.76
NF-GT4	0.9	1	1.58	2.05	2.48	2.8	3.54
NF-GT6	1.2	1.2	2	2.6	3.1	3.5	4.4

Specifications & Typical Lumen Output (WHITE LED)




Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	Distribution	3000K, 70 CRI					4000K, 70 CRI					5000K, 70 CRI					5700K, 80 CRI				
						Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W
NF-GT2-120	25	116	2	1.1	2 = Type II	18,189	3	0	3	157	18,525	3	0	3	160	18,862	3	0	3	163	17,830	3	0	3	154
					3 = Type III	18,389	3	0	3	159	18,729	3	0	3	162	19,069	3	0	3	164	18,026	3	0	3	155
					4 = Type IV	18,589	3	0	3	160	18,932	3	0	3	163	19,277	3	0	3	166	18,222	3	0	3	157
					5W = 150° Type V Square	18,789	5	0	5	162	19,136	5	0	5	165	19,484	5	0	5	168	18,417	5	0	5	159
					5M = 100° Type V Flood	18,589	5	0	2	160	18,932	5	0	2	163	19,277	5	0	2	166	18,221	5	0	2	157
					70 = 70° Type V Flood	19,389	5	0	1	167	19,747	5	0	1	170	20,106	5	0	1	173	19,005	5	0	1	164
					45 = 45° Medium Spot	18,189	5	0	1	157	18,525	5	0	1	160	18,862	5	0	1	163	17,829	5	0	1	154
NF-GT2-175	25	175	2	1.62	2 = Type II	25,428	4	0	4	145	25,898	4	0	4	148	26,368	4	0	4	151	24,925	3	0	3	142
					3 = Type III	25,707	4	0	4	147	26,183	4	0	4	150	26,658	4	0	4	152	25,199	4	0	4	144
					4 = Type IV	25,987	3	0	3	149	26,467	3	0	3	151	26,948	3	0	3	154	25,473	3	0	3	146
					5W = 150° Type V Square	26,266	5	0	5	150	26,752	5	0	5	153	27,237	5	0	5	156	25,747	5	0	5	147
					5M = 100° Type V Flood	25,987	5	0	2	149	26,467	5	0	2	151	26,947	5	0	2	154	25,473	5	0	2	146
					70 = 70° Type V Flood	27,104	5	0	1	155	27,606	5	0	1	158	28,106	5	0	1	161	26,569	5	0	1	152
					45 = 45° Medium Spot	25,428	5	0	1	145	25,898	5	0	1	148	26,368	5	0	1	151	24,925	5	0	1	142
NF-GT4-255	33	254	4	1.1	2 = Type II	39,182	4	0	4	154	39,907	4	0	4	157	40,631	4	0	4	160	38,408	4	0	4	151
					3 = Type III	39,613	4	0	4	156	40,346	4	0	4	159	41,077	4	0	4	162	38,830	4	0	4	153
					4 = Type IV	40,043	4	0	4	158	40,784	4	0	4	161	41,524	4	0	4	164	39,252	4	0	4	155
					5W = 150° Type V Square	40,474	5	0	5	159	41,222	5	0	5	162	41,971	5	0	5	165	39,674	5	0	5	156
					5M = 100° Type V Flood	40,043	5	0	2	158	40,783	5	0	2	161	41,525	5	0	2	164	39,252	5	0	2	155
					70 = 70° Type V Flood	41,766	5	0	1	164	42,538	5	0	1	168	43,311	5	0	1	171	40,940	5	0	1	161
					45 = 45° Medium Spot	39,182	5	0	1	154	39,906	5	0	1	157	40,632	5	0	1	160	38,408	5	0	1	151
NF-GT4-350	33	349	4	1.62	2 = Type II	50,500	5	0	5	145	51,434	5	0	5	147	52,368	5	0	5	150	49,502	4	0	4	142
					3 = Type III	51,055	5	0	5	146	51,999	5	0	5	149	52,943	5	0	5	152	50,046	5	0	5	143
					4 = Type IV	51,610	4	0	4	148	52,564	4	0	4	151	53,519	4	0	4	153	50,590	4	0	4	145
					5W = 150° Type V Square	52,165	5	0	5	150	53,130	5	0	5	152	54,094	5	0	5	155	51,134	5	0	5	147
					5M = 100° Type V Flood	51,610	5	0	2	148	52,565	5	0	2	151	53,519	5	0	2	153	50,590	5	0	2	145
					70 = 70° Type V Flood	53,830	5	0	1	154	54,826	5	0	1	157	55,820	5	0	1	160	52,766	5	0	1	151
					45 = 45° Medium Spot	50,500	5	0	1	145	51,434	5	0	1	147	52,368	5	0	1	150	49,502	5	0	1	142
NF-GT6-415	40	414	6	1.3	2 = Type II	64,929	5	0	5	157	66,129	5	0	5	160	67,330	5	0	5	163	63,645	5	0	5	154
					3 = Type III	65,643	5	0	5	159	66,856	5	0	5	162	68,070	5	0	5	164	64,344	5	0	5	155
					4 = Type IV	66,356	5	0	5	160	67,582	5	0	5	163	68,810	5	0	5	166	65,044	5	0	5	157
					5W = 150° Type V Square	64,929	5	0	5	157	66,129	5	0	5	160	67,330	5	0	5	163	63,645	5	0	5	154
					5M = 100° Type V Flood	64,238	5	0	2	155	65,426	5	0	2	158	66,614	5	0	2	161	62,968	5	0	2	152
					70 = 70° Type V Flood	67,001	5	0	1	162	68,240	5	0	1	165	69,479	5	0	1	168	65,676	5	0	1	159
					45 = 45° Medium Spot	62,857	5	0	1	152	64,019	5	0	1	155	65,181	5	0	1	157	61,614	5	0	1	149
NF-GT6-530	40	528	6	1.62	2 = Type II	77,697	5	0	5	147	79,134	5	0	5	150	80,571	5	0	5	153	76,161	5	0	5	144
					3 = Type III	78,551	5	0	5	149	80,004	5	0	5	152	81,456	5	0	5	154	76,998	5	0	5	146
					4 = Type IV	79,405	5	0	5	150	80,873	5	0	5	153	82,342	5	0	5	156	77,835	5	0	5	147
					5W = 150° Type V Square	77,697	5	0	5	147	79,134	5	0	5	150	80,571	5	0	5	153	76,161	5	0	5	144
					5M = 100° Type V Flood	76,870	5	0	2	146	78,292	5	0	2	148	79,714	5	0	2	151	75,351	5	0	2	143
					70 = 70° Type V Flood	80,177	5	0	1	152	81,660	5	0	1	155	83,142	5	0	1	158	78,592	5	0	1	149
					45 = 45° Medium Spot	75,217	5	0	1	143	76,608	5	0	1	145	78,000	5	0	1	148	73,730	5	0	1	140

Note: Typical lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Actual performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application.

Note: Data based on 25°C ambient operating temperature.

Note: BUG ratings are calculated with fixture tilt set to 0°.

Specifications & Typical Lumen Output (AMBER LED)

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	LED Source	Lumens
 NF-GT2-CW60-TA	25	59.1	2	0.3	True Amber (593 nm)	2,742
NF-GT2-CW150-PCA	25	150.9	2	0.53	Phosphor Converted Amber (590 nm)	8,127
 NF-GT4-CW120-TA	33	118.1	4	0.3	True Amber (593 nm)	5,484
NF-GT4-CW300-PCA	33	301.7	4	0.53	Phosphor Converted Amber (590 nm)	16,255
 NF-GT6-CW180-TA	40	177.2	6	0.3	True Amber (593 nm)	8,226
NF-GT6-CW450-PCA	40	452.5	6	0.53	Phosphor Converted Amber (590 nm)	24,382

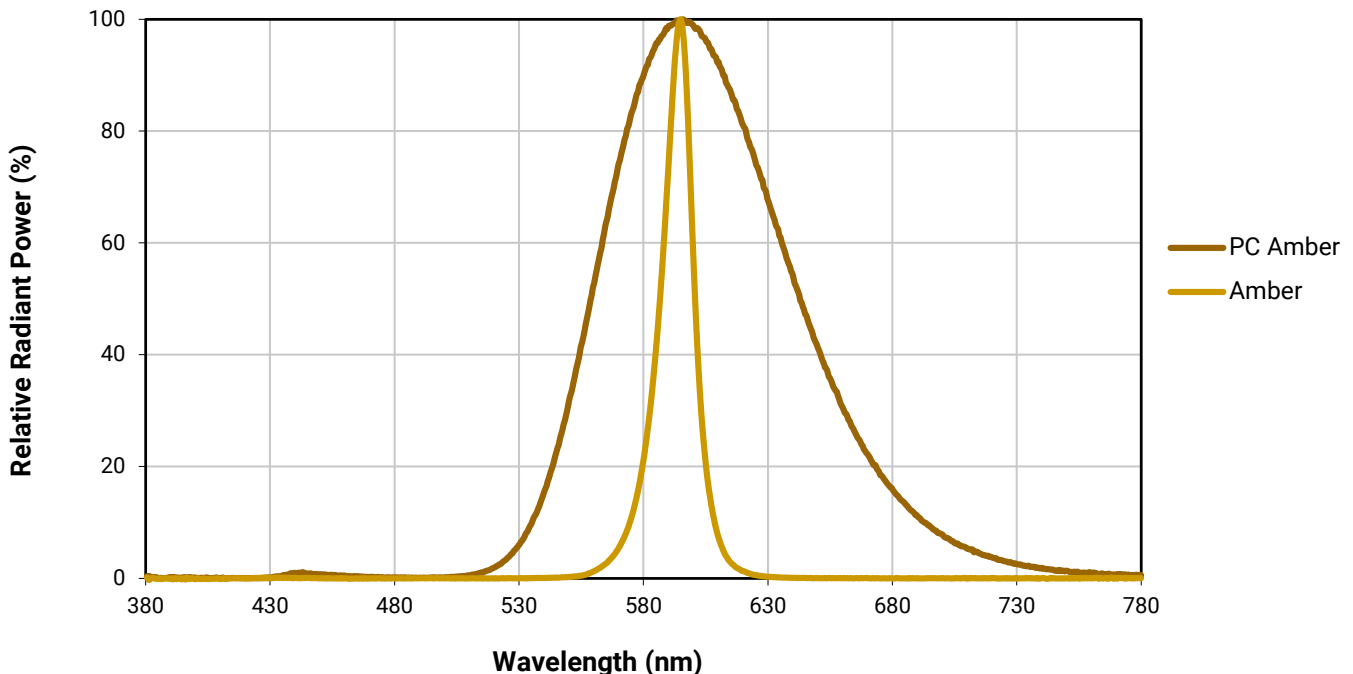
Lumen Multiplier & Maintenance (WHITE LED)

Ambient Temperature	Lumen Multiplier	TM-21 Lumen Maintenance (50,000 Hours)						Calculated L90 (hrs)						Calculated L70 (hrs)							
		120W	175W	255W	350W	415W	530W	120W	175W	255W	350W	415W	530W	120W	175W	255W	350W	415W	530W		
0°C / 32°F	1.04	92.20	92.20	92.20	92.20	92.20	92.20	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	220,000	220,000	220,000	220,000	220,000	220,000
10°C / 50°F	1.02	92.20	92.20	92.20	92.20	92.20	92.20	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	220,000	220,000	220,000	220,000	220,000	220,000
25° C / 77°F	1.00	92.20	92.20	92.20	92.20	92.20	91.27	64,000	64,000	64,000	64,000	64,000	58,000	220,000	220,000	220,000	220,000	220,000	220,000	193,000	193,000
30° C / 86°F	0.99	92.20	92.20	92.20	91.27	92.20	90.14	64,000	64,000	64,000	58,000	64,000	51,000	220,000	220,000	220,000	220,000	193,000	220,000	170,000	170,000
35° C / 95°F	0.98	92.20	91.27	92.20	90.14	92.20	88.90	64,000	58,000	64,000	51,000	64,000	45,000	220,000	193,000	220,000	170,000	220,000	170,000	150,000	150,000
40° C / 104°F	0.97	92.20	90.14	92.20	88.90	91.27	87.67	64,000	51,000	64,000	45,000	58,000	40,000	220,000	170,000	220,000	150,000	193,000	193,000	134,000	134,000
45° C / 113°F	0.97	92.20	88.90	91.27	87.67	90.14	N/A	64,000	45,000	58,000	40,000	51,000	N/A	220,000	150,000	193,000	134,000	170,000	170,000	N/A	N/A

Note: Values calculated according to IESNA TM-21-11 methodology.

Voltage	Current (A)					
	120W	175W	255W	350W	415W	530W
Input Current @ 120V (A)	1.00	1.50	2.10	2.90	3.80	4.40
Input Current @ 208V (A)	0.60	0.80	1.20	1.70	2.20	2.50
Input Current @ 240V (A)	0.50	0.70	1.10	1.50	1.90	2.20
Input Current @ 277V (A)	0.40	0.60	0.90	1.30	1.60	1.90
Input Current @ 347V (A)	0.30	0.50	0.70	1.00	1.30	1.50
Input Current @ 480V (A)	0.20	0.40	0.50	0.70	0.90	1.10

LED Chip Wavelengths

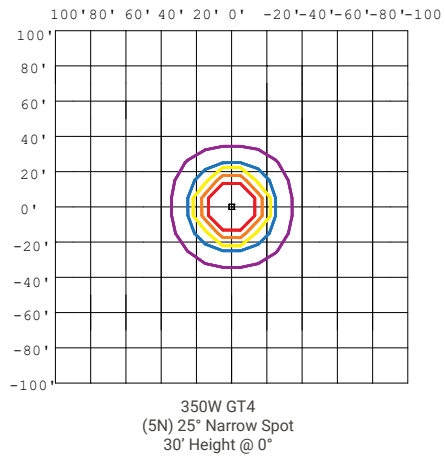
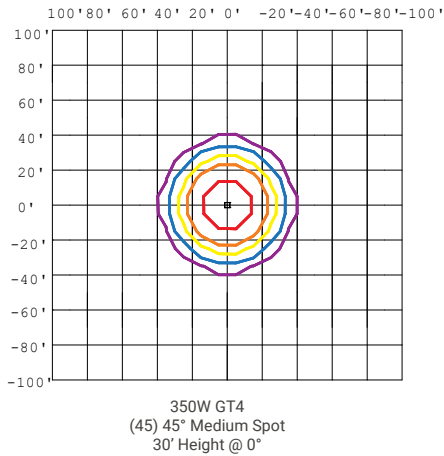
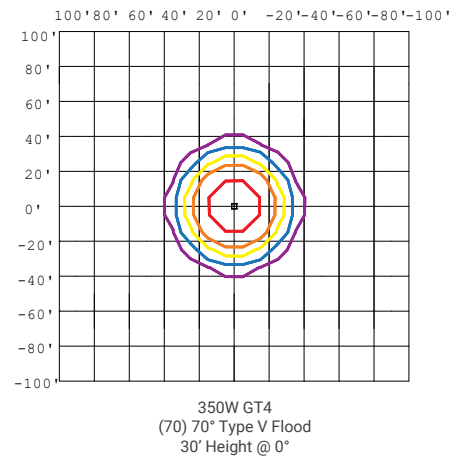
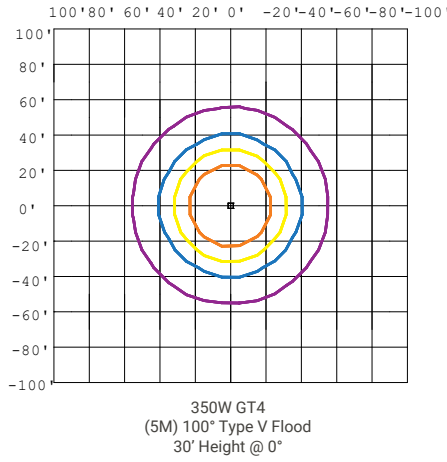
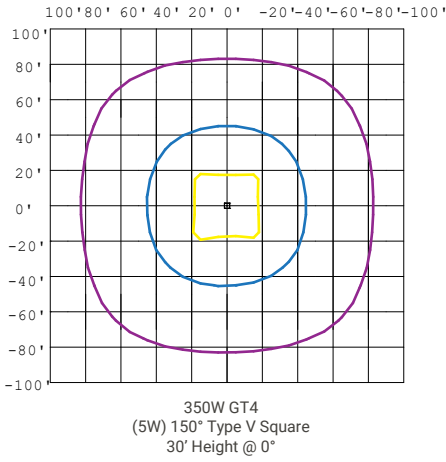
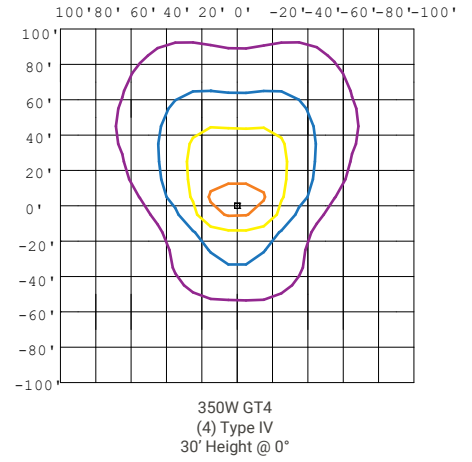
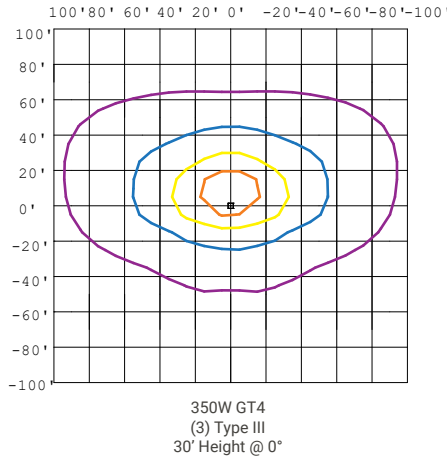
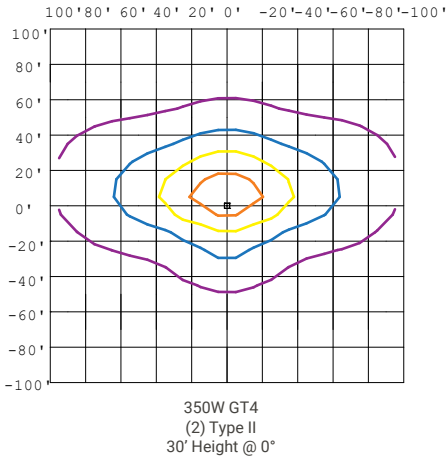


