



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting February 8, 2023

**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

www.wildernesslakecdd.org

District Board of Supervisors	Holly Ruhlig Bryan Norrie Heather Hepner Beth Edwards Agnieszka Fisher	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI 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.wildernesslakecdd.org

January 31, 2023

Board of Supervisors Preserve at Wilderness Lake Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, February 8, 2023 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports.....Tab 1
 1. Consideration of Landscape Proposals.....Tab 2
 2. Presentation of Irrigation Inspection Report.....Tab 3
 - B. District Engineer Report.....Tab 4
 1. Update on Splash Pad
 2. Paving Assessment Update
 - C. District Counsel Report
 - D. GHS Environmental Report.....Tab 5
 - E. Community Manager's Report.....Tab 6
 1. Discussion Regarding Convergent Surveillance Consultation Options
 2. Consideration of NABR Application.....Tab 7
 3. Consideration of Proposals for Handicap Buttons at the Nature Center.....Tab 8
 4. Consideration of Proposals for Tennis Court Light Replacement.....Tab 9
 5. Consideration of Proposals for Trash Bins.....Tab 10
 6. Discussion Regarding Painting to Replace Painting Above Fireplace in the Lodge.....Tab 11
 7. Consideration of Proposal from Fence Pro.....Tab 12
- 5. BUSINESS ITEMS**
 - A. Consideration of JMT Engineering Resignation Letter.....Tab 13
 - B. Consideration of BDI District Engineering Services Agreement.....Tab 14

- C. Consideration of Property Damage Release.....Tab 15
- D. Discussion Regarding Space Utilization
- E. Consideration of Revised Rules & Regulations.....Tab 16
- F. Discussion Regarding Bracelet RFID Solution
- 6. BUSINESS ADMINISTRATION**
- A. Consideration of Minutes of the Board of Supervisors’
Meeting held on January 4, 2023.....Tab 17
- B. Consideration of Operation and Maintenance Expenditures
for October and November 2022.....Tab 18
- 7. DISTRICT MANAGER UPDATE**
- A. District Manager’s Report.....Tab 19
- B. Financial Statements for October 2022.....Tab 20
- C. Overview of Reserve Study.....Tab 21
- D. Presentation of 4th Quarter Website Audit.....Tab 22
- E. Discussion Regarding Main Street Bank
- 8. AUDIENCE COMMENTS/SUPERVISOR REQUESTS**
- 9. 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) 933-5571.

Sincerely,
Jayna Cooper
District Manager

cc: John Vericker, Straley & Robin
Stephen Brletic, BDI Engineering

Tab 1

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	December 8, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Beth Edward, Sean Craft Redtree Landscape Systems- RJ Johnson, Joseph Mendoza PSA Horticultural-Tom Picciano

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

These items must be completed by December 27, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on December 27, 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

Kendall Heath/Waverly Shores-remove leaf drop.

Completed on 12/15/22

Grasmere pond-remove leaf drop.

Completed on 12/15/22

Citrus Blossom park common area-remove leaf drop.

Completed on 12/15/22

Hérons' Wood monument-remove leaf drop.

Completed on 12/15/22

Across from 7530 Whispering Wind-line trim around bench. *Photo below.*

Completed on 12/19/22



RJ

The rear bed lines were neatly defined. *Photo below.*

Noted



General work order-blow leaves out of beds and leave them at edge of beds as a mulch cover.

Noted

The turf was mowed, edged and trimmed in accordance with the specifications. Only mow turf that is actively growing. This will help reduce soil compaction Remove any heavy leaf drop from lawns to prevent the smothering of grass plants

3 WOODLINE MAINTENANCE

Blvd. between Waters Edge and Pine Knot-cut back woodline.

Completed on 12/13/22

Blvd. outbound at bridge-cut back wax myrtle.