Photometric Diagrams

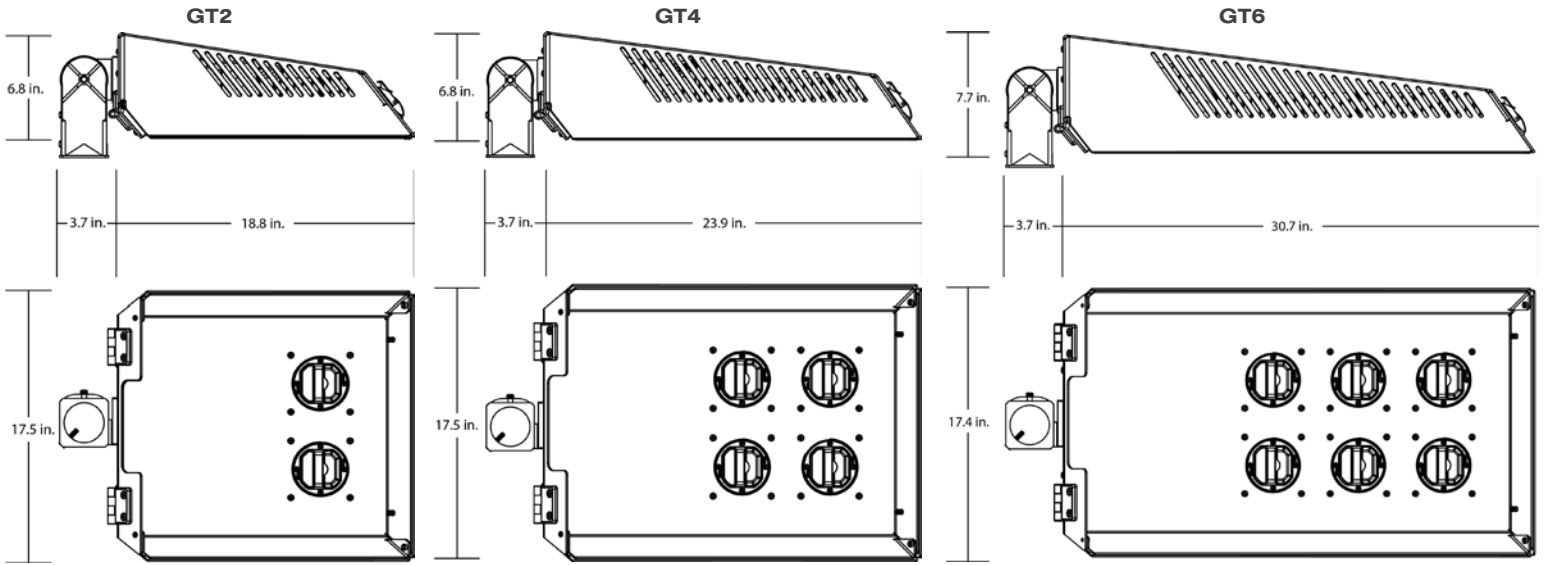
LEGEND

0.5 fc 2.0 fc 5.0 fc 10 fc 25 fc

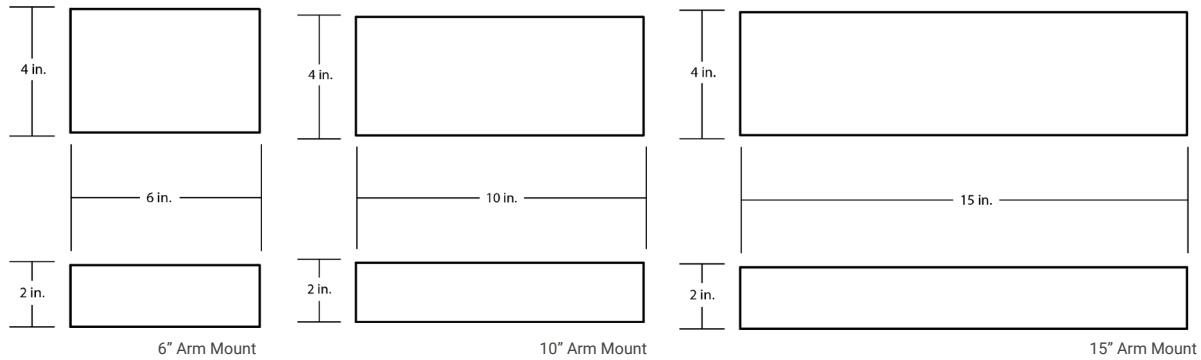
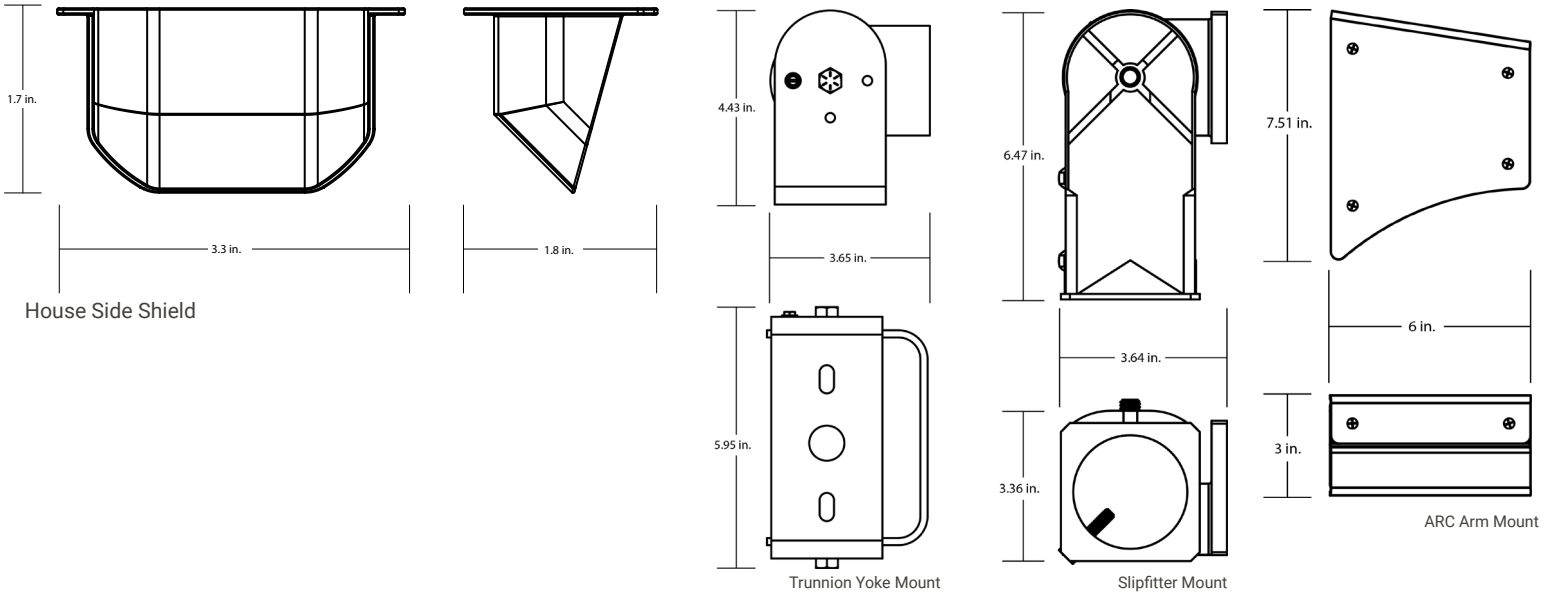
Simulated per IESNA LM-63-1995



Dimensional Diagrams



Note: Fixture diagrams shown with Slipfitter mount.



Ordering Information

Ex: NF-GT4-350-50-MV-4-BK-6S-WHP3NP-HSS4

Product Family	Design	Performance (Watts = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color
NF = NAFCO®	GT2 = 2 Engine Chassis	175 = 25,000	27 = 2700K, 70 CRI	MV = 120-277V	4 = Type IV	BK = Black (Default)
	GT4 = 4 Engine Chassis	350 = 50,000	30 = 3000K, 70 CRI	HV = 277-480V	5W = 150° Type V Square	BZ = Bronze
	GT6 = 6 Engine Chassis	530 = 80,000	40 = 4000K, 70 CRI	CV = Custom	5M = 100° Type V Flood	WH = White
		CW = Custom & Amber	50 = 5000K, 70 CRI		70 = 70° Type V Flood	NA = Nat Alum Silver
			57 = 5700K, 70 CRI		CD = Custom	LG = Light Gray
			578 = 5700K, 80 CRI			SG = Slate Gray
			PCA = PC Amber (590 nm)			DG = Dark Green
			TA = True Amber (593 nm)			DP = Dark Platinum
			CT = Custom			GM = Graphite Metallic
						RAL = Custom RAL Match

Options & Accessories (Add as Suffix)			
Mounting	Option	Option	Accessories
SF = 2.38" OD Slipfitter	WHP3NP = 2' Cord w/o Plug, Stripped Pigtail	SRG27720 = 20kA Surge Suppressor (Field Replaceable), 120-277V	TLPC1 = Twist-Lock Photocell, 120-277V (Not Installed)
TR = Trunnion Yoke	WHP3P1 = 2' Cord w/ NEMA 5-15P Plug	SRG48020 = 20kA Surge Suppressor (Field Replaceable), 347-480V	TLPC4 = Twist-Lock Photocell, 347/480V (Not Installed)
6S = 6" Arm (Square Pole)	WHP7NP = 6' Cord w/o Plug, Stripped Pigtail	N3P = NEMA 3pin Twist-Lock Receptacle	HSS4 = House Side Shield Type IV
6R = 6" Arm (Round Pole)	WHP7P1 = 6' Cord w/ NEMA 5-15P Plug	N5P = NEMA 5pin Twist-Lock Receptacle	HSS5 = House Side Shield Type V
10S = 10" Arm (Square Pole)	WHP11NP = 10' Cord w/o Plug, Stripped Pigtail	N7P = NEMA 7pin Twist-Lock Receptacle	TCAA = Tennis Court Davit Adapter (Not Installed)
10R = 10" Arm (Round Pole)	WHP11P1 = 10' Cord w/ NEMA 5-15P Plug	BPC1 = Button Photocontrol, 120-277V	SFS = Single Fuse, Single-Phase Only (Not Installed)
ARCS = Architectural Pole Arm (Square Pole)	WHP15NP = 14' Cord w/o Plug, Stripped Pigtail	BPC3 = Button Photocontrol, 347V	DFS = Double Fuse, Three-Phase Only (Not Installed)
ARCR = Architectural Pole Arm (Round Pole)		BPC4 = Button Photocontrol, 480V	
CD = Custom		MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjust, 8-40' Mounting Height	
		SYN = Synapse Wireless Control System (Consult Factory)	
		DMX = DMX Wireless Control System (Consult Factory)	

Note: Custom products, configurations, options, and accessories available from factory.



Trunnion Yoke Mount



Slipfitter Mount



House Side Shield



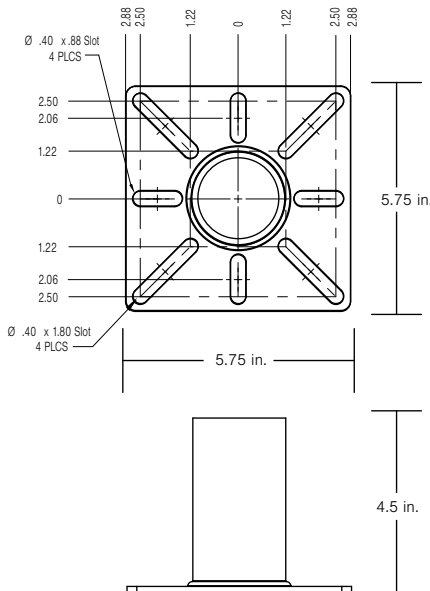
ARC Arm Mount



Arm Mounts



Tennis Davit Adapter





DATE: 12/3/2021

10600 Land o Lakes Blvd
Land O' Lakes, FL. 34638
Phone # (813) 929-9500
Fax (813) 929-0011

Estimate

PROPOSAL TO:
Wilderness Lake Preserve Lodge
21320 Wilderness Lake Blvd
Land o Lakes, FL 34637

JOB REFERENCE:

Proposal to provide materials and labor for replacing (16) existing 1000w Metal-Halide pole-mounted light fixtures with (16) new 300w LED fixtures

Labor	\$	2,030.00
Materials	\$	6,357.78
Scissor Lift	\$	465.00

***These Lights come with a 5-year manufacturers warranty**
***We hold a 1-year labor warranty for repairs**

***** NOTE *****

- 1) Repair of existing finishes (incl.drywall, landscaping, and concrete) required for new electrical installations to be by others
- 2) Due to constant fluctuations in commodity costs, proposal is valid for 20 days
- 3) Kazars Electric Inc. is not to be accountable for delays in delivery of goods or services occasioned by acts of God, Failure of it's suppliers to ship or deliver on time, or other circumstances beyond Kazar's Electric's reasonable control, including, but not or limited to, sourcing, shipment, or delivery issues caused by, relating to, or resulting from COVID-19 or other similar national or global health situations. Delivery dates are best estimates, and in no case shall Kazar's Electric Inc. be liable for any Consequential or special damages arising from any delay in provision of services, shipment, or delivery
- 4) Work to be completed during normal business hours M-F 7am-3:30pm

Acceptance Of Proposal

The above pricing, qualifications and conditions are found to be satisfactory and are accepted.
Kazar's Electric Inc. is hereby authorized to proceed as outlined for the sum of:

\$ 8,852.78

Signature: _____

Date: _____

PLLD2 Series

LED Parking Lot/Area Light Specifications

Project _____

Date _____ Type _____



PLLD2-50K150-H3-SF



Features

- 100–277 VAC
- L70 rated 50,000 hour lifetime
- IP65 rated water resistance

Construction

These are manufactured with a durable aluminum housing and polycarbonate lenses.

Application

Easily replaces traditional metal halide shoebox area/parking lot lights. These work well to light streets, pathways, building facades, and other large areas.

Output Equivalencies

PLLD2-50K100-H3	250 W metal-halide
PLLD2-50K150-H3	400 W metal-halide
PLLD2-50K200-H3	750 W metal-halide
PLLD2-50K240-H3	750 W metal-halide
PLLD2-50K300-H3	1,000 W metal-halide
PLLD2-50K480-H3	2,000 W metal-halide

Warranty

Five (5) Year Warranty

Certifications and Compliances

These lights are UL Listed in compliance with UL 1598 (IFAM) and are listed as DLC Premium.



Available Configurations¹

A single area light configuration consists of (1) light and (1) mount. The “x” in the light part number represents either “40K” or “50K” denoting color temperature. The mount option appears as a suffix after the light part number. Mount and area light will ship as individual components.

light

PLLD2-xK100-H3

PLLD2-xK150-H3

PLLD2-xK200-H3

PLLD2-xK240-H3

PLLD2-xK300-H3

PLLD2-xK480-H3

CCT

40K (4000K)

50K (5000K)

mount

-APM (adjustable pole mount PLLD2-APM)

-FPM (fixed pole mount PLLD2-FPM)

-SF (slipfitter mount PLLD2-SF)

-WM (wall/surface mount PLLD2-WM)

Part Number Breakdown

Example: PLLD2-50K240-H3-WM

Family	Color Temperature	Wattage	Lens Type
PLLD2	40K [4000K] or 50K [5000K]	100 [100 W]	H3 [type III-M]
		150 [150 W]	
		200 [200 W]	
		240 [240 W]	
		300 [300 W]	
		480 [480 W]	

Optional Accessories

Lenses

- PLLD2-LENS-1015-4S (type IV-S lens for 100 W, 150 W, and 300 W²)
- PLLD2-LENS-1015-5S (type V-S lens for 100 W, 150 W, and 300 W²)
- PLLD2-LENS-2024-4S (type IV-S lens for 200 W, 240 W, and 480 W²)
- PLLD2-LENS-2024-5S (type V-S lens for 200 W, 240 W, and 480 W²)

¹Contact customer service if interested in options other than those listed.

²300 W and 480 W models require two lenses per light

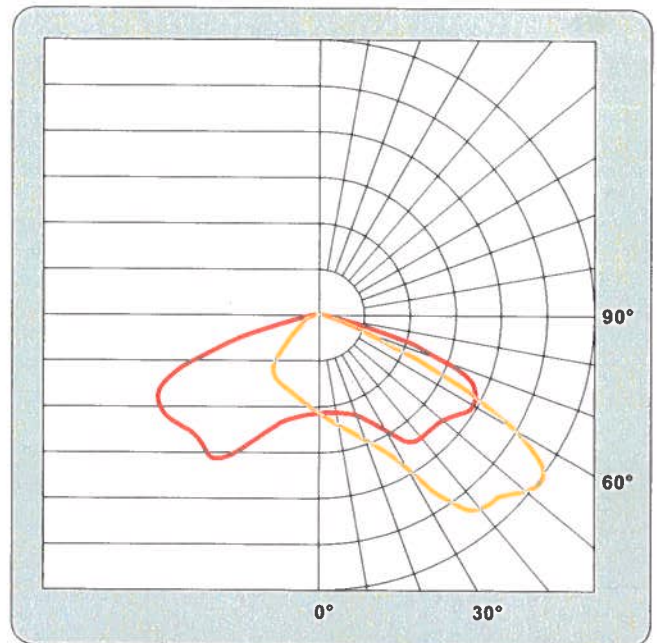
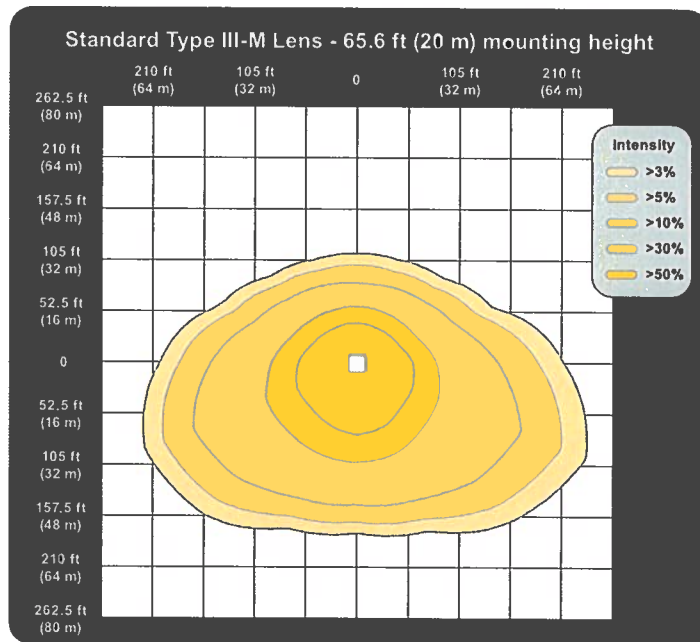
PLLD2 Series

LED Parking Lot/Area Light Specifications

Specifications

Model PLLD2-	xK100-H3	xK150-H3	xK200-H3	xK240-H3	xK300-H3	xK480-H3
Intensity	14,000 lm	20,400 lm	26,900 lm	32,200 lm	40,700 lm	67,000 lm
Operating Voltage	100-277 VAC					
Power Consumption	100 W	150 W	200 W	240 W	300 W	480 W
Current Draw @120 VAC	0.83 A	1.25 A	1.67 A	2 A	2.5 A	4 A
Efficacy	≥134 lm/W					
Available Color Temperature(s)	4000K or 5000K (as ordered)					
Light Distribution	Type III-M					
CRI	70+					
Dimming	1-10 V					
IP Rating	IP65					
Ambient Operating Temperature	-40°-122° F (-40°-50° C)					
Product Weight	9.15 lb (4.15 kg) ³		13.4 lb (6.1 kg) ³		17.6 lb (8 kg) ³	28.05 lb (12.7 kg) ³
Rated Life (L70)	50,000 hours					

Photometrics - Beam Angle



Additional model-specific photometric data available on site or upon request.

³Weight is for light only. Mount adds approximately 2.6-4 lb (1.2-1.8 kg) depending on style.

Specifications are subject to change without notice.

2700K/3000K/3500K/4000K/5000K
CCT SELECTABLE



Wilderness Lakes Tennis Court Proposal

Sharon Teets <admin@alstonelectric.net>

Tue 2/22/2022 11:56 AM

To: tdobson wlplodge.com <tdobson@wlplodge.com>

Cc: Leland Alston <leland@alstonelectric.net>

Tish:

Thank you for allowing us to come into your proposal process at this late time. Unfortunately, we are unable to provide a firm number. We have reached out to three material suppliers and they have been unable to provide pricing as of this date. From information gathered, our price range would still be approximately \$20,000.

We are definitely interested in working with you on this project. Once we have a finite detail we will submit a figure for final consideration.

Regards,

Leland Alston, Owner

Alston Electric, LLC

admin@alstonelectric.net

alstonelectric.net

Tennis Court/Pickleball Usage & Expenses

Usage	
10/2020 - 2/28/2022	2,344 entries by access card
Number of Fixtures	16
No. of times an old fixture to be replaced per year	Total of 3.41 times per year
Annual Maintenance Cost for Fixture Replacements	\$852.50
Annual Cost of Labor for Relamping (sunk cost but used in maintenance calc)	\$136.27
Total Annual Cost (electric, relamping & labor)	\$3,091.17

Expected Life When New	30 years
Remaining Life Span on the Double Lights - (3 sets of 2)	11 years
First Replacement Cost	\$16,603
Remaining Life Span on the Single Lights - 10	11 years
First Replacement Cost	\$41,507
Players in favor of LED lighting	22
Players opposed of LED lighting	1

Tab 10

Wekiva Project Number: 21-381

January 13th, 2022

Attn: Mr. Gergory Woodcock
Cardno | Stantec
20215 Cortez Blvd
Brooksville, Florida 34601

Re: Letter Report of Structural Observations
Wilderness Lake Preserve - Ranger Station Roof Damage
Land O' Lakes, Florida 34637

Dear Mr. Woodcock,

As you have requested, on January 6th, 2022, Wekiva Staff Engineer, Joe Collins, PE visited the above referenced structure. The purpose of the visit was to view the condition of the exterior wood beam at the ranger station structure at the entry of the community that has recently been damaged. The entry structure is a single-story concrete block building with the roof line extending over the nearest traffic lane entering the community. The wood framing over the drive-thru portion consists of metal plated wood trusses that are supported on the timber beams (Figure A below).



Figure A: Aerial View

Observations:

During the visit, the below listed observations were made. These observations were limited to the exterior beams at the drive-thru portion, which were struck by a vehicle hauling an oversized load. All photo references can be found in the attached Appendix A.

- The damaged wood beam on the west side of the drive-thru appears to be a solid piece of timber that was measured to be approximately 7 1/4"x 22 7/8" in the field and is believed to be nominal 8"x24" piece of timber. The wood species was not identified during the visit but believed to be treated southern pine.
- The damaged area of the wood beam at the vehicle entry of the ranger station (oriented in the direction of traffic) extends from bearing point at the wall of the building to bearing point at the carport column. The damaged area occurs along the bottom of the beam as expected for a vehicle impact, which varied in height along the span and at the interior and exterior faces of the beam. **(Photos 2 & 5)**
- The wood beam exhibited splitting through the fasteners at the bearing locations. **(Photos 3 & 4)**
- The steel plate connections at support locations appeared to be sound with little to no signs of damage caused by the impact. However, concealed elements of the connection (mounting flanges and anchors) were not visible at the time of the site visit. **(Photos 3 & 4)**
- The wood beam at the vehicle exit of the ranger station (oriented in the direction of traffic) appeared to have experienced damage limited to its surface as the incident vehicle exited the ranger station. **(Photo 6)**
- The wood trusses have been anchored to the wood beams using steel clip angles with lag bolts. **(Photos 7 & 8)**
- There was no damage observed to the roof trusses. **(Photos 9)**

Discussion and Recommendations:

The timber beam appears to be oversized for the given structural demand and it is believed to have been oversized for aesthetic purposes; however, the structural integrity of the wood beam has been compromised, due to the damage and splitting observed to occur along the beam's length and at the support locations. It is recommended to remove and replace the beam "in-kind" to preserve the architectural aspects of the building and community. Replacement of the wood beam will require temporary shoring to be provided the roof trusses to remove the existing damaged beam. The temporary shoring will need to remain until the replacement beam is installed. The existing clip angle tie downs can be reused to connect the wood trusses to the replacement beam. Additionally, as mentioned in the observations, the support locations have experienced some distress from the impact, however it appeared the steel plates are intact and could potentially be reused. As mentioned in the observations, the concealed parts of the connections will need to be verified during the repairs to ensure the anchorage are still intact and there is not warping of the concealed mounting flanges. This verification will need to be coordinated between the General Contactor and the Engineer to prevent further delays.

It is anticipated that sourcing a new 8"x24" timber beam to match the existing size will be difficult and could take up to 12 weeks or more of lead time. It is recommended to also consider an alternate beam replacement using an engineered treated glulam beam of similar size. The beam could be provided with a wood veneer if desired or simply painted to match the existing beams. This alternate repair would not be an exact match, but it believed to result in savings in both time and costs and still be aesthetically pleasing.

The above-mentioned repairs are required to be performed to restore the structural integrity of the roof system to meet or exceed its pre-damaged condition. A Professional Engineer registered in the State of Florida shall be retained to prepare a permit ready set of drawings

for the repairs. It is recommended to also retain a licensed and qualified general contractor as early as possible in the repair efforts (prior to the completion of the permit set plans) to coordinate the repairs with the design professional to ensure materials are readily available, review constructability, and provide preliminary costs estimates.

The engineer's opinion of probable construction costs for the roof repairs is estimated to be in the range of \$10,000.00 to \$20,000.00

The drive-thru should remain to be closed off until repairs are completed.

It is also recommended for the community to consider adding a low clearance warning bar before the ranger station to prevent future incidents from occurring.

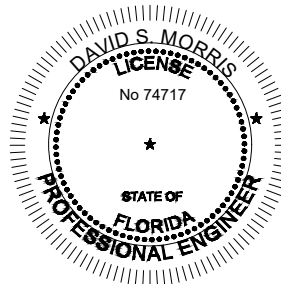
If you have any questions or need further information, please call.

Sincerely,

Registration:



David Morris, P.E., FL PE 74717
Principal / Member



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY DAVID S. MORRIS, PE (FL#74717) ON THE DATE INDICATED USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

A comprehensive structural evaluation or subsurface investigation has not been performed in preparation of this letter report. All findings and conclusions are based on visual observations. Wekiva may revise or amend its opinions and recommendations if any new information or investigations are made available. This letter shall not be construed to warrant or guarantee the structures or any structural components under any circumstances. Wekiva shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been observed or recorded. Comments and statements pertaining to subsurface conditions and concealed construction are professional opinions of Wekiva based on relevant experience, engineering judgement, and current standard practices.

Appendix A

Photographs

Photographs



Photograph No.1 –View of Ranger Station



Photograph No.2 – Damaged wood beam at interior surface.

Photographs



Photograph No.3 – Splitting at the building side beam connection



Photograph No.4 – Splitting at the column side beam connection

Photographs



Photograph No.5 – Damaged wood beam at the exterior surface



Photograph No.6 – Minor surface damage at the exit of the ranger station

Photographs



Photograph No.7 – Typical truss tie-down



Photograph No.8 – Typical truss tie-down

Photographs



Photograph No.9 – View of wood trusses



711 N Orange Ave, Suite A
Winter Park, FL 32789
Phone: (321) 972-4989

Wekiva Project Number: 21-381

January 10, 2022

Mr. Gregory Woodcock
Stantec
20215 Cortez Blvd
Brooksville, FL 34601

Re: Proposal for Structural Engineering Services
Wilderness Lake Preserve Ranger Station - Carport Damage - Additional Services
Land O' Lakes, Florida

Dear Mr. Woodcock:

Wekiva Engineering, LLC (Wekiva) is pleased to submit this proposal to provide structural engineering services to Stantec for the above referenced project. It is our understanding that the Owner would like to move ahead with repairs at the subject project. This proposal is for structural engineering services that are in addition to our proposal dated December 23, 2021.

SCOPE OF SERVICES

Wekiva proposes the following work task:

Task 2: Prepare Permit Set of Repair Drawings: Wekiva staff will prepare signed and sealed structural drawings by a Florida registered professional engineer showing the required repairs at the damaged beam. It is anticipated that there will be a total of (2) structural drawings prepared by Wekiva. Wekiva will include at least one alternate beam design in the event the existing beam cannot be sourced in a timely or economic manner to replace "in-kind".

Additionally, Wekiva will provide responses to any structural related review comments received during permitting.

Task 3: Services During Construction: Wekiva staff assist Stantec with the following services during the construction phase of the project:

- Review shop drawings submittals
- Review and respond to RFI's
- Perform (1) site visit during construction

COST AND SCHEDULE

Wekiva proposes to undertake the work task(s) described above on a lump sum fixed fee basis for a price of **\$1,725**. The following is a breakdown of fee per task:

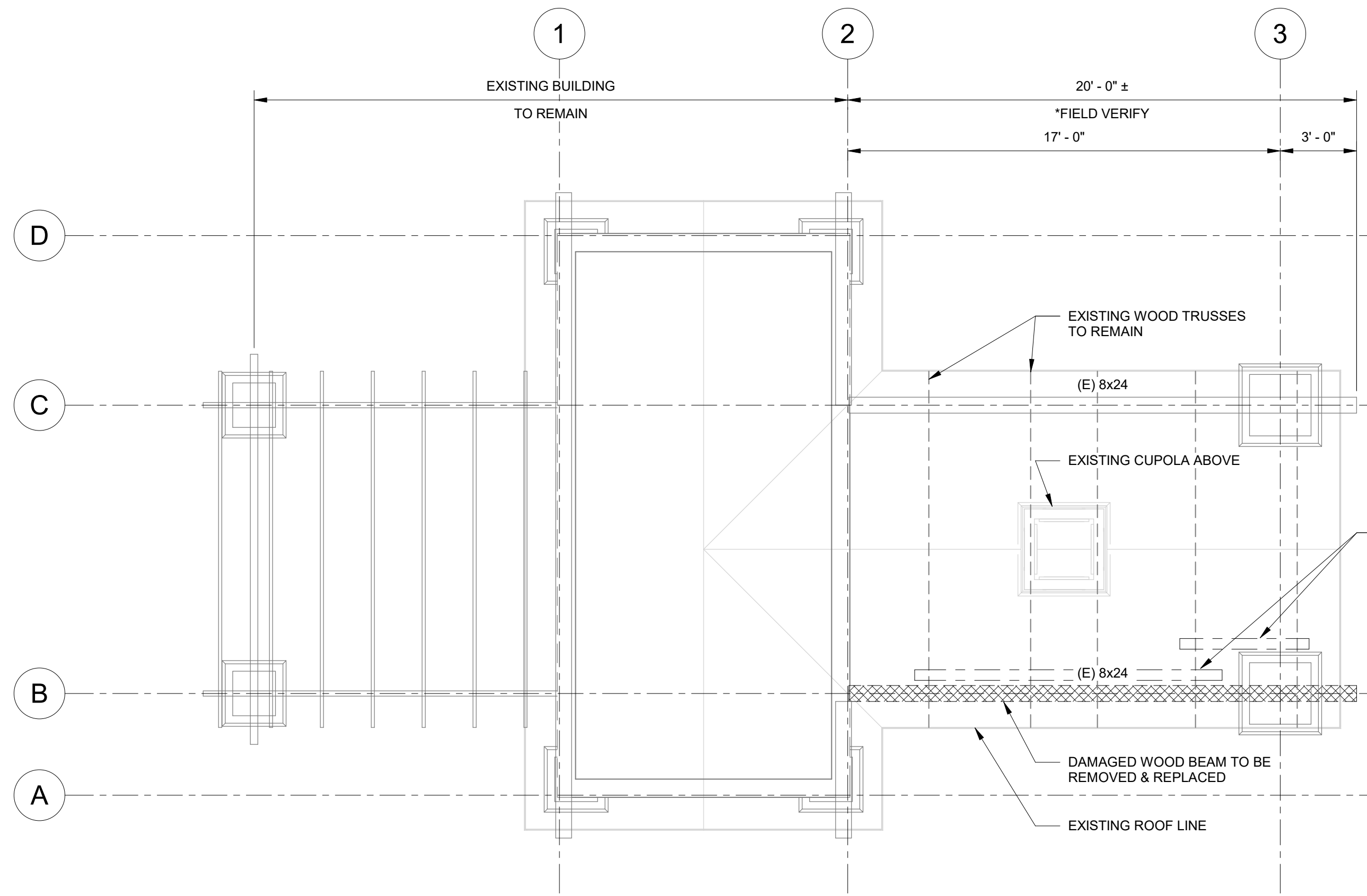
• Task 2	\$975
• Task 3	\$750
• Total	\$1,725

TERMS AND CONDITIONS

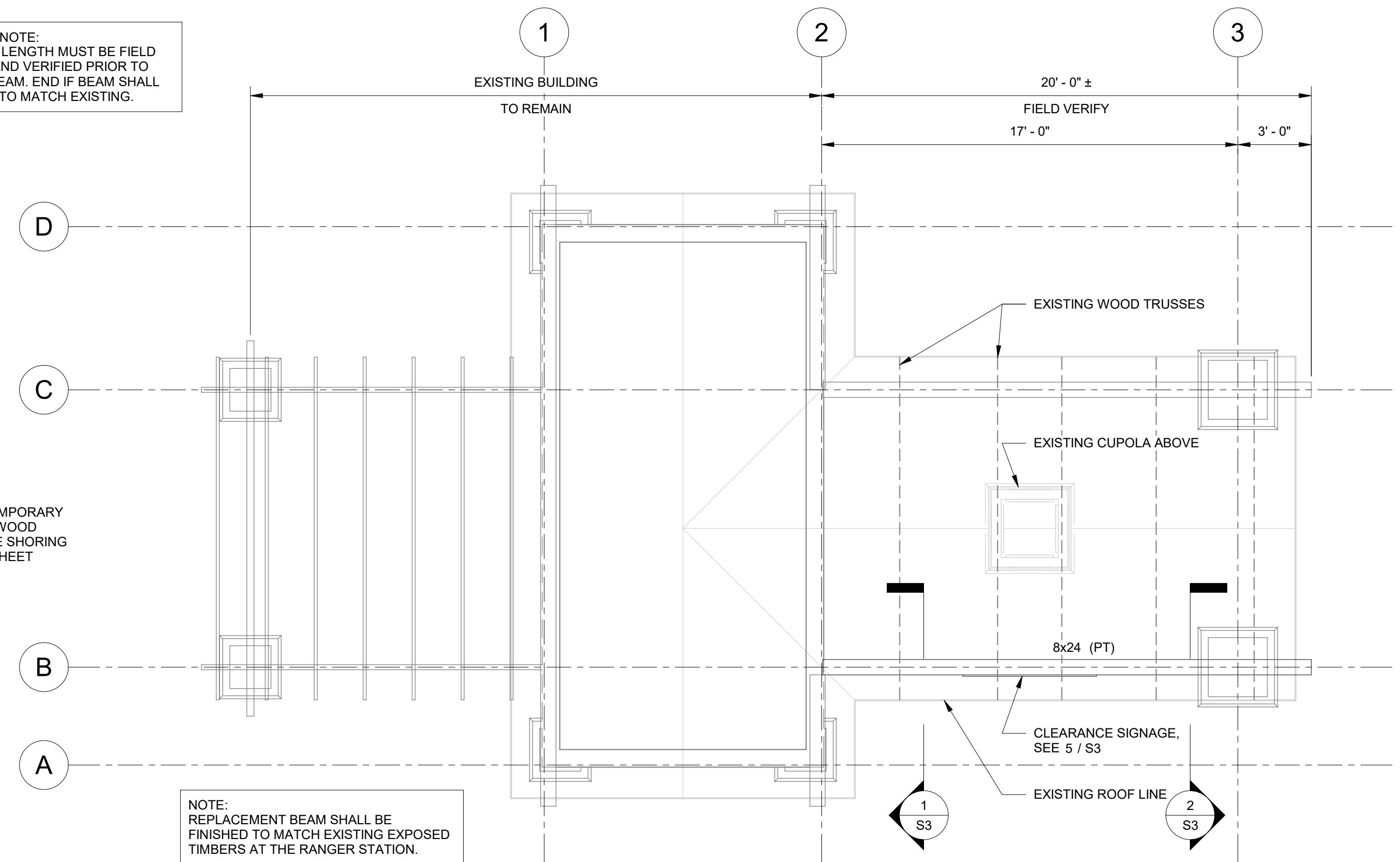
Wekiva will begin work immediately upon your notice to proceed. We will issue monthly invoices for the work accomplished during the calendar month. We appreciate the opportunity to submit this proposal to Toho. If you have any questions or need further information, please call.

Sincerely,

John Sobczak, P.E.
Principal



***IMPORTANT NOTE:**
EXACT BEAM LENGTH MUST BE FIELD MEASURED AND VERIFIED PRIOR TO ORDERING BEAM. END IF BEAM SHALL BE BEVELED TO MATCH EXISTING.



NOTE:
REPLACEMENT BEAM SHALL BE FINISHED TO MATCH EXISTING EXPOSED TIMBERS AT THE RANGER STATION.

DEMOLITION PLAN 1
1/4" = 1'-0"
S2

FRAMING PLAN 2
1/4" = 1'-0"
S2

GENERAL CONDITIONS

- ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE MECHANICAL, CIVIL, ARCHITECTURAL, ELECTRICAL, HVAC, PLUMBING AND SHOP DRAWINGS AND SPECIFICATIONS (AS APPLICABLE).
- THE CONTRACTOR SHALL REVIEW AND VERIFY DIMENSIONS SHOWN IN ALL PLANS AND REVIEW ALL FIELD CONDITIONS THAT MAY AFFECT THE WORK DEPICTED ON THE DRAWINGS. SHOULD DISCREPANCIES APPEAR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING TO OBTAIN ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE WORK.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT EXISTING STRUCTURES FROM DAMAGE WHEN WORKING IN AND AROUND EXISTING STRUCTURES PERFORMING WORK SUCH AS DEMOLITION, FOUNDATION EXCAVATIONS, AND OTHERS.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- STANDARD DETAILS APPLY TO ALL SIMILAR SITUATIONS ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THE DRAWINGS BY FIELD INSPECTION AND REVIEW OF THE OWNER'S EXISTING DRAWINGS USE OF THE DRAWINGS, WITHOUT VERIFICATION IS AT THE CONTRACTOR'S SOLE RISK.
- THE PREPARATION AND DELIVERY OF THESE DRAWINGS SHALL NOT IN ANY WAY BE CONSTRUED TO PROVIDE ANY IMPLIED OR EXPRESSED WARRANTY OR GUARANTEE THAT CERTAIN CONDITIONS EXIST OR THAT THE ENGINEER HAS PERFORMED EXHAUSTIVE REVIEW OR DESTRUCTIVE INVESTIGATION TO VERIFY THE INFORMATION SUPPLIED HERE IN.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COORDINATE SEQUENCE AND AREAS OF WORK WITH CITY PERSONNEL SO AS NOT TO DISRUPT DAILY OPERATIONS UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTION OR DETAILS ON THE DRAWINGS.
- UNDER NO CIRCUMSTANCES SHALL THE ACTIVITIES OF THE CONTRACTOR OR THEIR SUBCONTRACTORS CAUSE ANY INTERRUPTIONS TO THE SERVICES OPERATION OF EXISTING UTILITIES WITHOUT WRITTEN AUTHORIZATION FROM THE AUTHORIZED REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE INCLUDED IN THIS PROJECT WHERE ALL MATERIALS, EQUIPMENT, SERVICES, ETC. USED OR PROVIDED CONFORM TO ALL O.S.H.A REQUIREMENTS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION AND AT LEAST 72 HOURS BEFORE REQUIRING INSPECTION ON EACH AND EVERY PHASE OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO ANY SCHEDULE TESTING, NO PRESSURE TESTING, OR FINAL TESTING WILL BE ACCEPTED UNLESS WITNESSED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING ANY CONSTRUCTION ACTIVITIES FROM TAKING PLACE OUTSIDE OF THE LIMITS OF CONSTRUCTION SHOWN ON THE PLANS ANY ON-SITE OR OFF-SITE AREAS DISTURBED SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL MATERIALS AND DEBRIS REMOVED FROM THE PROJECT SITE DISPOSAL OF THE MATERIALS AND DEBRIS SHALL CONFORM WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, ROADWAYS, AND UTILITIES RESTORE ALL EXISTING FACILITIES AND DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL CONDITION.