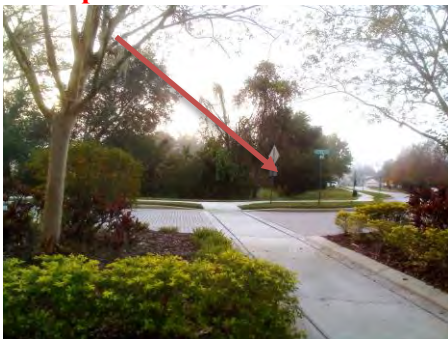
Completed on 12/13/22

Cormorant Cove pond by medians-cut back encroaching vegetation.

Completed on 12/13/22

Deerfields inbound-cut back encroaching wax myrtle. *Photo below.*

Completed on 12/13/22



Heron's Glen monument-cut back palmetto away from woodline.

Completed on 12/14/22

2 TURF COLOR

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

Citrus Blossom Park common area-turf color remained a lightly mottled medium green

Citrus Blossom playground-turf color remained a lightly mottled medium green.

Stoneleigh park-turf color of the common Bermudagrass was a mottled pale green. The St. Augustine turf was a lightly mottled medium green.

RJ

Lodge-turf color of the main lawn remained a mottled medium green.

Oakhurst park-turf color of the common Bermudagrass was a mottled medium green.

Kendall Heath/Waverly Shores-turf color of the common Bermudagrass was a mottled pale green. The St. Augustine turf color remained a lightly mottled medium green.

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

Roundabout-turf color still ranged from a lightly mottled medium green to a consistent medium green.

December

December



November

November

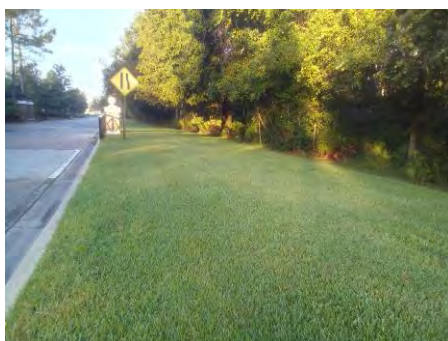
November



October

October

October



September

September

September



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass ranged from poor to fair. It is going dormant. The density of the St. Augustine turf was strong.

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

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density was strong.

Stoneleigh park-the density of the common Bermudagrass still ranged from fair to good. It is beginning to go into its dormant period. The density of the St. Augustine turf was strong.

Oakhurst park-the density of the common Bermudagrass still ranged from fair to good. It is beginning to go into its dormant period

Night Heron/Caliente intersection-the density ranged from fair to good.

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn was strong. The front lawn density is affected by soil compaction.

Tennis court-the density around the tennis court still ranged from fair to good.

The Bahia turf density ranged from fair to good. throughout the property. It is beginning to go into its dormant period.

2 TURF WEED CONTROL

Broadleaf weeds are still showing signs off dying off. Another herbicide application will be necessary to control the weeds. Continue to spot treat broadleaf weeds in all noted locations.

Will be completed by next walk through

Clubhouse playground-treat broadleaf weeds.

Will be completed by next walk through

Americus-treat broadleaf weeds.

Will be completed by next walk through

Caliente/Night Heron intersection-treat broadleaf weeds.

Will be completed by next walk through

Blvd.-treat broadleaf weeds along entire length.

Will be completed by next walk through

RJ

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Butterfly garden walkway-treat new sod with fungicide on rotational basis. Turf appears to be recovering. *Photo below.* **Will be completed by next walk through**



Blyd. outbound from Woods Bay to traffic light-treat patch disease. *Photo below.*
Will be completed by next walk through



Americus-treat patch disease.

Will be completed by next walk through

Rear tennis court lawn-treat patch disease.

Will be completed by next walk through

Amenity center front lawn-treat patch disease.

Will be completed by next walk through

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

Will be completed by next walk through

November

December



Lodge-the front lawn continues to be affected by soil compaction.

Noted

RJ

The turf is being mowed at the correct height with sharp blades. Only actively growing turf should be mowed. The density and the color remained the same over the past month. Both were affected by the patch disease which has become present in several high visibility turf areas. The broadleaf weeds were dying back, but another application of herbicide is necessary. There were no indications of insect activity.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Deerfields exit berm along street-remove dead and declining lorapetalum at the top of berm. MISSED FROM NOVEMBER INSPECTION

Completed on 12/13/22

Eagles Crest monument-treat ant mounds.