LUMBER

- ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE SOUTHERN PINE, No. 2 OR BETTER AND SHALL BE STAMPED SURFACE-DRY INDICATING THE MOISTURE CONTENT IS LESS THAN 19 PERCENT.
- ALL LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED.
- MOISTURE BARRIER SHALL BE APPLIED TO ALL UNTREATED LUMBER IN CONTACT WITH CONCRETE OR MASONRY.
- ALL FASTENERS SHALL BE GALVANIZED COMMON WIRE NAILS, UNLESS OTHERWISE NOTED. NAILS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIP GALVANIZED.
- BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307 AND ANSIA/SME STANDARD B18.2.1-1981, AND SHALL BE GALVANIZED. BOLTS AND LAG SCREWS IN CONTACT WITH FIRE RETARDANT TREATED OR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED (ASTM A153) OR STAINLESS STEEL (TYPE 304 OR 316) STANDARD WASHERS SHALL BE PROVIDED UNDER HEAD AND BUT OF ALL BOLTS IN WOOD FRAMING. BOLT THREADS SHALL NOT BEAR ON WOOD. DRILLED HOLES FOR BOLTS SHALL BE 1/16" LARGER IN DIAMETER THAN BOLT.
- ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSIONS OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURES.

DESIGN CRITERIA

- BUILDING CODE: 2020 FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION.
- REFERENCED DESIGN STANDARDS: ANSIA/WC - 2015; NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION w/ 2015 NDS SUPPLEMENT.
- ROOF LIVE LOADS: 20 PSF
- WIND LOADS:

A. RISK CATEGORY	II
B. ULTIMATE DESIGN WIND SPEED, V _{ult}	139 MPH
C. NOMINAL DESIGN WIND SPEED, V _{ASD}	108 MPH
D. EXPOSURE CATEGORY	C
E. ULTIMATE DESIGN PRESSURE	-80 PSF
F. NOMINAL DESIGN PRESSURE	-48 PSF

SHORING NOTES

- SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EACH TRUSS MUST BE SHORED PRIOR TO DEMOLITION.
- SHORING SHALL REMAIN IN PLACE UNTIL AFTER THE STRUCTURAL FRAMING HAS BEEN INSTALLED AND ALL STAIR SUPPORT CONNECTIONS HAVE BEEN INSPECTED.

DEMOLITION NOTES

- SHORING MUST BE INSTALLED PRIOR TO DEMOLITION. REFER TO SHORING NOTES THIS SHEET.
- REMOVE EXISTING DAMAGED WOOD FRAMING AT THE RANGER STATION. NOTIFY THE ENGINEER WHERE ADDITIONAL DAMAGE IS UNCOVERED. REMOVE SIDING ALONG STRAIGHT LINES WITH SQUARE CUTS. EXISTING FINISHES TO REMAIN SHALL BE CUT ALONG EXISTING FRAMING. REMOVAL OF EXISTING FINISHES SHOWN ON DRAWINGS IS APPROXIMATE. THE EXTENT OF REMOVAL SHALL BE AS REQUIRED TO COMPLETE THE STRUCTURAL REPAIRS. ALL FINISHES THAT ARE DISTURBED DURING CONSTRUCTION MUST BE REPLACED TO MATCH EXISTING.

TRUSS TIE-DOWN NOTES

- TRUSS TIE-DOWN CONNECTORS SHALL BE "SIMPSON" BRAND OR EQUAL AND INSTALLED IN ACCORDANCE WITH THE PUBLISHED INSTALLATION INSTRUCTIONS. ALL METAL FRAMING CONNECTORS SHALL HAVE THE SIMPSON "Z-MAX" FINISH, OR BETTER.
- THE EXISTING DOUBLE ANGLE TRUSS CONNECTORS SHALL BE LEFT IN PLACE AFTER THE REMOVAL OF THE DAMAGED BEAM.
- EACH TRUSS SHALL BE ATTACHED TO THE NEW TIMBER BEAM WITH (2) HTS16 STRAPS, (1) EACH SIDE OF TRUSS. FASTEN EACH STRAP WITH (16) 0.148"x3" FASTENERS. PAINT ALL EXPOSED STRAPS TO MATCH EXISTING COLOR OF BEAMS

STRUCTURAL ABBREVIATIONS

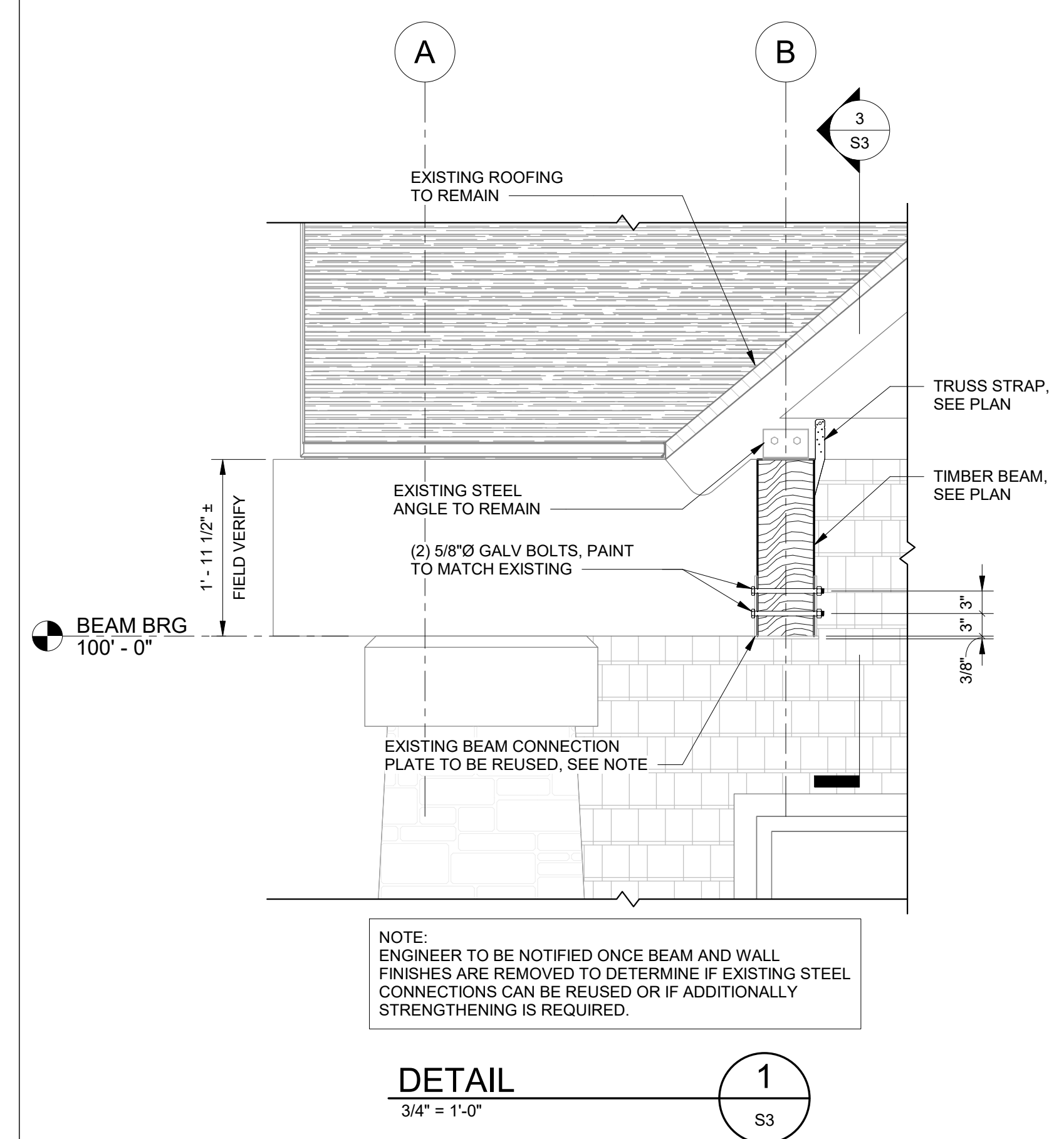
&	AND	EQ	EQUAL	OH	OPPOSITE HAND
@	AT	EW	EACH WAY	OPNG	OPENING
#	NUMBER	EXIST	EXISTING	PCS	PIECES
ADDTL	ADDITIONAL	EXP	EXPANSION	PEMB	PRE-ENGINEERED METAL BUILDING
AFF	ABOVE FINISHED FLOOR	FE	FIRE EXTINGUISHER	PERP	PERPENDICULAR
ALUM	ALUMINUM	FF	FAR FACE, FINISHED FLOOR	PL	PLATE
AEWS	AUTOMATIC END WELDED STUD(S)	FG	FINISHED GRADE	PLF	POUND PER LINEAR FOOT
ALT	ALTERNATE	FRP	FIBER REINFORCED PLASTIC	PT	PRESSURE TREATED
APROX	APPROXIMATE(LY)	FT	FOOT	PROJ	PROJECTION
BLD	BUILDING	FTG	FOOTING	PSF	POUNDS PER SQUARE FOOT
BM	BEAM	FV	FIELD VERIFY	PSI	POUNDS PER SQUARE INCH
BOT	BOTTOM	GA	GAGE	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	GALV	GALVANIZED	R	RADIUS
CL	CENTER LINE	HK	HOOK	REINF	REINFORCING
CLR	CLEAR	HORIZ	HORIZONTAL	REQD	REQUIRED
CMU	CONCRETE MASONRY UNIT	HSS	HOLLOW STRUCTURAL SECTION	RO	ROUGH OPENING
COL	COLUMN	HP	HIGH POINT	SCHED	SCHEDULE(D)
CONC	CONCRETE	ID	INSIDE DIAMETER	SIM	SIMILAR
CONN	CONNECTION	JT	JOINT	SJ	SAWCUT JOINT
CONST	CONSTRUCTION JOINT	LB(S)	POUND(S)	SMS	SHEET METAL SCREW
CONT	CONTINUOUS	LONG	LONGITUDINAL	SPECS	SPECIFICATIONS
DIA	DIAMETER	LP	LOW POINT	SQ	SQUARE
DIM	DIMENSION	MANUF	MANUFACTURER	SS	STAINLESS STEEL
DEG	DEGREE(S)	MATL	MATERIAL	STD	STANDARD
DO	DITTO	MAX	MAXIMUM	STL	STEEL
DWG	DRAWING	MECH	MECHANICAL	TJ	TOP OF
DWL	DOWEL(S)	MFR	MANUFACTURER	TB	TIE BEAM
(E)	EXISTING	MIN	MINIMUM	T&B	TOP AND BOTTOM
EA	EACH	MISC	MISCELLANEOUS	THK	THICK
EF	EACH FACE	MO	MASONRY OPENING	THRU	THROUGH
EJ	EXPANSION JOINT	MTL	METAL	TOC	TOP OF CONCRETE
EL	ELEVATION	NO	NUMBER	TOS	TOP OF STEEL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	TYP	TYPICAL
EMBED	EMBEDMENT	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
		OD	OUTSIDE DIAMETER	VERT	VERTICAL
				WT	WEIGHT