Completed on 12/12/22

Americus-replace dead viburnum. **WARRANTY WORK.**

Completed on 12/12/22

General work order-remove tags from newly installed magnolias.

Completed on 12/12/22

Rear of tennis court-straighten standard bottlebrush.

Completed on 12/12/22

Butterfly garden-plants are heathy. *Photo below.*

Noted



Pool patio-fertilize azaleas.

Will be completed by next walk through

General work order-fertilize all azaleas on property with appropriate fertilizer for azaleas. Do not prune azaleas.

Will be completed by next walk through

3 BED / CRACK WEED CONTROL

Nature center rear-remove bed weeds from mondo grass.

Completed on 12/19/22

Eagles Crest monument-treat crack weeds.

Completed on 12/19/22

Ranger station-treat crack weeds.

Completed on 12/19/22

Cormorant Cove-treat crack weeds in street by medians.

Completed on 12/19/22

Eagles Grove monument-remove bed weeds.

Completed on 12/19/22

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation.

Will be completed after system is turned back on from cold weather

Pool patio-check irrigation in pot at front gate. Soil is dry.

Will be completed after system is turned back on from cold weather

RJ

Lodge playground-possible irrigation break. Large wet spot. *Photo below.*

Will be completed after system is turned back on from cold weather



Butterfly garden-missing nozzle on milkweed bed maxi jet.

Will be completed after system is turned back on from cold weather

General work order-valve locations need to be re-painted on curbs. Paint is fading. This should be done over the winter.

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)

Do not prune azaleas.

Noted

Deerfields berm-tip back large viburnum hedge.

Completed on 12/14/22

Blvd. median at Woods Bay-thin out palmetto to improve line of sight.

Completed on 12/14/22

Exit monument-prune dead sections out of schilling hollies. *Photo below.*

Completed on 12/14/22



Tennis court sidewalk-prune shoots off new viburnum hedge.

Completed on 12/18/22

Pool patio-prune palmetto off fence.

Completed on 12/18/22

RJ

Draycott cds-viburnum hedge is neatly pruned. *Photo below.*



3 TREE PRUNING

Blvd. across from Draycott-remove moss from large crape myrtles. Remove dead wood, crossing branches, water sprouts and sucker growth.

Completed on 12/19/22

Stoneleigh playground-lift low hanging oak trees.

Completed on 12/19/22

Lodge patio-remove pups from windmill palm.

Completed on 12/19/22

Blvd. median at roundabout and in the roundabout-remove moss from crape myrtles.

Completed on 12/15/22

3 CLEANUP/RUBBISH REMOVAL

Deerfield- remove vegetative debris from medians.

Completed on 12/15/22

Oakhurst park-remove heavy vegetative debris under viburnum hedge. WINTER PROJECT

Completed on 12/19/22

3 APPEARANCE OF SEASONAL COLOR

The newly installed seasonal color display was providing excellent curb appeal. The plants were healthy and properly spaced. The beds have been redressed according to the specifications. *Photo below.*

December



December



December



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

PROPOSALS

Submit proposal to prune large oaks around the tennis court.

SUMMARY

Redtree performed to contractual standards for this inspection. The turf is being properly mowed and trimmed. The color and density of the lawns remained the same over the past month, but some sections are being adversely affected by patch disease in number of high visibility areas. The broadleaf weeds continue to be treated and are dying back. There were no signs of insect activity. The woodlines are being neatly maintained with a few needing some attention. The growth of most of the plants has slowed for winter. There were no major insect or disease issues. The pruning of shrubs appears to be taken care of in accordance with the rotational schedule. The bed and crack weeds were well managed. Some tree pruning and moss removal needs to be performed for aesthetic and clearance reasons. Normal vegetative cleanup of the beds was ongoing. The new seasonal flower display was proving excellent curb appeal. The flowers are planted in newly dressed planting beds. Some warranty work is scheduled to be completed. The grounds are well positioned to go into the winter.