DATE: 2/21/22	DATE
PROJECT NUMBER: 21-381	DESCRIPTION
REV	DESCRIPTION

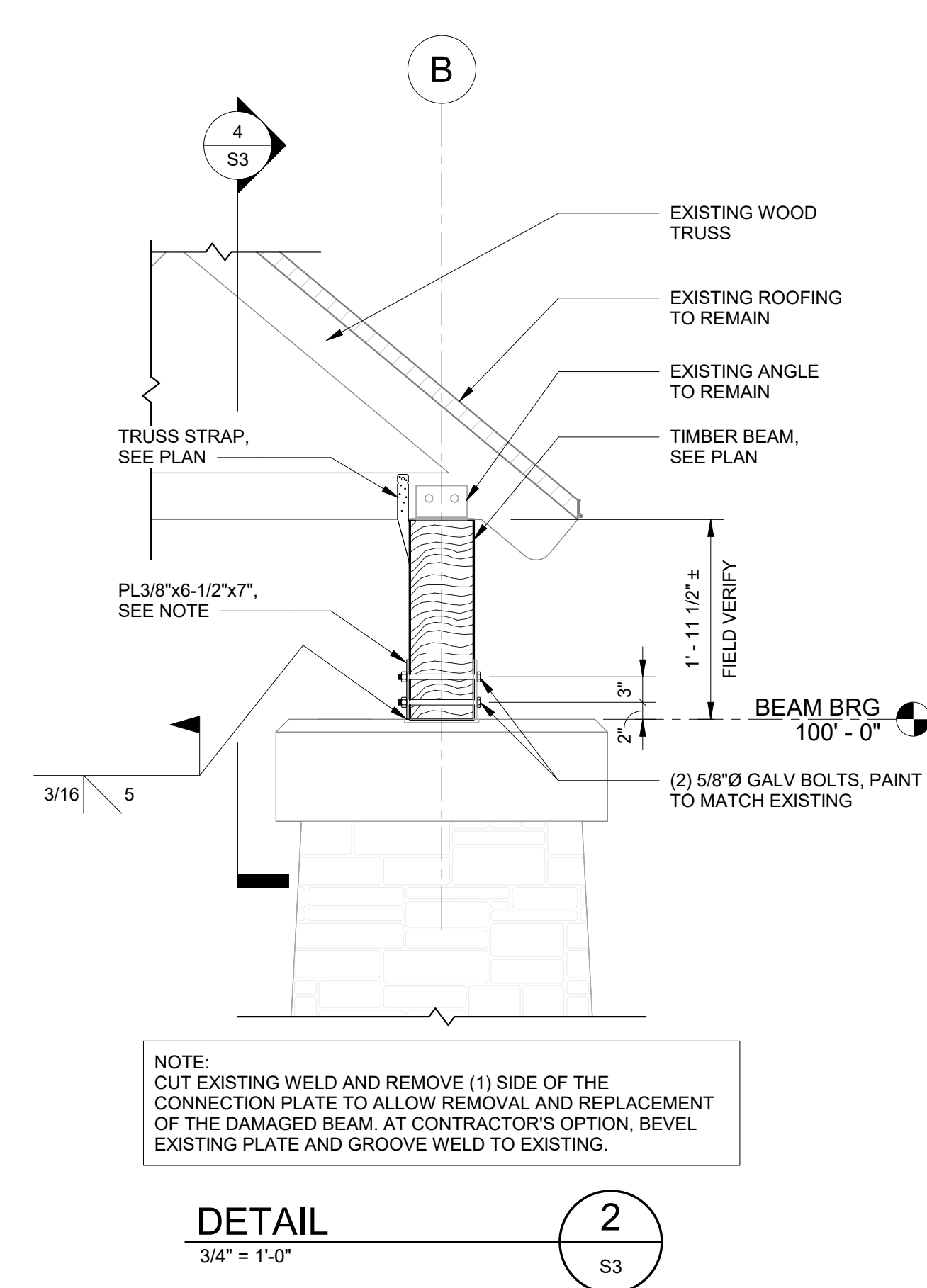
DSGN: DSM	DRWN: JC
CHCK: DSM	

PROJECT: **WILDERNESS LAKES PRESERVE RANGER STATION BEAM REPAIR**

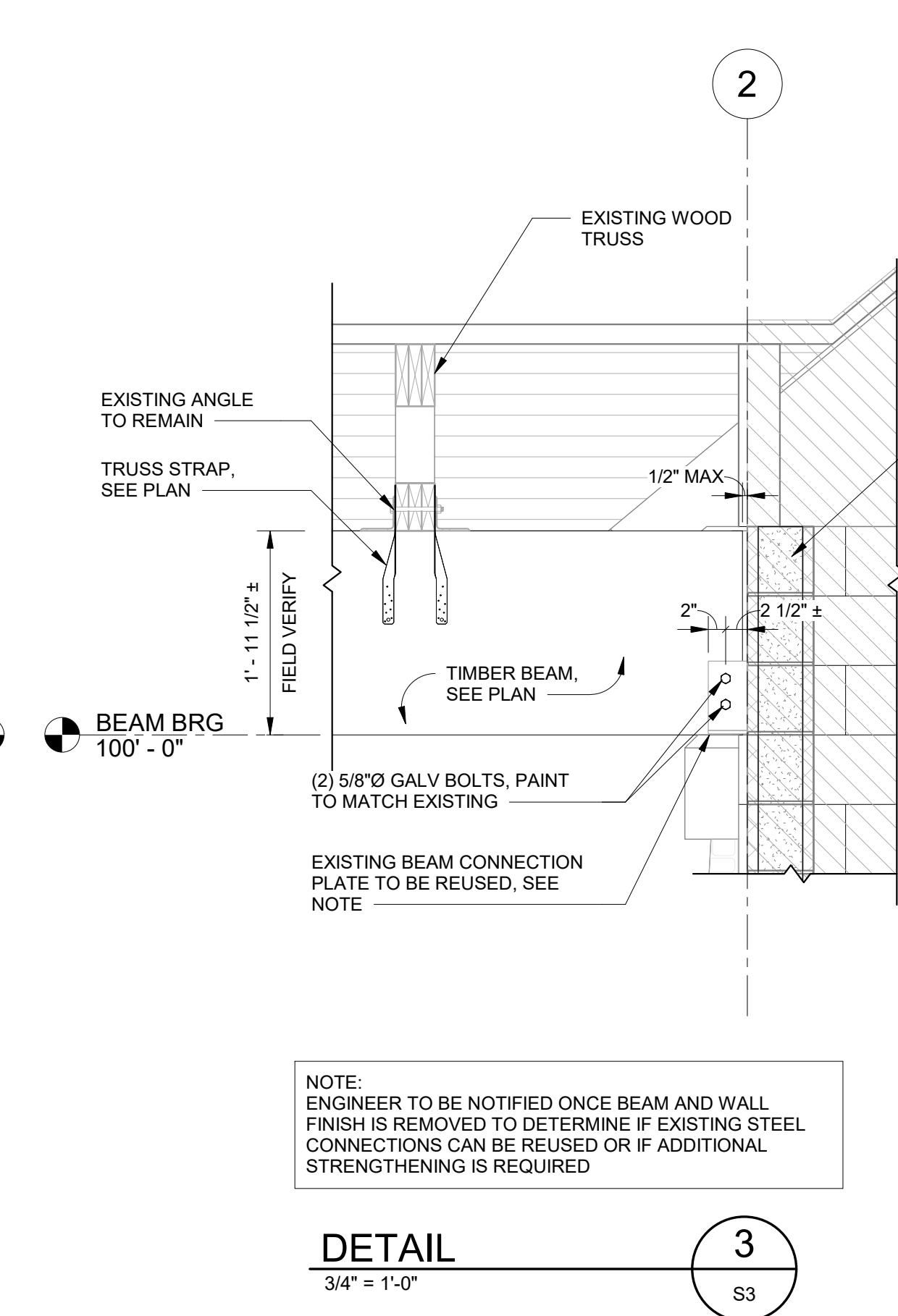
TITLE: **STRUCTURAL NOTES AND PLANS**



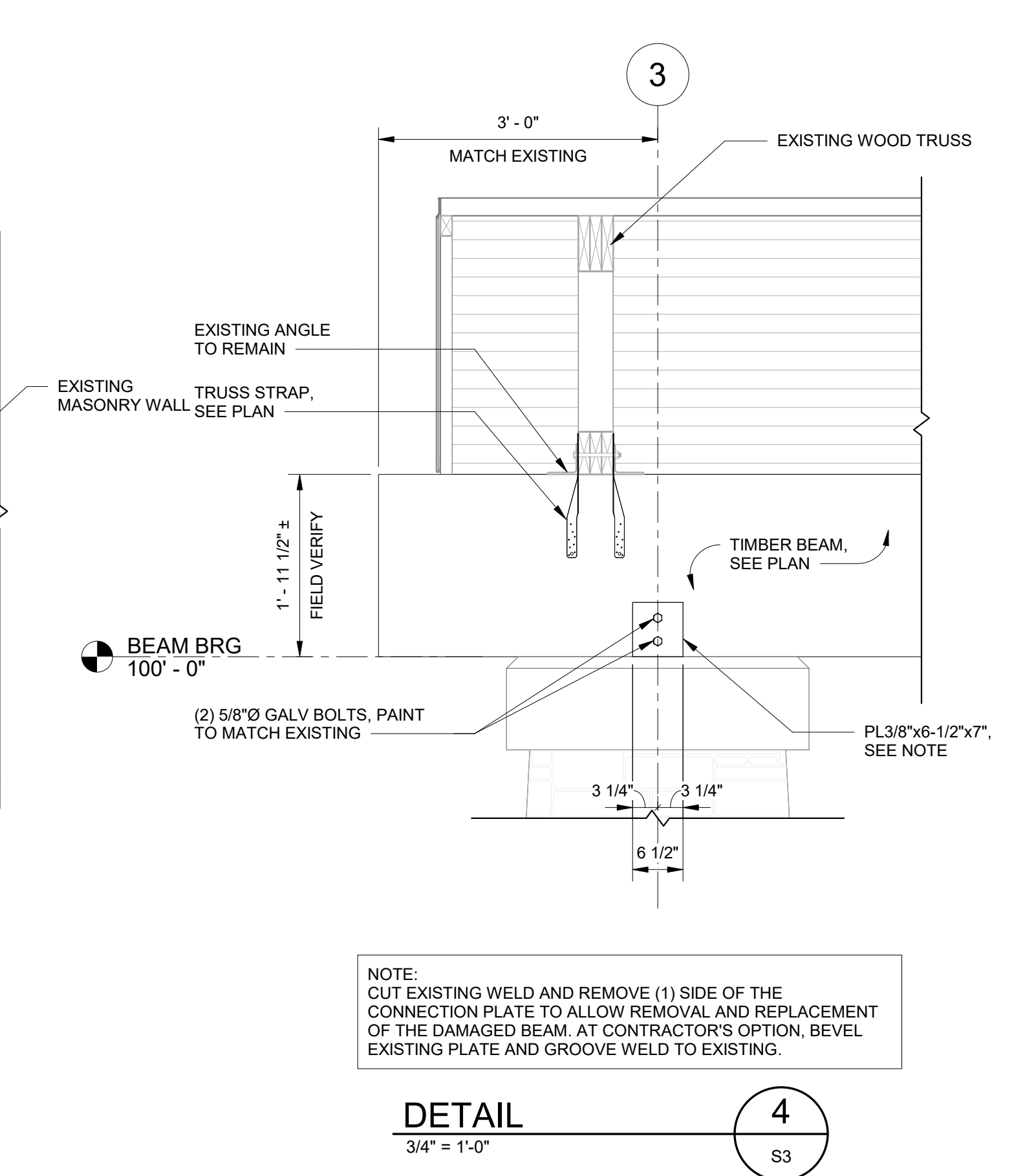
NOTE:
ENGINEER TO BE NOTIFIED ONCE BEAM AND WALL
FINISHES ARE REMOVED TO DETERMINE IF EXISTING STEEL
CONNECTIONS CAN BE REUSED OR IF ADDITIONALLY
STRENGTHENING IS REQUIRED.



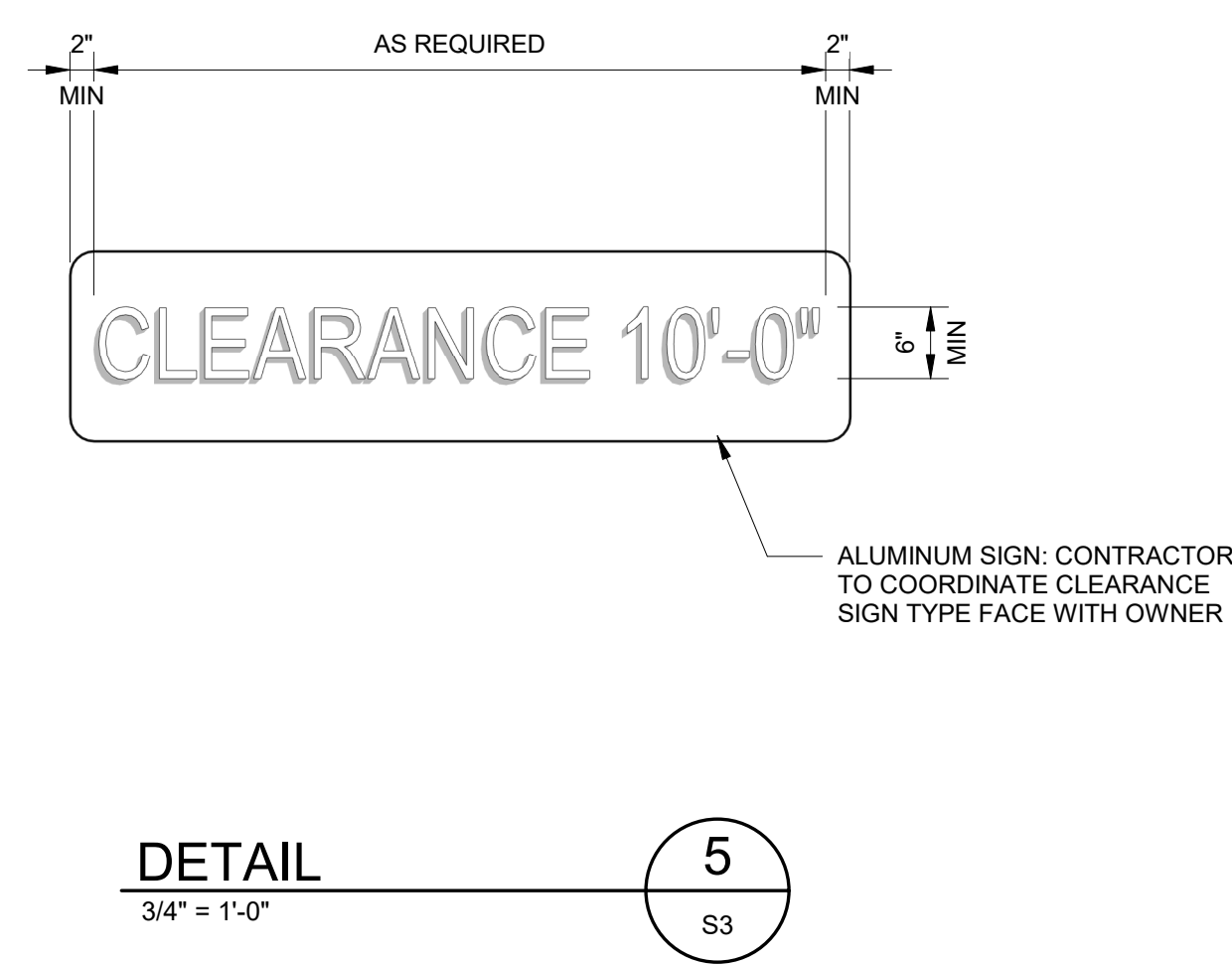
NOTE:
CUT EXISTING WELD AND REMOVE (1) SIDE OF THE
CONNECTION PLATE TO ALLOW REMOVAL AND REPLACEMENT
OF THE DAMAGED BEAM. AT CONTRACTOR'S OPTION, BEVEL
EXISTING PLATE AND GROOVE WELD TO EXISTING.



NOTE:
ENGINEER TO BE NOTIFIED ONCE BEAM AND WALL
FINISH IS REMOVED TO DETERMINE IF EXISTING STEEL
CONNECTIONS CAN BE REUSED OR IF ADDITIONAL
STRENGTHENING IS REQUIRED



NOTE:
CUT EXISTING WELD AND REMOVE (1) SIDE OF THE
CONNECTION PLATE TO ALLOW REMOVAL AND REPLACEMENT
OF THE DAMAGED BEAM. AT CONTRACTOR'S OPTION, BEVEL
EXISTING PLATE AND GROOVE WELD TO EXISTING.



Tab 11

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 February 2, 2022 at 6:32 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice-Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Evereth	Board Supervisor, Assistant Secretary

Also present were:

John Vericker	District Counsel, Straley Robin & Vericker (via conf. call)
Greg Woodcock	District Engineer, Cardno (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Gavin Furanus	Himes Electrical
Tim & Dawn Shanley	The Pool Works

Audience Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order confirming a quorum for the meeting. Ms. Ruhlig led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board entertained audience comments regarding repair of the fence line that borders US 41 and Wilderness Lake Preserve Commercial Center. Mr. Vericker stated that there is no fence line easement, and it is out of the range of the District's common area. The District does not have legal authority to make repairs of this fence. Discussion ensued regarding estimates for removal and repairs/maintenance of the fence. Mr. Vericker stated that ownership and responsibility of the fence needs to be identified.

Ms. Dobson asked for direction from the Board.

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On a Motion by Mr. Norrie, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved forwarding all fence information to the HOA and their attorney for the Board to discuss and follow up with for Preserve at Wilderness Lake Community Development District.

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THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Diver stated that he is not sure that insurance would cover the District making repairs to the common area fence; attorney fees, and an increase on District assessments if the District takes on the responsibility of the fence maintenance. A discussion ensued.

Ms. Ruhlig stated that the fence is in poor condition, and the ownership of the fence needs to be determined. Discussion ensued.

Ms. Edwards requested that Ms. Dobson and Mr. Vericker follow-up with Pasco County for clarification on the fence line ownership. The Board will follow-up and discuss further at their March meeting.

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Ms. Dobson presented the PSA Field Service Report. There were no comments put forth at this time.

Mr. Johnson and Mr. Lucando gave the Board an update on the landscape maintenance. They stated that the freeze damage was minimal, and they have new plant material going in. Supplies are on order for the new pump and well. The Palm tree trimming is scheduled for the last week of February. The Spring rotation of the annuals is scheduled for March 1st.

The Board reviewed two proposals from Red Tree Landscape. One for the Woodline Pruning and one for the landscape renovation of the two islands in front of Dunkin Donuts. A discussion ensued.

Ms. Edwards requested that the trimming of Palms be a little fuller than the previous trimming. Mr. Lucando agreed.

B. District Engineer

Mr. Woodcock presented his report and updates. The stormwater analysis should be completed and turned in to Pasco County by June 2022. He discussed the pool deck landscape drainage and stated that he has received proposals from Site Masters and Finn Outdoor. He will bring a third proposal to the March meeting.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Cardno's proposal for the Stormwater Analysis at a cost of \$4,500.00 for Preserve at

Wilderness Lake Community Development District.

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C. District Counsel

Mr. Vericker had no other updates after recommending that the Board reject all bids received for the Pool Maintenance services contract.

D. GHS Environmental Report

Ms. Dobson presented the GHS report for the Board's review. There were no questions put forth.

E. Lodge Manager's Report

Ms. Dobson presented the Lodge Manager's Report. A discussion ensued regarding the speed limit report and coyotes in the area.

FIFTH ORDER OF BUSINESS

Reserve 101 Presentation by Florida Reserve Study and Appraisal, Inc.

A representative from Florida Reserve Study was not present at the meeting.

SIXTH ORDER OF BUSINESS

Presentation of Final Staffing Matrix

Ms. Dobson presented the new staffing matrix to the Board. A discussion ensued.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Maintenance Services (USC)

Mr. Vericker recommended rejecting the bids received for the pool maintenance services.

On a Motion by Ms. Evereth, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors rejected the proposals received for the Pool Maintenance Services and readvertise the Request for Proposals for the Pool Maintenance Services for Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

Review of Claim Reporting Document

Ms. Dobson presented and reviewed the Claim Reporting Document. No action was required.

NINTH ORDER OF BUSINESS

Discussion Regarding Tennis Court Lighting Upgrade

Mr. Furanus with Himes Electrical presented and the reviewed the proposal for the tennis court LED lighting upgrade. A discussion ensued. During the March CDD meeting, Ms. Dobson will report on the usage, the maintenance expenses for FY 2020/2021, the lifespan of the current system, and secure two additional proposals. The Board also discussed taking a poll of

130 the tennis players on their opinion of LED lights for the tennis courts.

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132 **TENTH ORDER OF BUSINESS** **Consideration of Proposals for Re-Painting**
133 **of the Buildings Project**
134

135 Ms. Dobson presented and reviewed the proposals for the Re-Painting of the Buildings
136 Project. She entertained the Board members' questions.
137

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Romaner Graphics' proposal for the Re-Painting of the Buildings Project at a cost of \$32,600.00 with a one-year warranty for Preserve at Wilderness Lake Community Development District.

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139 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposal for Woodline**
140 **Pruning**
141

142 This item was tabled until the March meeting.
143

144 **TWELFTH ORDER OF BUSINESS** **Discussion Regarding Ranger Station**
145 **Structural Assessment**
146

147 Mr. Woodcock presented and reviewed Wekiva's Structural Assessment of the Ranger
148 Station and their proposal for the repairs. A discussion ensued. Proposals for the repairs will be
149 submitted for the March meeting. A discussion ensued regarding the replacement beam.
150

151 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Recommendation of Audit**
152 **Committee Regarding Audit Proposal**
153 **Instructions and Evaluation Criteria**
154

155 Ms. Dobson stated that the Audit Committee had met prior to the onset of the Board
156 meeting and recommends the approval of the Audit Proposal Instructions and Evaluation
157 Criteria as presented. A discussion ensued.
158

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation for the Audit Proposal Instructions and Evaluation Criteria for Preserve at Wilderness Lake Community Development District.

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160 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Proposal for Lap Pool**
161 **Pumps**
162

163
164 Tim and Dawn Shanley from The Pool Works presented and reviewed the proposal for
165 the lap pool pumps. A discussion ensued. They stated that the pumps were 5hp speed pumps
166 that have a one-year product warranty and a five-year workmanship warranty.
167

On a Motion by Ms. Edwards, seconded by Mr. Diver, with four in favor and one opposed (Heather Evereth), the Board of Supervisors approved The Pool Works' proposal for the Lap Pool Pumps at a cost of \$12,300.00 for Preserve at Wilderness Lake Community Development District.

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169 (The Board took a recess at 8:43 p.m. and returned at 8:51 p.m.)
170

171 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Proposals for Sidewalk**
172 **Remediation**

173
174 Ms. Dobson presented and reviewed the proposals for the Sidewalk Remediation. A
175 discussion ensued.
176

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Site Masters of Florida proposal for the Sidewalk Remediation at a cost of \$21,460.00 for Preserve at Wilderness Lake Community Development District.

177
178 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Proposals for Going Green**
179 **Media Upgrade**
180

181 Ms. Dobson presented and reviewed the proposals for the Going Green Media Upgrade.
182 She entertained the Board members' questions. A discussion ensued.
183

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the purchase of six Google Chromecast devices and monitors at a not-to-exceed cost of \$750.00 for the Going Green Media Upgrade for Preserve at Wilderness Lake Community Development District.

184
185 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Landscape Renovation**
186 **Proposal for First Two Islands in Front of**
187 **Dunkin Donuts**
188

189 This item was tabled until the March Board meeting.
190

191 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of Proposal to Pressure Wash,**
192 **Sand and Reseal Campus Pavers**
193

194 Ms. Dobson presented and reviewed the proposals to pressure wash, sand, and reseal
195 the campus pavers. A discussion ensued.
196

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Proteus Pool Service's proposal to pressure wash, sand and reseal the campus pavers at a cost of \$5,472.00 and not-to-exceed \$6,000.00 for Preserve at Wilderness Lake Community Development District.

District Counsel will draft an agreement with Proteus Pool Service.

NINETEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on January 5, 2022**

Ms. Dobson presented the minutes of the Board of Supervisors' meeting held on January 5, 2022. There were no changes.

On a Motion by Mr. Norrie, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 5, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

TWENTIETH ORDER OF BUSINESS **Consideration of the Operation & Maintenance Expenditures for December 2021**

Ms. Dobson presented the Operation & Maintenance Expenditures for December 2021.

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures for December 2021 (\$165,336.51) for the Preserve at Wilderness Lake Community Development District.

TWENTY-FIRST ORDER OF BUSINESS **General Manager's Update**

Ms. Dobson presented the Financial Statements for December 2021 and the Reserve Study Report.

Ms. Dobson presented her report and mentioned the next regular meeting of the Board of Supervisors date of March 2, 2022 at 9:30 a.m. and the second audit committee meeting will be held prior to the onset of the Board meeting with the committee reviewing the audit proposals and recommending an audit firm for the District's auditing services.

The Board will hold their Budget Workshop in the Activities Center at 9:30 a.m. on Tuesday, April 12th.

TWENTY-SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Dobson asked if there were any audience comments. There were no audience comments put forth.

TWENTY-THIRD ORDER OF BUSINESS **Supervisors Requests**

Ms. Dobson asked if there were any Supervisor requests. Mr. Vericker and Ms. Dobson to find a resolution to the fence line issue. Mr. Vericker to attend the March meeting.

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Ms. Edwards inquired about reviews. She also mentioned that any changes to the Rizzetta contract needs to be presented and made during the Budget Workshop, inclusive of the date of reviews addendum. The Board to interact with Rizzetta regarding reviews. They would like the opportunity to be part of the process for the reviews and raises. The Board would like Gregg Gruhl to attend the budget workshop to discuss the amenity contract.

TWENTY-FOURTH ORDER OF BUSINESS Adjournment

Ms. Dobson stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 10:13 p.m. for the Preserve at Wilderness Lake Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 12

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 **Audit Committee** meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday February 2, 2022 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present from the Audit Committee:

Holly Ruhlig	Committee Member
Bryan Norrie	Committee Member
Scott Diver	Committee Member
Beth Edwards	Committee Member
Heather Evereth	Committee Member

Also present were:

John Vericker	District Counsel, Straley Robin & Vericker (via conf. call)
Greg Woodcock	District Engineer, Cardno (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Tim & Dawn Shanley	Representative, The Pool works
Gavin Furanus	Representative, Himes Electrical

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order and preformed roll call.

SECOND ORDER OF BUSINESS

Presentation of Audit Proposal Instructions

Ms. Dobson presented and reviewed the Audit Proposal Instructions to the Board. The Audit Committee approved the Audit Proposal Instructions as presented.

THIRD ORDER OF BUSINESS

Presentation of Audit Evaluation Criteria

Ms. Dobson presented and reviewed the Audit Evaluation Criteria. The Audit Committee approved the Audit Evaluation Criteria as presented.