Be certain to document in writing the rotational work zones that were worked on during the month. All maintenance items noted on this report must be completed during the normal rotational schedule. The reason for any uncompleted task must be noted in writing.

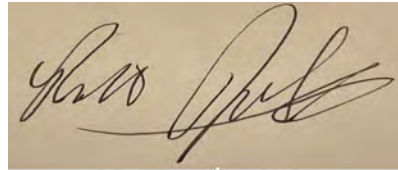
RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name Robert "RJ" Johnson, Client Care Specialist

Company RedTree Landscape Systems, LLC

Date 12.23.22



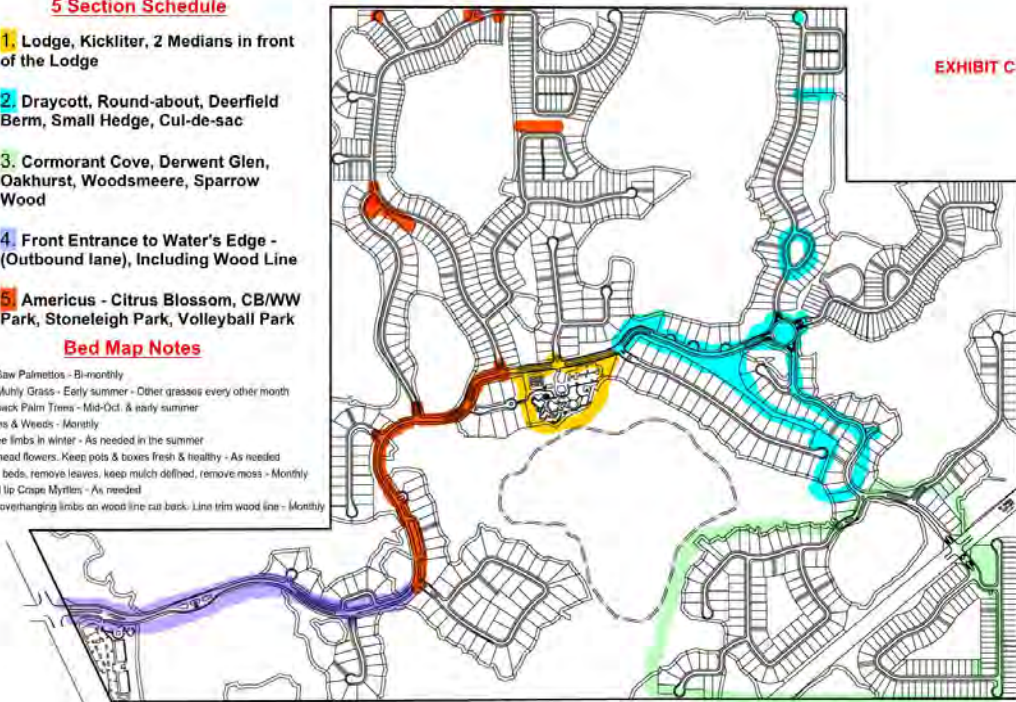
5 Section Schedule

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

EXHIBIT C



PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	January 12, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Beth Edward, Sean Craft Redtree Landscape Systems- RJ Johnson, Joseph Mendoza PSA Horticultural-Tom Picciano

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

These items must be completed by January 30, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on January 31, 2023. 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

Caliente berm-area behind hedge needs to be mowed. The mowing was missed for a long time.

Water's Edge beds-remove leaf drop.

Waverly Shores/Kendall Heath-remove leaf drop.

Across Blvd. from Ambleside-remove leaf drop along woodline.

Cormorant Cove dock-remove leaf drop.

Eleanor Wood pond-remove leaf drop.

Garden Walk fence line-remove leaf drop.

Across from 7738 Stoneleigh-remove leaf drop.

Citrus Blossom playground and common area-remove leaf drop.

Rear lodge lawn-remove leaf drop.

The rear bed lines were neatly defined. *Photo below.*



The turf is being mowed in accordance with the specifications. The hard edging was vertical, and all the edged material was cleaned out. The line trimming was performed at the same height as the mowing. Most of the bed lines were well defined. The cleanup of the hard surfaces was thorough. Only mow turf that is actively growing. Remove heavy leaf drop to prevent turf from being smothered. Be certain to maintain the mowing schedule.

3 WOODLINE MAINTENANCE

Blvd. across from Natures Ridge-cut back encroaching sections of woodline.

Blvd. across from Whispering Wind-cut back encroaching sections of woodline.

2 TURF COLOR

Boulevard from Lodge to main entry-turf color was a mottled medium green. The carpet grass was affecting both the color and the density as it dies off in the cooler temperatures.

Citrus Blossom Park common area-turf color remained a lightly mottled medium green.

Citrus Blossom playground-turf color remained a lightly mottled medium green.

Stoneleigh park-turf color of the common Bermudagrass was a mottled pale green. The St. Augustine turf was a mottled medium green.

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

Oakhurst park-turf color of the common Bermudagrass was a mottled pale green. The St. Augustine turf was a mottled medium green.

Kendall Heath/Waverly Shores-turf color of the common Bermudagrass was a mottled pale green. The St. Augustine turf color remained a lightly mottled medium green.

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

Roundabout-turf color still ranged from a lightly mottled medium green to a consistent medium green.

January



December

January



December

January



November



November



November



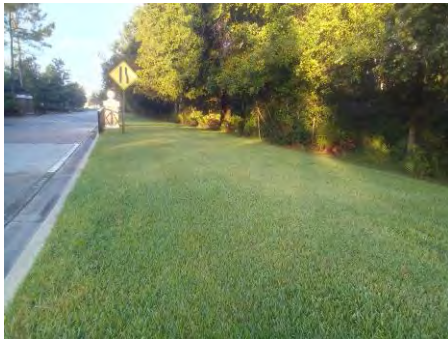
October



October



October



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass was from poor .to fair. The density of the St. Augustine turf was strong.

Boulevard from Lodge to main entry-the density was good. The carpet grass was affecting both the color and the density as it dies off in the cooler temperatures.

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density was good.

Stoneleigh park-the density of the common Bermudagrass was fair. The density of the St. Augustine turf was good.

Oakhurst park-the density of the common Bermudagrass was fair. The density of the St. Augustine turf was good.

Night Heron/Caliente intersection-the density still ranged from fair to good.

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn was good. The front lawn density is affected by soil compaction.

Tennis court-the density around the tennis court ranged from fair to good.

The Bahia turf density was fair, as it is now in a dormant period.

2 TURF WEED CONTROL

Continue to spot treat broadleaf weeds in all noted locations.

Americus-treat broadleaf weeds.

Caliente/Night Heron intersection-treat broadleaf weeds.

Blvd.-treat broadleaf weeds along entire length.

Lodge Amenity Center-treat broadleaf weeds in front lawn.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf continues to be mowed at the correct height with sharp blades. The color of the St. Augustine and Bahia turf has slightly diminished over the past month. The density of the St. Augustine grass remains strong while the Bahia and common Bermuda grass are in a winter dormancy period. The broadleaf weeds are dying off from herbicide applications. The remaining weeds should be spot treated. Pre-emergent herbicide for control of grassy weeds should be applied when soil temperature is appropriate. There were no indications of insect activity except for ant mounds. Patch disease was present in a few sections of turf throughout the community. Some were more pronounced than others and will need continued fungicide treatments. The rest can be monitored.

Caliente/Night Heron-treat ant mound along sidewalk.

Pine Knot-treat patch disease.

Lodge lawn needs to be core aerated. Soil is showing signs of compaction. *Photo below.*



Butterfly garden walkway-turf appears to have recovered from disease activity.

Blvd. outbound from Woods Bay to traffic light-monitor patch disease.

Americus-monitor patch disease.

Rear tennis court lawn-monitor patch disease.

Pine Knot-treat patch disease.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Stoneleigh and Oakhurst park-redefine tree rings prior to mulching.