FOURTH ORDER OF BUSINESS

Adjournment

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Ms. Dobson stated that if there was no further business to come before the Audit Committee then a motion to adjourn would be in order.

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Audit Committee adjourned the meeting at 6:32 p.m. for the Preserve at Wilderness Lake Community Development District.

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DRAFT

Tab 13

The Preserve at Wilderness Lake Community Development District

District Office · Citrus Park, Florida · (813) 933-5571
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslakecdd.org

Operation and Maintenance Expenditures January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022.

The total items being presented: **\$173,032.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
A Total Solution, Inc. (ATS)	013172	0000159765	Service Call - Emergency/Exit Lights 12/21	Capital Reserves	\$ 1,553.90	1
A Total Solution, Inc. (ATS)	013188	0000159811	Prox Card II Gloss Match 12/21	Resident ID Cards	\$ 262.00	3
A Total Solution, Inc. (ATS)	013154	00020372	Quarterly Service Charge for Security System 01/22	Deputy	\$ 720.00	4
A Total Solution, Inc. (ATS)	013154	00020384	Monthly Service Maintenance Agreement 01/22	Security System Monitoring	\$ 600.00	5
Alsco, Inc.	013155	LTAM929177	Linen & Mat Service 12/21	Facility Supplies - Spa	\$ 120.80	6
Alsco, Inc.	013189	LTAM930842	Linen & Mat Service 01/22	Facility Supplies - Spa	\$ 138.98	7
Beth Edwards	013175	BE010522	Board of Supervisors Meeting 01/05/22	Supervisor Fees	\$ 200.00	8
Bryan D Norrie	013180	BN010522	Board of Supervisors Meeting 01/05/22	Supervisor Fees	\$ 200.00	8
Cardno, Inc.	013173	531064	Engineering Services 12/21	District Engineer	\$ 1,812.88	9
D&B Promotional Products	013156	20211006	Name Badge 12/21	Office Supplies	\$ 8.00	11
Duke Energy	013197	9100 8746 4930 12/21	Herons Glen 12/21	Electric Utility Services	\$ 30.44	12
Duke Energy	013197	9100 8746 5155 12/21	Herons Wood Sign 12/21	Electric Utility Services	\$ 30.43	15
Duke Energy	013197	9300 0001 3787 12/21	Summary Bill 12/21	Electric Utility Services	\$ 1,233.56	18
Fitness Logic, Inc.	013158	104737	Repairs - Athletic Equipment 12/21	Fitness Equipment Repairs	\$ 425.55	26

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Fitness Logic, Inc.	013158	104774	Monthly Maintenance 12/21	Fitness Equipment Preventative	\$ 110.00	28
Fitness Logic, Inc.	013158	104888	Repairs - Athletic Equipment 12/21	Fitness Equipment Repairs	\$ 117.00	30
Florida Department of Revenue	013177	61-8014999201-4 12/21	Sales & Use Tax 12/21	Sales Tax Payable	\$ 201.47	32
Frontier Communications	202101 18-1	239-159-2085-030513-5 01/22	Fios Internet 01/22	Telephone, Fax & Internet	\$ 95.98	33
Frontier Communications	202201 10-1	813-929-9402-041519-5 12/21	813-929-9402 Phone Service 12/21	Telephone, Fax & Internet	\$ 85.98	36
Frontier Communications	202201 12-1	813-995-2437-061803-5 01/22	813-995-2437 Phone Service 01/22	Telephone, Fax & Internet	\$ 782.74	39
GHS Environmental	013178	2021-621	Monthly Aquatic Weed Control Program 12/21	Lake & Wetlands Management	\$ 4,165.00	44
Harris Romaner Graphics	013190	20914	Repairs 01/22	Maintenance & Repair - Lodge & Capital Reserves	\$ 2,060.00	45
Harris Romaner Graphics	013190	20919	Reset & Level Pavers at Pool 1/22	Capital Reserves	\$ 2,450.00	46
Harris Romaner Graphics	013190	20920	Pass Decals (100) 01/22	Resident ID Cards	\$ 140.00	47
Harris Romaner Graphics	013190	20940	Repair Drywall in Fitness Center Men's Restroom 01/22	Maintenance & Repairs - Lodge	\$ 400.00	48
Heather Lyn Evereth	013176	HE010522	Board of Supervisors Meeting 01/05/22	Supervisor Fees	\$ 200.00	8
Himes Electrical Service, Inc.	013159	22481	Electrical Repairs 12/21	Maintenance & Repairs - Lodge	\$ 241.50	49
Himes Electrical Service, Inc.	013179	22493	Converted 11 Pole Lights to LED 01/22	Capital Reserves	\$ 674.30	50

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Himes Electrical Service, Inc.	013179	22501	Electrical Repairs - Separated Lap Pool & Spa Heater 01/22	Maintenance & Repairs - Lodge	\$ 275.32	51
Himes Electrical Service, Inc.	013191	22514	Electrical Repairs - Replace Disconnect for Well Pump 01/22	Irrigation Repairs	\$ 162.10	52
Holloway's Farm Supply	013162	121921	Supplies - Game Fish Chow 12/21	Resident Services	\$ 34.99	53
Holly C Ruhlig	013182	HR010522	Board of Supervisors Meeting 01/05/22	Supervisor Fees	\$ 200.00	8
Humberto Navarro	013163	121721 Navarro	Reimburse for Irrigation Repair 12/21	Irrigation Repairs	\$ 150.00	54
Ideal Network Solutions, Inc	013160	6644	Network Support 12/21	IT Support & Repairs	\$ 150.00	56
lerna's Heating & Cooling	013198	104341731	Scale Removal for Tankless Water Heaters 01/22	Maintenance & Repairs - Lodge	\$ 353.00	57
Illuminations Holiday Lighting LLC	013161	181221	Balance Due - Holiday Lighting 12/21	Holiday Decorations	\$ 6,000.00	58
Jerry Richardson	013199	1585	Monthly Hog Removal Service 01/22	Wildlife Management Services	\$ 1,200.00	59
Pasco County Utilities	013192	Summary Water 12/21	Summary Water Billing 12/21	Water Utility Services	\$ 1,218.57	60
Pasco Sheriff's Office	013181	I-11/2/2021-06526	Off Duty Detail 12/21	Deputy	\$ 2,820.00	68
Preserve At Wilderness Lake CDD	CD274	CD274	Debit Card Replenishment			
			Lowes	Maintenance & Repairs - Lodge	\$ 56.96	71
			McNatt's Cleaners	Various	\$ 189.00	72

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Lowes	Maintenance & Repairs - Lodge & Special Events	\$ 148.82	75
			Publix	Various	\$ 39.31	76
			Publix	Facility Supplies - Spa & Janitorial Supplies	\$ 26.34	77
			Pet Supplies Plus	Nature Center Operations	\$ 40.50	78
			RaceTrac	Maintenance & Repairs - Lodge	\$ 31.28	79
			Lowes	Maintenance & Repairs - Lodge	\$ 38.98	80
			Amazon	Resident Services	\$ 12.99	81
			Walmart	Equipment Repair / Replacement	\$ 872.00	83
			Lowes	Maintenance & Repairs - Lodge	\$ 281.93	84
			Amazon	Various	\$ 169.73	85
			Sam's Club	Janitorial Supplies - Lodge & Special Events	\$ 34.42	89
			Sam's Club	Janitorial Supplies - Lodge & General Store	\$ 135.04	90
			Extra Space Storage	Special Events	\$ 235.00	91
			Holloway's Farm Supply	Resident Services	\$ 37.44	93

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Holloway's Farm Supply	Resident Services	\$ (37.44)	94
			Holloway's Farm Supply	Resident Services	\$ 34.99	95
			Lowes	Maintenance & Repairs - Lodge & Janitorial Supplies	\$ 78.44	96
			Amazon	Janitorial Supplies & Office Supplies	\$ 41.48	97
			Amazon	Lodge- Janitorial Supplies	\$ 39.98	99
			Lowes	Athletic/ Park Court/ Field Repairs	\$ 33.98	101
			Lowes	Maintenance & Repairs - Lodge	\$ 191.08	102
			Publix	Various	\$ 91.08	103
			Publix	Special Events	\$ 62.69	104
			Marco's Pizza	Special Events	\$ 69.32	105
			Lowes	Maintenance & Repairs - Lodge	\$ 48.42	107
			Five Below	Resident Services	\$ 10.00	108
			Nelson's CPR & First	Office Supplies	\$ 240.00	109
			McNatt's Cleaners	Various	\$ 147.54	111

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
ProPet Distributors, Inc.	013201	137554	Dogipot Smart Litter Pick Up Bags 01/22	Dog Waste Station Supplies	\$ 554.80	114
Proteus Pool Service LLC	013164	WIL005	Pool Service & Installed 3 Acid & 3 Chlorine Tanks	Pool Service Contract & Capital Reserves	\$ 3,443.61	115
PSA Horticultural	013165	1268	December 9 Landscape Inspection 12/21	Field Operations	\$ 1,100.00	117
PSA Horticultural	013202	1277	January 13th Landscape Inspection 01/22	Field Operations	\$ 1,100.00	118
ReadyRefresh by Nestle	013167	11L0006240923	Bottled Water Service 11/21	Resident Services	\$ 78.83	119
ReadyRefresh by Nestle	013204	12A0006240923	Bottled Water Service 12/21	Resident Services	\$ 195.93	120
RedTree Landscape Systems, LLC	013194	9183	Irrigation Repair 12/21	Irrigation Repairs	\$ 65.00	121
RedTree Landscape Systems, LLC	013205	9241	Landscape Maintenance/Irrigation Repair/Arbor Care 01/22	Various Landscape	\$ 15,000.00	122
RedTree Landscape Systems, LLC	013194	9389	Irrigation Repair 04/21	Irrigation Repairs	\$ 561.65	123
RedTree Landscape Systems, LLC	013194	9390	Irrigation Repair 04/21	Irrigation Repairs	\$ 430.00	124
RedTree Landscape Systems, LLC	013194	9404	Irrigation Repair 12/21	Irrigation Repairs	\$ 258.00	125
Rentalex of Hudson, Inc.	013168	1-122807	Equipment Rental 12/21	Equipment Lease	\$ 341.40	126
Rentalex of Hudson, Inc.	013195	1-122976	Equipment Rental 01/22	Equipment Lease	\$ 532.80	128
Rizzetta & Company, Inc.	013166	INV0000064613	District Management Fees 01/22	District Management Fees	\$ 5,650.00	130

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Rizzetta & Company, Inc.	013193	INV0000064739	General Management/Oversight & Personnel 01/22	Management Contract - Payroll & Management Fee	\$ 13,485.18	131
Rizzetta & Company, Inc.	013203	INV0000064862	Annual Dissemination Fee FY 21/22	Disclosure Report	\$ 2,000.00	132
Rizzetta Amenity Services, Inc.	013169	INV00000000009409	Personnel 12/23/21	Management Contract - Payroll	\$ 12,148.27	133
Robert Scott Diver	013174	SD010522	Board of Supervisors Meeting 01/05/22	Supervisor Fees	\$ 200.00	8
SmartTech ID Company	013183	010321-WL_SERV	EVO Parts - Belts 01/22	Office Supplies	\$ 227.52	134
SmartTech ID Company	013183	010422-WLP_RIBB	EVO YMCKO Ribbon - 200 Cards 01/22	Office Supplies	\$ 62.56	136
Straley Robin Vericker	013170	20765	Legal Services 12/21	District Counsel	\$ 1,433.50	137
Suncoast Energy Systems, Inc.	013171	U0049158	Propane Delivery 12/21	Gas Utility Services	\$ 316.09	139
Suncoast Energy Systems, Inc.	013196	U1114937	Propane Delivery 01/22	Gas Utility Services	\$ 3,892.73	140
Suncoast Energy Systems, Inc.	013206	U1115034	Propane Delivery 01/22	Gas Utility Services	\$ 2,107.15	141
Sysco West Coast Florida, Inc.	013184	437244349 1	Food/Beverage/Resident Services Supplies 12/21	Various	\$ 595.41	142
The Pool Works of Florida, Inc	013185	1580	Motor Repair & Seal Plate 01/22	Capital Reserves	\$ 5,101.00	144
The Pool Works of Florida, Inc	013185	1590	50% Due for Gas Heater Replacement 01/22	Capital Reserves	\$ 3,224.00	145
The Pool Works of Florida, Inc	013185	1591	50% Due for Tile 01/22	Capital Reserves	\$ 55,205.50	146

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	\$ 5,948.00	147
The Pool Works of Florida, Inc	013207	1607	Completion of New Life Rings/Heave Line 01/22	Pool Repairs	\$ 663.97	148
Tibbetts Lumber Co., LLC	013186	4369895	Split Rail 12/21	Maintenance & Repairs - Lodge	\$ 16.95	149
Tish Dobson--Petty Cash	013157	101521	Replenish Petty Cash 10/21	Various	\$ 258.09	150
Vanguard Cleaning Systems of Tampa Bay	013208	99679	Monthly Service Charge 01/22	Lodge- Janitorial Services	\$ 1,500.00	161
Vanguard Cleaning Systems of Tampa Bay	013187	99810	Deep Clean 12/21	Lodge- Janitorial Services	\$ 250.00	162
Verizon Wireless	202201 10-3	9895568267	Cell Phone Service 12/21	Telephone, Fax & Internet	<u>\$ 58.69</u>	163
Report Total					<u>\$ 173,032.42</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through January 31, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Cool Coast Heating & Cooling Inc	13030	6897	Changeout Coil & Compressor with Warranty 10/21	Capital Reserves	\$ 7,860.00
Harris Romaner Graphics	13035	20786	Railing Repairs 10/21	Capital Reserves	\$ 3,600.00
Patio Land USA, Inc	12995	11920-A	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A	Balance Due - Poolside Sling Back Chair Replacements 09/21	Capital Reserves	\$ 1,579.50
The Pool Works of Florida, Inc	13042	1527	33% Due for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 33,348.30
The Pool Works of Florida, Inc	13042	1528	Bond Fee for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 3,891.00
Site Masters of Florida, LLC	13074	110321-3	Deposit - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 3,600.00
A Total Solution, Inc. (ATS)	13137	158842	Service Call - Fire Alarm System 11/21	Capital Reserves	\$ 1,597.00
A Total Solution, Inc. (ATS)	13137	159158	Service Call - CCTV System 11/21	Capital Reserves	\$ 525.93
Harris Romaner Graphics	13094	20844	Repaint 4 Signs - 2 sides 11/21	Capital Reserves	\$ 2,600.00
Harris Romaner Graphics	13129	20873	Replace Concrete Pad - Maintenance Shed 12/21	Capital Reserves	\$ 4,700.00
Harris Romaner Graphics	13141	20876	Fabricate Sign - Truck & High Profile Vehicles 12/21	Capital Reserves	\$ 500.00
Harris Romaner Graphics	13141	20877	Repairs around Guard House 12/21	Capital Reserves	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	13116	2-182962	Engineering Services Capital Projects 10/21	Capital Reserves	\$ 3,170.00
Johnson, Mirmiran & Thompson, Inc.	13143	3-184668	Engineering Services Capital Projects 11/21	Capital Reserves	\$ 487.50

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through January 31, 2022

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
ProPet Distributors, Inc.	13120	137070	Dogipot Smart Litter Pick Up Bags 11/21	Capital Reserves	\$ 115.00
Site Masters of Florida, LLC	13123	112021-4	Balance - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 6,400.00
Site Masters of Florida, LLC	13152	122121-1	Remove Soil & Vegetation Build Up 12/21	Capital Reserves	\$ 1,600.00
A Total Solution, Inc. (ATS)	013172	0000159765	Service Call - Emergency/Exit Lights 12/21	Capital Reserves	\$ 1,553.90
Harris Romaner Graphics	013190	20914	Repairs 01/22	Capital Reserves	\$ 950.00
Harris Romaner Graphics	013190	20919	Reset & Level Pavers at Pool 1/22	Capital Reserves	\$ 2,450.00
Himes Electrical Service, Inc.	013179	22493	Converted 11 Ploe Lights to LED 01/22	Capital Reserves	\$ 674.30
Proteus Pool Service LLC	013164	WIL005	Pool Service & Installed 3 Acid & 3 Chlorine Tanks 12/21	Capital Reserves	\$ 1,443.56
The Pool Works of Florida, Inc	013185	1580	Motor Repair & Seal Plate 01/22	Capital Reserves	\$ 5,101.00
The Pool Works of Florida, Inc	013185	1590	50% Due for Gas Heater Replacement 01/22	Capital Reserves	\$ 3,224.00
The Pool Works of Florida, Inc	013185	1591	50% Due for Tile 01/22	Capital Reserves	\$ 55,205.50
The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	<u>\$ 5,948.00</u>
Reserve Expenditure Total					<u>\$ 51,946.80</u>

Tab 14



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

January 31, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 1/31/2022

(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	807,267	0	0	0	807,267	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	593,991	0	474,855	301,757	1,370,603	0	0
Investments - Reserves	0	1,167,435	0	0	1,167,435	0	0
Accounts Receivable	77,312	0	14,365	7,740	99,417	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	175,199	0	0	0	175,199	0	0
Amount Available-Debt Service	0	0	0	0	0	0	794,959
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,710,041
Fixed Assets	0	0	0	0	0	11,259,083	0
Total Assets	1,682,819	1,167,435	489,220	309,497	3,648,971	11,259,083	4,505,000
Liabilities							
Accounts Payable	126,187	0	0	0	126,187	0	0
Sales Tax Payable	162	0	0	0	162	0	0
Accrued Expenses Payable	10,390	0	0	0	10,390	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	171,442	3,757	0	175,199	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,505,000
Total Liabilities	136,739	171,442	3,757	0	311,938	0	4,505,000
Fund Equity & Other Credits							
Beginning Fund Balance	642,369	916,351	227,836	176,292	1,962,848	11,259,083	0
Net Change in Fund Balance	903,711	79,642	257,626	133,206	1,374,185	0	0
Total Fund Equity & Other Credits	1,546,080	995,993	485,462	309,497	3,337,033	11,259,083	0
Total Liabilities & Fund Equity	1,682,819	1,167,435	489,220	309,497	3,648,971	11,259,083	4,505,000

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 1/31/2022

(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	3,167	8,196	5,029	13.72%
Special Assessments					
Tax Roll	1,647,700	1,647,700	1,653,253	5,553	(0.33)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	425	425	0.00%
Insurance Proceeds	0	0	965	965	0.00%
Guest Fees	2,000	667	2,035	1,369	(1.76)%
Events and Sponsorships	3,500	1,167	2,002	835	42.81%
Rental Revenue	8,000	2,667	4,758	2,092	40.52%
General Store	7,500	2,500	2,121	(379)	71.71%
Total Revenues	<u>1,678,200</u>	<u>1,657,867</u>	<u>1,673,754</u>	<u>15,888</u>	<u>0.26%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	4,667	4,200	467	70.00%
Financial & Administrative					
Administrative Services	8,874	2,958	2,958	0	66.66%
District Management	25,078	8,359	8,359	0	66.66%
District Engineer	15,000	5,000	5,905	(905)	60.63%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,800	4,715	4,714	1	39.56%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,724	1,908	1,908	0	66.66%
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	8,675	8,675	0	66.66%
Auditing Services	4,000	0	58	(58)	98.55%
Public Officials Liability Insurance	2,663	2,663	2,542	121	4.54%
Supervisor Workers Compensation Insurance	250	250	200	50	20.00%
Legal Advertising	2,250	750	478	272	78.74%
Miscellaneous Mailings	1,200	400	0	400	100.00%
Dues, Licenses & Fees	825	310	175	135	78.78%
Website Fees & Maintenance	8,000	3,435	2,238	1,198	72.03%
Legal Counsel					
District Counsel	13,000	4,333	7,553	(3,220)	41.89%
Law Enforcement					
Deputy	34,750	11,583	13,837	(2,253)	60.18%
Electric Utility Services					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	163,000	54,333	48,860	5,474	70.02%
Gas Utility Services					
Utility Services	28,120	9,373	22,037	(12,664)	21.63%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	3,030	3,030	3,130	(100)	(3.30)%
Garbage - Recreation Facility	3,000	1,000	0	1,000	100.00%
Garbage - Wetlands Dumpster Fees	2,000	667	0	667	100.00%
Water-Sewer Combination Services					
Utility Services	27,500	9,167	4,935	4,232	82.05%
Stormwater Control					
Stormwater Assessments	2,750	2,750	2,353	397	14.43%
Other Physical Environment					
General Liability Insurance	3,257	3,257	3,609	(352)	(10.80)%
Property Insurance	36,616	36,616	35,227	1,389	3.79%
Entry & Walls Maintenance	1,000	333	157	176	84.27%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Landscape					
Landscape Maintenance	158,000	52,667	51,600	1,067	67.34%
Irrigation Inspection	13,600	4,533	4,400	133	67.64%
Landscape Replacement Plants, Shrubs, Trees	45,000	15,000	1,375	13,625	96.94%
Landscape - Pest Control	13,980	4,660	4,660	0	66.66%
Landscape Fertilization	30,000	10,000	6,525	3,475	78.25%
Tree Trimming Services	32,000	10,667	10,875	(208)	66.01%
Irrigation Repairs	25,000	8,333	4,282	4,051	82.87%
Landscape - Mulch	68,000	22,667	34,600	(11,933)	49.11%
Annual Flower Rotation	16,200	5,400	4,050	1,350	75.00%
Well Maintenance	2,500	833	0	833	100.00%
Field Operations	13,200	4,400	4,400	0	66.66%
Landscape Aeration	4,000	1,333	0	1,333	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	167	0	167	100.00%
Monthly Aquatic Weed Control Program	34,500	11,500	11,400	100	66.95%
Educational Program	500	167	0	167	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	417	0	417	100.00%
Bay Lake Hydrilla Treatment	1,000	333	0	333	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Professional Oversight of WLP Wetland Staff	6,000	2,000	2,000	0	66.66%
Private Resident Consultation	780	260	260	0	66.66%
Wetland Tree Removal	2,000	667	0	667	100.00%
Grass Carp Replacement and/or Barrier Repair	300	100	0	100	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	3,500	3,000	500	71.42%
Special Projects	6,350	2,117	0	2,117	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	167	0	167	100.00%
Street Sign Repair & Replacement	500	167	0	167	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	3,333	16,118	(12,785)	(61.18)%
Sidewalk Repair & Maintenance	3,000	1,000	0	1,000	100.00%
Sidewalk Pressure Washing	7,000	2,333	3,400	(1,067)	51.42%
Parks & Recreation					
Management Contract - Payroll	450,000	150,000	118,494	31,506	73.66%
Payroll Reimbursement - Mileage	2,500	833	432	401	82.72%
Management Contract - Management Fee	18,000	6,000	6,000	0	66.66%
Lodge - Maintenance & Repair	50,000	16,667	17,588	(921)	64.82%
Pool Service Contract	28,800	9,600	8,000	1,600	72.22%
Pool Repairs	5,000	1,667	3,618	(1,951)	27.64%
Equipment Lease	4,000	1,333	1,401	(68)	64.97%
Landscape Lighting Replacement	2,000	667	1,017	(350)	49.15%
Fitness Equipment Preventative Maintenance	1,500	500	440	60	70.66%
Facility Supplies - Spa	7,700	2,567	2,524	42	67.21%
Lodge - Facility Janitorial Services	30,000	10,000	6,000	4,000	80.00%
Nature Center Operations	2,500	833	432	402	82.73%
Security System Monitoring	10,000	3,333	1,920	1,413	80.80%
Pool Permits	1,000	333	0	333	100.00%
Telephone, Fax & Internet	14,000	4,667	4,088	579	70.80%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Resident ID Cards	1,100	367	402	(35)	63.45%
Special Events	30,000	10,000	10,051	(51)	66.49%
Athletic/Park Court/Field Repairs	5,000	1,667	2,143	(476)	57.14%
Wildlife Management Services	13,500	4,500	4,800	(300)	64.44%
Playground Mulch	8,000	2,667	4,520	(1,853)	43.50%
Resident Services	7,500	2,500	2,233	267	70.23%
General Store	7,500	2,500	1,141	1,359	84.78%
Security System Maintenance	8,000	2,667	2,937	(270)	63.29%
Fitness Equipment Repairs	7,000	2,333	1,667	666	76.18%
Lodge - Facility Janitorial Supplies	8,500	2,833	1,644	1,190	80.66%
Playground Equipment & Maintenance	1,000	333	15	318	98.50%
Dog Waste Station Supplies	550	183	1,862	(1,678)	(238.46)%
IT Support & Repairs	3,000	1,000	1,175	(175)	60.82%
Office Supplies	8,000	2,667	1,828	839	77.15%
Equipment Repair/Replacement	9,348	3,116	2,193	923	76.53%
Contingency					
General Fund Transfer to Reserve Fund	192,900	192,900	192,900	0	0.00%
Total Expenditures	<u>1,903,843</u>	<u>810,409</u>	<u>770,240</u>	<u>40,169</u>	<u>59.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>(225,643)</u>	<u>847,457</u>	<u>903,514</u>	<u>56,057</u>	<u>500.41%</u>
Other Financing Sources(Uses)					
Carry Forward Fund Balance	225,643	225,643	0	(225,643)	100.00%
Prior Year AP Credit	0	0	197	197	0.00%
Total Other Financing Sources(Uses)	<u>225,643</u>	<u>225,643</u>	<u>197</u>	<u>(225,446)</u>	<u>99.91%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>1,073,100</u>	<u>903,711</u>	<u>(169,389)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>642,369</u>	<u>642,369</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,073,100</u></u>	<u><u>1,546,080</u></u>	<u><u>472,980</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 10/1/2021 Through 1/31/2022

(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	50,000	50,000	0	0.00%
Other Miscellaneous Revenues				
General Fund Transfer	192,900	192,900	0	0.00%
Total Revenues	<u>242,900</u>	<u>242,900</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	242,900	163,258	79,642	32.78%
Total Expenditures	<u>242,900</u>	<u>163,258</u>	<u>79,642</u>	<u>32.79%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>79,642</u>	<u>(79,642)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>79,642</u>	<u>(79,642)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	916,351	(916,351)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>995,993</u></u>	<u><u>(995,993)</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 10/1/2021 Through 1/31/2022

(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	6	(6)	0.00%
Special Assessments				
Tax Roll	315,438	316,470	(1,032)	(0.32)%
Prepayments	0	3,757	(3,757)	0.00%
Total Revenues	<u>315,438</u>	<u>320,234</u>	<u>(4,795)</u>	<u>(1.52)%</u>
Expenditures				
Debt Service Payments				
Interest	130,438	62,608	67,831	52.00%
Principal	185,000	0	185,000	100.00%
Total Expenditures	<u>315,438</u>	<u>62,608</u>	<u>252,831</u>	<u>80.15%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>257,626</u>	<u>(257,626)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>257,626</u>	<u>(257,626)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	227,836	(227,836)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>485,462</u></u>	<u><u>(485,462)</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 10/1/2021 Through 1/31/2022

(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	5	(5)	0.00%
Special Assessments				
Tax Roll	169,967	170,522	(556)	(0.32)%
Total Revenues	<u>169,967</u>	<u>170,527</u>	<u>(560)</u>	<u>(0.33)%</u>
Expenditures				
Debt Service Payments				
Interest	79,967	37,321	42,645	53.32%
Principal	90,000	0	90,000	100.00%
Total Expenditures	<u>169,967</u>	<u>37,321</u>	<u>132,645</u>	<u>78.04%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>133,206</u>	<u>(133,206)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>133,206</u>	<u>(133,206)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	176,292	(176,292)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>309,497</u></u>	<u><u>(309,497)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
January 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2022</u>
The Bank of Tampa	Money Market	\$ 245,308
The Bank of Tampa ICS		
Leaders Bank, National Association	Money Market	100,330
NexBank, SSB	Money Market	248,352
Western Alliance Bank	Money Market	1
	Total General Fund Investments	<u>\$ 593,991</u>
The Bank of Tampa ICS Reserve		
Leaders Bank, National Association	Money Market	\$ 55,638
Midwest Regional Bank	Money Market	248,352
NexBank, SSB	Money Market	1
Northern Bank & Trust Company	Money Market	248,351
Pinnacle Bank	Money Market	248,352
Mainstreet Community Bank of Florida		
First Enterprise Bank	2.25% - 3 year term - Maturity Date 12/01/22	21,983
Hills Bank and Trust Company	2.25% - 3 year term - Maturity Date 12/01/22	108,734
Homeland Federal Savings Bank	2.25% - 3 year term - Maturity Date 12/01/22	236,024
	Total Reserve Fund Investments	<u>\$ 1,167,435</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 311,474
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	154,107
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	9,274
	Total Series 2013 Debt Service Fund Investments	<u>\$ 474,855</u>
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	172,239
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	4,388
	Total Series 2012 Debt Service Fund Investments	<u>\$ 301,757</u>

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>77,312.01</u>
		Total 001 - General Fund	77,312.01

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2013

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>14,364.82</u>
		Total 201 - Debt Service Fund--Series 2013	14,364.82

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>7,740.15</u>
		Total 202 - Debt Service Fund--Series 2012	<u>7,740.15</u>
Report Balance			<u><u>99,416.98</u></u>

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2021

001 - General Fund

From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Straley Robin Vericker	10/22/2021	20437	Legal Services 10/21	1,833.00
Duke Energy	12/6/2021	9300 0001 3381 11/21	Summary Bill 11/21	14,883.77
McNatt Plumbing Company, Inc.	12/8/2021	11120307	Maintenance & Repairs 12/21	345.00
RedTree Landscape Systems, LLC	12/31/2021	9468	Monthly Pest Control 11/21	1,650.00
RedTree Landscape Systems, LLC	12/31/2021	9469	Monthly Pest Control 12/21	1,165.00
RedTree Landscape Systems, LLC	12/31/2021	9470	Palm Tree Fertilization 11/21	750.00
RedTree Landscape Systems, LLC	12/31/2021	9472	Fall Mulch Installation 12/21	34,600.00
Rizzetta Amenity Services, Inc.	12/31/2021	INV0000000009433	Out of Pocket Expenses 12/21	112.00
RedTree Landscape Systems, LLC	1/1/2022	9471	Holiday Seasonal Color Rotation 12/21	4,050.00
Duke Energy	1/7/2022	9300 0001 3381 12/21	Summary Bill 12/21	8,584.15
D&B Promotional Products	1/13/2022	202201006	Shirts 01/22	60.00
Frontier Communications	1/15/2022	813-929-9402-041519-5 01/22	813-929-9402 Phone Service 01/22	85.98
Times Publishing Company	1/16/2022	0000204826 01/16/22	Acct #117565 Legal Advertising 01/22	193.00
Tropicare Termite & Pest Control, Inc.	1/19/2022	116811	Interior/Exterior/Perimeter Treatment 01/22	150.00
Johnson, Mirmiran & Thompson, Inc.	1/19/2022	4-185915	Engineering Services Capital Projects 12/21	2,632.50
Frontier Communications	1/19/2022	813-995-2437-061803-5 02/22	813-995-2437 Phone Service 02/22	776.13
City Electric Supply Company	1/19/2022	LOL/159542	15W LED Knuckle/Mighty Post 01/22	211.89
City Electric Supply Company	1/20/2022	LOL/159611	9W LED & Wallplate 01/22	133.96
Cool Coast Heating & Cooling Inc	1/20/2022	7343	Heating & Cooling Maintenance 01/22	629.00
Harris Romaner Graphics	1/20/2022	20953	Pool Signs 1/22	480.00
Harris Romaner Graphics	1/20/2022	20954	Replace Monument Cap 01/22	1,500.00
Harris Romaner Graphics	1/20/2022	20955	Add Ceramic Tile to Sauna Door Stop 01/22	55.00

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2021

001 - General Fund

From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Fitness Logic, Inc.	1/20/2022	105195	Monthly Maintenance 01/22	110.00
Grant Hemond and Associates Inc	1/21/2022	012122 4th of July BBQ	Deposit - 4th of July BBQ 01/22	118.50
Grant Hemond and Associates Inc	1/21/2022	012122 Labor Day BBQ 01/22	Deposit - Labor Day BBQ 01/22	118.50
Grant Hemond and Associates Inc	1/21/2022	012122 Memorial Day BBQ	Deposit - Memorial Day BBQ 01/22	118.50
Grant Hemond and Associates Inc	1/21/2022	012122 Pool Party	Deposit - Pool Party 01/22	118.50
Grant Hemond and Associates Inc	1/21/2022	012122 Spring Picnic DJ	Deposit - Spring Picnic DJ 01/22	118.50
Rizzetta & Company, Inc.	1/21/2022	INV0000065336	Personnel Reimbursement 01/22	22,755.55
Straley Robin Vericker	1/21/2022	20905	Legal Services 01/22	2,495.50
Suncoast Energy Systems, Inc.	1/21/2022	U1115145	Propane Delivery 01/22	1,694.33
Verizon Wireless	1/21/2022	9897807538	Cell Phone Service 01/22	58.63
Frontier Communications	1/22/2022	239-159-2085-030513-5 02/22	Fios Internet 02/22	95.98
RedTree Landscape Systems, LLC	1/22/2022	9473	Monthly Pest Control 01/22	1,165.00
Times Publishing Company	1/23/2022	0000206172 01/23/22	Acct #117565 Legal Advertising 01/22	168.50
PBSS Inc./American Lock	1/24/2022	11334	Repaired Locks at Lodge & Nature Center 01/22	370.00
Proteus Pool Service LLC	1/25/2022	WIL006	Pool Services 01/22	2,000.05
Also, Inc.	1/25/2022	LTAM932516	Linen & Mat Service 01/22	138.98
Himes Electrical Service, Inc.	1/26/2022	22552	New PVC/Install 2 Breakers/Wires for Landscape Lights 01/22	6,084.00
Times Publishing Company	1/26/2022	0000204831 01/26/22	Acct #117565 Legal Advertising 01/22	116.80
RedTree Landscape Systems, LLC	1/28/2022	9489	Sod Replacement - Night Heron Blvd 01/22	553.65
RedTree Landscape Systems, LLC	1/28/2022	9491	Deadwooding of Pine Trees - Lakewood 01/22	875.00
RedTree Landscape Systems, LLC	1/28/2022	9499	Irrigation Repair 01/22	232.35
RedTree Landscape Systems, LLC	1/28/2022	9500	Irrigation Repair 01/22	153.00

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2021

001 - General Fund

From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
RedTree Landscape Systems, LLC	1/28/2022	9513	Irrigation Repair 01/22	90.00
RedTree Landscape Systems, LLC	1/28/2022	9514	Irrigation Repair 01/22	247.50
RedTree Landscape Systems, LLC	1/28/2022	9516	Irrigation Repair 12/21	389.50
Ideal Network Solutions, Inc	1/30/2022	6657	Network Support 01/22	95.00
Pasco Sheriff's Office	1/31/2022	I-12/6/2021-06683	Off Duty Detail 01/22	2,240.00
Pasco Towing Inc.	2/1/2022	218997	Kubota 01/22	115.00
Pasco County Utilities	2/3/2022	Summary Water 01/22	Summary Water Billing 01/22	2,603.34
GHS Environmental	2/4/2022	2022-146	Monthly Aquatic Weed Control Program 01/22	4,165.00
Rentalex of Hudson, Inc.	2/9/2022	1-123180	Equipment Rental Mule 01/22	1,701.95
			Total 001 - General Fund	126,187.49
Report Total				126,187.49

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
January 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 01/31/22.
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 FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #FY21-22 in the amount of \$14,039.96 was received in February 2022.
6. Debt Service Fund Series 2012 – Payment for Invoice #FY21-22 in the amount of \$1,405.62 was received in February 2022.
7. Debt Service Fund Series 2013 – Payment for Invoice #FY21-22 in the amount of \$2,608.67 was received in February 2022.

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

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 013122

Reconciliation Date: 1/31/2022

Status: Open

Bank Balance	1,074,494.82
Less Outstanding Checks/Vouchers	270,054.74
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	804,440.08
Balance Per Books	<u>804,440.08</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: 013122

Reconciliation Date: 1/31/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
013007	10/12/2021	System Generated Check/Voucher	12,407.86	Duke Energy
013195	1/18/2022	System Generated Check/Voucher	532.80	Rentalex of Hudson, Inc.
013196	1/18/2022	System Generated Check/Voucher	3,892.73	Suncoast Energy Systems, Inc.
013197	1/25/2022	System Generated Check/Voucher	1,294.43	Duke Energy
013198	1/25/2022	System Generated Check/Voucher	353.00	Ierna's Heating & Cooling
013199	1/25/2022	System Generated Check/Voucher	1,200.00	Jerry Richardson
013200	1/25/2022	System Generated Check/Voucher	240,000.00	Preserve At Wilderness Lake CDD
013201	1/25/2022	System Generated Check/Voucher	554.80	ProPet Distributors, Inc.
013202	1/25/2022	System Generated Check/Voucher	1,100.00	PSA Horticultural
013206	1/25/2022	System Generated Check/Voucher	2,107.15	Suncoast Energy Systems, Inc.
013207	1/25/2022	System Generated Check/Voucher	6,611.97	The Pool Works of Florida, Inc
Outstanding Checks/Vouchers			270,054.74	
			270,054.74	

01/31/2022

Account Statement

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	13191	162.10	01/27	13194	1,314.65	01/26	*13205	15,000.00	01/31
	13192	1,218.57	01/28	*13203	2,000.00	01/31	*13208	1,500.00	01/31
	13193	13,485.18	01/25						

Checks: 49

* 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
	01/06	3,757.40		ACH PREFUNDING SETTLEMENT PRESERVE AT WILDACH PRFUND -SETT-A.OTM CORP
	01/11	85.98		ELECTRONIC/ACH DEBIT FRONTIER COMMUNI BILL PAY 13001145571
	01/12	58.69		ELECTRONIC/ACH DEBIT VERIZON WIRELESS PAYMENTS 032313281900001
	01/13	782.74		ELECTRONIC/ACH DEBIT FRONTIER COMMUNI BILL PAY 13007474891
	01/19	95.98		ELECTRONIC/ACH DEBIT FRONTIER COMMUNI BILL PAY 13021826041
	01/19	38,329.14		ACH PREFUNDING SETTLEMENT PRESERVE AT WILDACH PRFUND -SETT-A.OTM CORP
	01/21	3,757.40		ACH PREFUNDING SETTLEMENT PRESERVE AT WILDACH PRFUND -SETT-A.OTM CORP
	01/25	3,079.83		OTM FUNDS TRANSFER TO
	01/26	13,911.03		ACH PREFUNDING SETTLEMENT PRESERVE AT WILDACH PRFUND -SETT-A.OTM CORP
	01/27	195.93		ELECTRONIC/ACH DEBIT ReadyRefresh ECHECKPAY 0006240923

Withdrawals/Debits: 10

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	1,228,940.75	1,228,940.75	01/18	1,248,844.52	1,248,844.52
	01/03	1,227,791.67	1,227,791.67	01/19	1,141,220.04	1,141,220.04
	01/05	1,226,807.41	1,226,807.41	01/20	1,140,728.49	1,140,728.49
	01/06	1,221,850.01	1,221,850.01	01/21	1,133,951.09	1,133,951.09
	01/07	1,284,414.78	1,284,414.78	01/24	1,132,138.21	1,132,138.21
	01/10	1,282,442.23	1,282,442.23	01/25	1,115,573.20	1,115,573.20
	01/11	1,277,541.84	1,277,541.84	01/26	1,100,347.52	1,100,347.52
	01/12	1,258,251.38	1,258,251.38	01/27	1,099,402.37	1,099,180.37
	01/13	1,257,389.81	1,257,389.81	01/28	1,092,994.82	1,092,994.82
	01/14	1,257,690.90	1,257,351.90	01/31	1,074,494.82	1,074,494.82

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

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11103 Cash - Lodge Debit Card
Reconciliation ID: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	2,874.92
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>(147.54)</u>
Reconciled Bank Balance	2,727.38
Balance Per Books	<u>2,727.38</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: 11103 Cash - Lodge Debit Card

Reconciliation ID: 013122

Reconciliation Date: 1/31/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	1/31/2022	Mc Natt's Cleaner	(147.54)
Outstanding Suspense Items			(147.54)

01/31/2022

Account Statement

THE PRESERVE AT WILDERNESS LAKE
 COMMUNITY DEVELOPMENT DISTRICT
 LODGE DEBIT CARD ACCOUNT
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Questions? Please call
 1-800-786-8787

Coming Soon

Important information about your transition from SunTrust to Truist is on the way. You'll receive details about your SunTrust deposit account by mail in late December 2021 or early January 2022.