Deerfields-cold weather damage to some shrubs. They should recover as the weather warms. Do not remove the damaged areas until the danger of frost has passed. They have insulating properties and will help to protect tender, young growth from further cold damage. *Photo below.*



Lodge-cold weather damage to some shrubs. They should recover as the weather warms. Do not remove the damaged areas until the danger of frost has passed. They have insulating properties and will help to protect tender, young growth from further cold damage. *Photo below.*



Butterfly garden-shrubs are healthy. Some cold weather damage. They should recover as the weather warms. Do not remove the damaged areas until the danger of frost has passed. They have insulating properties and will help to protect tender, young growth from further cold damage. *Photo below.*



3 BED / CRACK WEED CONTROL

Lodge front door-remove bed weeds growing within plumbago.

Ranger station gate median-remove vine from palm. *Photo below.*



3 IRRIGATION MANAGEMENT

Dunkin Donuts fence line-repair broken head by pillar at entrance.

Most of the landscape appears to be receiving sufficient irrigation.

General work order-valve locations need to be re-painted on curbs. Paint is fading. This should be done over the winter.

Blvd. across from the Lodge-replace broken round valve box cover.

Caliente/Night Heron-adjust spray to avoid staining monument with iron. *Photo below.*



Butterfly garden-missing maxi-jet nozzle on right side penta bed. *Photo below.*



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)

General work order-all ornamental grasses need to be cut back.

Lakewood Retreat cds-viburnum hedge is neatly pruned. *Photo below.*



Do not prune azaleas.

3 TREE PRUNING

Stoneleigh park-prune broken branch from maple.

Caliente/Night Heron-cut back pepper tree by split rail fence woodline. Treat cuts with Garlon.

Roundabout-elevate trees and remove sucker growth from trunks.

Blvd. across from Nature’s Ridge-cut back pepper tree. Treat cuts with Garlon. *Photo below.*



Americus-elevate oak tree.

Blvd.at Americus-prune tree away from 20 mph sign.

Pine Knot-elevate oak trees.

3 CLEANUP/RUBBISH REMOVAL

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal color display was providing excellent curb appeal. The plants were healthy and properly spaced. *Photo below.*

January



January



January



December



December



December



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

21645 Draycott Way-the vine that was growing in the tree was removed by Redtree crew. The resident removed the swing. *Photo below.*



PROPOSALS

NEW-submit proposal to remove low hanging limbs from oaks trees along Caliente berm.

Submit proposal to prune large oaks around the tennis court.

SUMMARY

Redtree performed to contractual standards for this inspection. The turf is being properly mowed, edged and trimmed. Be certain that mowing schedule is adhered to. The bed lines should be redefined prior to the spring growth flush. The turf color was mostly a mottled medium green. The density was improving in the majority of areas now that most of the patch disease was subsiding. The broadleaf weed and sedge volume continues to be reduced with herbicide applications. There were no signs of insect activity, and a few areas needed additional fungicide treatments to control the remaining patch disease. The woodlines are being neatly maintained. The shrubs remained healthy though some suffered some defoliation and leaf burn from recent cooler temperatures. They should recover when the weather warms. There was no major shrub pruning necessary, just the ornamental grass plants that should now be cut back. Continue to prune trees for clearance above sidewalks and walls and remove invasive pepper trees. The bed and crack weed control was good. There were some minor irrigation issues that needed to be addressed. The seasonal flower display was still providing a strong curb appeal.

Be certain to document in writing the rotational work zones that were worked on during the month. All maintenance items noted on this report must be completed during the normal rotational schedule. The reason for any uncompleted task must be noted in writing.