Important information about your Deposit Statement...

You should receive your last SunTrust statement(s) in February 2022, and your first Truist statement(s) will be mailed during your next scheduled statement cycle after February 20, 2022.

We may automatically combine your SunTrust and Truist business checking, money market, savings and overdraft protection account information into one statement.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		01/01/2022 - 01/31/2022

Description	Amount	Description	Amount
Beginning Balance	\$1,920.17	Average Balance	\$1,564.59
Deposits/Credits	\$4,288.47	Average Collected Balance	\$1,564.59
Checks	\$.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$3,333.72		
Ending Balance	\$2,874.92		

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
	01/03	21.60		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/03	251.36		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/05	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/07	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/10	16.52		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/10	32.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/18	221.43		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/19	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/24	5.17		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/24	11.88		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/24	64.81		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/24	39.98		POINT OF SALE CREDIT TR DATE 01/24 REFUNDAMAZON.COM SEATTLE WA 00000101
	01/24	39.98		POINT OF SALE CREDIT TR DATE 01/24 REFUNDAMAZON.COM SEATTLE WA 00000101

01/31/2022

Account Statement

Deposits/ Credits	Date	Amount	Serial #	Description
	01/25	6.24		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/25	3,079.83		OTM FUNDS TRANSFER FROM
	01/26	8.38		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/28	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/31	214.32		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/31	242.17		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
Deposits/Credits: 19				Total Items Deposited: 0

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	01/03	56.96		POINT OF SALE DEBIT TR DATE 01/01 LOWE'S #2238LUTZ FL 001
	01/04	189.00		CHECK CARD PURCHASE TR DATE 01/03 MCNATTS CLEANERS 0 TAMPA FL
	01/04	148.82		POINT OF SALE DEBIT TR DATE 01/04 LOWE'S #2238LUTZ FL 001
	01/07	39.31		POINT OF SALE DEBIT TR DATE 01/06 PUBLIX SUPER MARLAND O'LAKES FL P0877106
	01/07	26.34		POINT OF SALE DEBIT TR DATE 01/07 PUBLIX SUPER MARLAND O'LAKES FL P0877104
	01/10	40.50		POINT OF SALE DEBIT TR DATE 01/07 PET SUPPLIES PLUS # 40 LAND O LAKES FL 00678977
	01/10	31.28		POINT OF SALE DEBIT TR DATE 01/08 RACETRAC336 LAND O'LAKES FL 08228806
	01/12	38.98		POINT OF SALE DEBIT TR DATE 01/12 LOWE'S #2238LUTZ FL 001
	01/14	12.99		RECURRING CHECK CARD PURCHASE TR DATE 01/13 AMAZON PRIME *L55M59HD3 AMZN.COM/BILLWA
	01/14	281.93		POINT OF SALE DEBIT TR DATE 01/14 LOWE'S #2238LUTZ FL 001
	01/18	872.00		POINT OF SALE DEBIT TR DATE 01/14 WM SUPERCENTER # LUTZ FL 09880068
	01/18	136.53		POINT OF SALE DEBIT TR DATE 01/16 AMAZON.COM*L65WP1V53 SEATTLE WA 00000101
	01/18	135.04		POINT OF SALE DEBIT TR DATE 01/17 SAMSCLUB #4852 WESLEY CHAPELFL 24485201
	01/18	34.42		POINT OF SALE DEBIT TR DATE 01/17 SAM'S Club TAMPA FL48520096
	01/18	33.20		POINT OF SALE DEBIT TR DATE 01/15 AMAZON.COM*3T1M58B23 SEATTLE WA 00000000
	01/18	34.99		POINT OF SALE DEBIT TR DATE 01/18 HOLLOWAYS LAND O LAKES FL 22039450
	01/19	235.00		CHECK CARD PURCHASE TR DATE 01/17 EXTRA SPACE 8254 LAND O' LAKESFL
	01/24	41.48		POINT OF SALE DEBIT TR DATE 01/22 AMAZON.COM*188671ZG2 SEATTLE WA 00000101
	01/24	78.44		POINT OF SALE DEBIT TR DATE 01/22 LOWE'S #2238LUTZ FL 001
	01/24	39.98		POINT OF SALE DEBIT TR DATE 01/24 AMAZON.COM*E81VC6TW3 SEATTLE WA 00000101
	01/24	191.08		POINT OF SALE DEBIT TR DATE 01/24 LOWE'S #2238LUTZ FL 001
	01/24	39.98		POINT OF SALE DEBIT TR DATE 01/24 AMAZON.COM*1089D1431 SEATTLE WA 00000101
	01/24	39.98		POINT OF SALE DEBIT TR DATE 01/24 AMAZON.COM*OZ8L87N03 SEATTLE WA 00000101
	01/25	240.00		CHECK CARD PURCHASE TR DATE 01/25 NELSON'S CPR 1ST AID T 8139942646 FL

01/31/2022

Account Statement

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	01/26	91.08		POINT OF SALE DEBIT TR DATE 01/26 PUBLIX SUPER MARLAND O'LAKES FL P0877104
	01/27	62.69		POINT OF SALE DEBIT TR DATE 01/27 PUBLIX SUPER MARLAND O'LAKES FL P1142104
	01/28	33.98		POINT OF SALE DEBIT TR DATE 01/28 LOWE'S #2238LUTZ FL 001
	01/31	69.32		CHECK CARD PURCHASE TR DATE 01/28 MARCOS PIZZA - 8134 - LAND O LAKES FL
	01/31	48.42		POINT OF SALE DEBIT TR DATE 01/29 LOWE'S #2238LUTZ FL 001
	01/31	10.00		POINT OF SALE DEBIT TR DATE 01/29 FIVE BELO 21627 VILLAG LAND O LAKES FL 34456002

Withdrawals/Debits: 30

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	1,920.17	1,920.17	01/18	372.79	372.79
	01/03	2,136.17	2,136.17	01/19	143.19	143.19
	01/04	1,798.35	1,798.35	01/24	125.93-	125.93-
	01/05	1,809.15	1,809.15	01/25	2,720.14	2,720.14
	01/07	1,754.30	1,754.30	01/26	2,637.44	2,637.44
	01/10	1,731.44	1,731.44	01/27	2,574.75	2,574.75
	01/12	1,692.46	1,692.46	01/28	2,546.17	2,546.17
	01/14	1,397.54	1,397.54	01/31	2,874.92	2,874.92

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

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida
Reconciliation ID: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	95.00
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>5.00</u>
Reconciled Bank Balance	100.00
Balance Per Books	<u>100.00</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: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 013122

Reconciliation Date: 1/31/2022

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	1/31/2022	Bank Fee to be Refund When Online Access is Set Up	5.00
Outstanding Suspense Items			5.00



MAINSTREET
COMMUNITY BANK

To report a lost or stolen debit card, call (888) 297-3416.

204 S. Woodland Blvd., DeLand, FL 32720 • (800) 983-3454
24-Hour Telephone Banking: (866) 734-MAIN (6246)
www.bankonmainstreet.com



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THE PRESERVE AT WILDERNESS LAKE COMMUNIT
3434 COLWELL AVE
SUITE 200
TAMPA FL 33614

Date 1/31/22
Account Number
Enclosures

Page 1

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

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	1/01/22 thru 1/31/22
Previous Balance	100.00	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	100.00
Checks/Debits	.00	Average Collected	100.00
Service Charge	5.00		
Interest Paid	.00		
Ending Balance	95.00		

Service Charges and Itemized Fees

Date	Description	Amount
1/31	Paper Statement Charge	5.00

Checks and withdrawals

Date	Description	Amount
1/31	Service charge	5.00-SC

Daily Balance Information

Date	Balance	Date	Balance
1/01	100.00	1/31	95.00

* * * 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: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	800,693.12
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	800,693.12
Balance Per Books	<u>800,693.12</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Contact Us
813-872-1200
PromontoryRequests@bankoftampa.com
<https://www.bankoftampa.com/>



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

Account
The Preserve at Wilderness Lake CDD
Capital Reserve

Date
01/31/2022

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1 of 2

IntraFi® Network DepositsSM Monthly Statement

Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of January 2022 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 IntraFi Network Deposits. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$607,786.61	\$800,693.12
TOTAL			\$607,786.61	\$800,693.12

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve



Account Summary - Savings

Statement Period	1/1-1/31/2022	Average Daily Balance	\$769,573.92
Previous Period Ending Balance	\$607,786.61	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	192,900.00	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	6.51
Interest Capitalized	6.51	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$800,693.12		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/06/2022	Deposit	\$192,900.00	\$800,686.61
01/31/2022	Interest Capitalization	6.51	800,693.12

Summary of Balances as of January 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	\$0.42
Leader Bank, National Association	Arlington, MA	57134	55,637.24
Midwest Regional Bank	Festus, MO	8889	248,351.74
NexBank	Dallas, TX	29209	1.05
Northern Bank & Trust Company	Woburn, MA	18266	248,350.75
Pinnacle Bank	Nashville, TN	35583	248,351.92

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA
Reconciliation ID: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	245,307.86
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	245,307.86
Balance Per Books	<u>245,307.86</u>
Unreconciled Difference	<u><u>0.00</u></u>

STATEMENT MESSAGE

 NOTICE TO CLIENTS: BEGINNING WITH THE FEBRUARY ANALYSIS STATEMENT CYCLE,
 ALL MONTHLY ANALYSIS FEES, INCLUDING MONTHLY SERVICE CHARGES, WILL NOW
 POST ON THE 10TH DAY OF THE FOLLOWING MONTH OR THE FOLLOWING BUSINESS DAY
 IN THE EVENT OF A WEEKEND OR HOLIDAY. IF YOU HAVE ANY QUESTIONS, PLEASE
 CONTACT OUR CLIENT SERVICE CENTER AT (813) 872-1200.



PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

- ☎ Call: 813-872-1200
- ✉ Write: P.O. Box One
Tampa, FL 33601-0001
- 🌐 Visit: www.bankoftampa.com
- ☎ Call: Telebank (24 Hours)
813-872-1275

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

ACCOUNT #		BEGINNING BALANCE	\$245,306.81
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$240,001.05
AVG. AVAILABLE BALANCE	\$44,016.48	CHECKS / DEBITS	\$240,000.00
AVG. BALANCE	\$44,016.48	ENDING BALANCE	\$245,307.86
INTEREST PAID YTD	\$1.05	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$1.05	# CHECKS / DEBITS	1

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
Statement Period: Jan 01, 2022
Through: Jan 31, 2022
Page 2

OTHER CREDITS

Description	Date	Amount
Branch Deposit	01-31	240,000.00
INTEREST	01-31	1.05
Total		240,001.05

OTHER DEBITS

Description	Date	Amount
ICS deposit - GL/ 1210	01-05	240,000.00
Total		240,000.00

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
01-05-22	\$5,306.81	01-31-22	\$245,307.86		

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS
Reconciliation ID: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	348,682.80
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	348,682.80
Balance Per Books	<u>348,682.80</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Contact Us
813-872-1200
PromontoryRequests@bankoftampa.com
<https://www.bankoftampa.com/>



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

Account
The Preserve at Wilderness Lake CDD
Operating

Date
01/31/2022

Page
1 of 2

IntraFi® Network DepositsSM Monthly Statement

Demand or Savings Option (formerly known as ICS®)

The following information is a summary of activity in your account(s) for the month of January 2022 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 IntraFi Network Deposits. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$301,579.93	\$348,682.80
TOTAL			\$301,579.93	\$348,682.80

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Savings

Statement Period	1/1-1/31/2022	Average Daily Balance	\$341,083.25
Previous Period Ending Balance	\$301,579.93	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	240,000.00	Statement Period Yield	0.01%
Total Program Withdrawals	(192,900.00)	YTD Interest Paid	2.87
Interest Capitalized	2.87	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$348,682.80		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/06/2022	Deposit	\$240,000.00	\$541,579.93
01/06/2022	Withdrawal	(192,900.00)	348,679.93
01/31/2022	Interest Capitalization	2.87	348,682.80

Summary of Balances as of January 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	\$0.25
Leader Bank, National Association	Arlington, MA	57134	100,330.58
NexBank	Dallas, TX	29209	248,351.05
Pinnacle Bank	Nashville, TN	35583	0.07
Western Alliance Bank	Phoenix, AZ	57512	0.85

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD
Reconciliation ID: 013122
Reconciliation Date: 1/31/2022
Status: Open

Bank Balance	366,741.71
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	366,741.71
Balance Per Books	<u>366,741.71</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

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Contact Us
386-734-5930
customerservice@mainstreetcbf.com
www.bankonmainstreet.com

Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
01/31/2022

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1 of 2

THE PRESERVE AT WILDERNESS LAKE CCD
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

IntraFi® Network DepositsSM Customer Statement
CD Option (formerly known as CDARS®)

The following information is a summary of activity in your CD accounts and the list of FDIC-insured institutions 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 IntraFi Network Deposits.

Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
	12/05/2019	12/01/2022	2.25%	\$366,741.71	\$366,741.71
TOTAL				\$366,741.71	\$366,741.71

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Account Summary - CD

Product Term	3-Year Public Fund 365 CD
Interest Rate	2.25%
Account Balance	\$366,741.71
Annual Percentage Yield	2.28%

Effective Date	12/05/2019
Maturity Date	12/01/2022
YTD Interest Paid	\$0.00
Interest Accrued	701.46
Interest Earned Since Last Statement	701.46

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	42.04
Int Earned Since Last Statement	42.04

01/01/2022	Opening Balance	\$21,983.42
01/31/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	207.97
Int Earned Since Last Statement	207.97

01/01/2022	Opening Balance	\$108,733.80
01/31/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	451.45
Int Earned Since Last Statement	451.45

01/01/2022	Opening Balance	\$236,024.49
01/31/2022	Ending Balance	236,024.49

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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, 2021</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, 2021¹</i>	<i>\$ 1,048,941</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
2021	\$ 254	\$ 242,900	\$ 1,056,629
2022	\$ 260	\$ 248,973	\$ 1,184,241
2023	\$ 266	\$ 255,197	\$ 1,231,745
2024	\$ 273	\$ 261,577	\$ 1,205,005
2025	\$ 280	\$ 268,116	\$ 1,218,064
2026	\$ 287	\$ 274,819	\$ 1,125,793

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

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Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 6, 2022, at 9:30 a.m.
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1 & 2):** November 8, 2022

**General
Manager's
Report**

March 2

2022

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2022</u>
General Fund Cash & Investment Balance:	\$1,401,558
Reserve Fund Cash & Investment Balance:	\$1,167,435
Debt Service Fund Investment Balance:	\$776,612
Total Cash and Investment Balances:	\$3,345,605
General Fund Expense Variance: \$40,169	Under Budget



1. **Audit Committee Meeting** – The second meeting will be held immediately prior to the March 2, 2022, Board of Supervisors' meeting. During this meeting, the Audit Committee will review and rank the proposals and select an auditor. At the Board meeting immediately following the audit meeting, the Board will accept the Audit Committee's recommendation.
Proposals Received to Date:
 - Grau and Associates
 - Berger, Toombs, Elam, Gaines, & Frank
2. **Resurfacing of the Aquatics Update** – At the time of this report, the Lap Pool is scheduled to reopen on Monday, March 14.
3. **Aquatics Maintenance Services Proposals** – The pre-bid meeting was held on Tuesday, February 15, 2022, and the sealed bids were due on Tuesday, February 22.
Proposals Received to Date:
 - A-Quality Pool Service
 - Proteus Pool Services
4. **Campus Suite ADA Websites** – There is no longer a page count limit for Campus Suite contracts. An addendum page to the contract is in drafting.
5. **Budget Workshop** – Scheduled for 9:30 a.m., Tuesday, April 12.
6. **CDD Board of Supervisors 2022 Election Qualifying Dates** – Seats 1 & 2 qualifying dates: Noon, June 13, 2022 – Noon, June 17, 2022.

SPECIAL DISTRICT CANDIDATE INFORMATION

Any person interested in running for an available Special District seat may qualify by the petition process or by paying a qualifying fee. If a candidate chooses the petition process, they will need to collect 25 valid signatures from resident electors and submit those petitions to the Supervisor of Elections' office no later than **Noon, May 16, 2022**. Otherwise, a \$25.00 qualifying fee will be due during the week of candidate qualifying.

Candidate qualifying is **NOON, Monday, June 13, 2022 – NOON, Friday, June 17, 2022**. Absolutely NO paperwork will be accepted after noon on Friday, June 17th.

Candidates are required to file a Form 1, Statement of Financial Interests (2021 form) and a Candidate Oath – Nonpartisan Office (Form DS-DE 302NP) during the week of qualifying. Special district candidates are **not required** to file an Appointment of Campaign Treasurer and Designation of Campaign Depository (Form DS-DE 9) or a Statement of Candidate (Form DS-DE 84) **if** they do not intend to collect or expend campaign funds (even their own funds). Instead, they will file an Affidavit of Intention.

Candidates who plan to take in contributions (including items donated by anyone including the candidate) and make expenditures (including personal funds spent/used by the candidate themselves) will be required to complete the DS-DE 9 and DS-DE 84 **and** file periodic electronic campaign treasurer reports in addition to the other requirements listed above. Please note that petition fees or qualifying fees are the only exception to this rule for special district candidates ONLY.

The supervisors elected during the November 8, 2022, General Election will assume office on Tuesday, November 22, 2022. Interested individuals may visit our website for more information, www.PascoVotes.gov, or they may pick-up candidate information from any Pasco County Supervisor of Elections' office.

All questions regarding candidacy should be directed to the Supervisor of Elections' office at 800-851-8754 or talligood@pascovotes.gov.