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

Signature _____

Print Name _____

Company _____

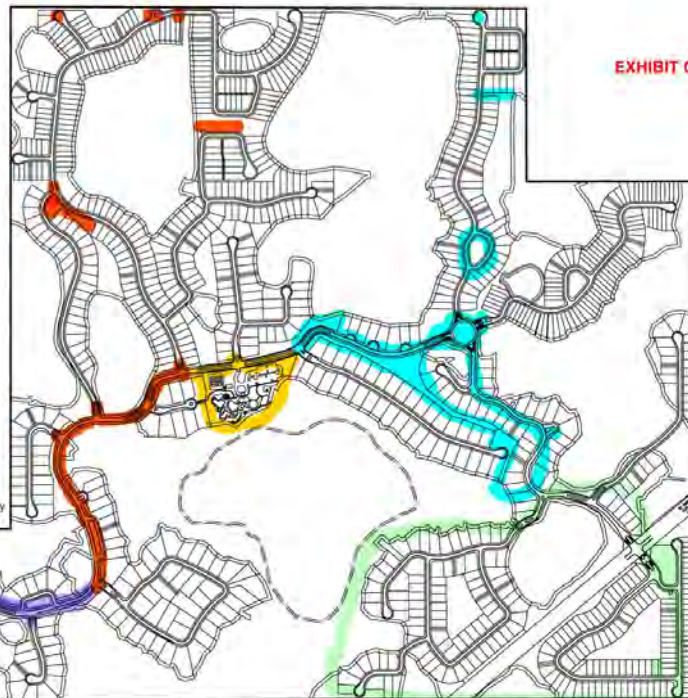
Date _____

5 Section Schedule

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

Bed Map Notes

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



Tab 2

ATTN Sean Craft Manager

Wilderness Lake Preserve
21320 Wilderness Lake Preserve
blvd Land O Lakes FL 34637
813-995-2437 office
727-260-2213 Cell



INVOICE

Your order no		Invoice no		Date	
				1-19-23	
Quantity	Description	Unit price	Amount		
	Trim 16 live OAK trees				
	leaning over LANAIS				
	Clean up and haul				
	All debris AWAY				

thanks Sean if you have any questions
Feel free to call my Cell phone at
727-557-6403.

Richard Bush / Arborist Aboard

SUB TOTAL	
TAX	
TOTAL	4,800 ⁰⁰



ABC 1-2-Tree and Landscaping, llc.

2901 32nd Ave No | St. Petersburg, Fl. 33713
727-522-8733 | abc12tree@gmail.com | www.abc12tree.com

RECIPIENT:

Wilderness lake preserve

21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637
Phone: 8139952437

Estimate #5152

Sent on 01/24/2023

Total \$4,000.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Tree Trimming	1. Sixteen (16) live oak trees to be trimmed and elevated away from roofs, lanais, and privacy fences. Location: In the back yards on Moss Ledge Run All debris cut is hauled	1	\$4,000.00

Total **\$4,000.00**

This quote is valid for the next 30 days, after which values may be subject to change.

This job will not be scheduled until an approval has been received.

Thank you,
ABC 1-2-Tree. Inc.



ABC 1-2-Tree and Landscaping, llc.

2901 32nd Ave No | St. Petersburg, Fl. 33713
727-522-8733 | abc12tree@gmail.com | www.abc12tree.com

Notes Continued...

Signature: _____ Date: _____

Tab 3



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

Volley Ball Ct

PROPERTY	<i>Preservers at wilderness</i>							DATE:	<i>1/10/23</i>							TECHNICIAN(S):	<i>Mike</i>									
TIMER TYPE	<i>Pro-e</i>								WATER SOURCE							<i>well</i>							RAIN SWITCH TYPE		<input checked="" type="checkbox"/>	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	<u>FRI</u>	SAT	SUN		PROGRAM C / BATTERY 3							MON	TUE	WED	THU	FRI	SAT	SUN				
START:	<i>12:45</i>				STOP:				START:							STOP:										
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM C / BATTERY 4							MON	TUE	WED	THU	FRI	SAT	SUN				
START:					STOP:				START:							STOP:										
ZONE NUMBER	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>																					
ZONE # PROG A / BATTERY 1	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>																					
ZONE # PROG B / BATTERY 2																										
ZONE # PROG C / BATTERY 3																										
ZONE # PROG D / BATTERY 4																										
SPRAY / ROTOR / DRIP / MIX	<i>R</i>	<i>S</i>	<i>R</i>	<i>S</i>	<i>R</i>																					
CLEANED CLOGGED NOZZLE		<i>2</i>		<i>1</i>																						
CHANGED INCORRECT NOZZLE																										
REPLACED NOZZLE																										
ADJUST ARC / RADIUS	<i>1</i>		<i>2</i>		<i>1</i>																					
STRAIGHTEN HEADS																										
HEAD MISSING / BROKE																										
CHANGE 4" TO 6"																										
CHANGE 4" TO 12"																										
CHANGE 6" TO 12"																										
SHRUBS: RAISED HEADS																										
TURF: RAISED HEADS																										
RELOCATE HEADS																										
LEAK IN HEADS																										
LEAK IN PIPE																										
ROTORS NOT ROTATING																										
VALVE INOPERABLE																										
REPAIR DRIP LINE																										
NOTES:	<i>cell good</i>																									



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

*Neighborhood Park
Preserves, at Wilderuss
Hybrid*

PROPERTY	<i>Neighborhood Park Preserves, at Wilderuss</i>							DATE: <i>11/10/23</i>		TECHNICIAN(S): <i>Mitch</i>								
TIMER TYPE	<i>Hybrid</i>									WATER SOURCE: <i>Potable</i>		RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	<u>FRI</u>	SAT	SUN			PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN
START:	<i>12pm</i>			STOP: <i>5pm</i>						START:		STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM D / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:						<i>Node</i> START: <i>10:45 AM</i>		STOP: <i>17:00 PM</i>						
ZONE NUMBER	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>			
ZONE # PROG A / BATTERY 1	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>								
ZONE # PROG B / BATTERY 2												<i>15</i>	<i>30</i>	<i>15</i>	<i>15</i>			
ZONE # PROG C / BATTERY 3												<i>5</i>	<i>12</i>	<i>5</i>	<i>5</i>			
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX	<i>S</i>	<i>S</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>S</i>	<i>R</i>	<i>S</i>								
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:																		



Green Cell Health

REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	DATE: 1/10/23							TECHNICIAN(S):	MOTZ						
TIMER TYPE	Nodes							WATER SOURCE	Potability			RAIN SWITCH TYPE <input checked="" type="checkbox"/>			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	12:15			STOP: 11:5 AM				START:				STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:	11:5 PM			STOP: 1:45 PM				START:				STOP:			
ZONE NUMBER	1	2			1										
ZONE # PROG A / BATTERY 1	30	30			30										
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX	N	N			S										
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE															
NOTES:															



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

Calventive Controller Preservers at Wilderness

PROPERTY	<i>Preservers at Wilderness</i>							DATE:	<i>11/10/23</i>					TECHNICIAN(S):	<i>M. R. E</i>						
TIMER TYPE	<i>4 FCC 2</i>												WATER SOURCE	<i>Well</i>			RAIN SWITCH TYPE			<input checked="" type="checkbox"/>	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN						PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	<i>6PM</i>			STOP:									START:				STOP:				
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN						PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	<i>6PM</i>			STOP:									START:				STOP:				
ZONE NUMBER	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>15</i>	<i>17</i>	<i>18</i>	<i>19</i>	<i>21</i>	<i>22</i>	<i>25</i>	<i>36</i>	<i>37</i>	<i>38</i>			
ZONE # PROG A / BATTERY 1																					
ZONE # PROG B / BATTERY 2																					
ZONE # PROG C / BATTERY 3																					
ZONE # PROG D / BATTERY 4																					
SPRAY / ROTOR / DRIP / MIX	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>S</i>			
CLEANED CLOGGED NOZZLE																					
CHANGED INCORRECT NOZZLE																					
REPLACED NOZZLE										<i>1</i>		<i>1</i>						<i>2</i>			
ADJUST ARC / RADIUS																					
STRAIGHTEN HEADS																					
HEAD MISSING / BROKE																					
CHANGE 4" TO 6"																					
CHANGE 4" TO 12"																					
CHANGE 6" TO 12"																					
SHRUBS: RAISED HEADS																					
TURF: RAISED HEADS																					
RELOCATE HEADS																					
LEAK IN HEADS																					
LEAK IN PIPE																					
ROTORS NOT ROTATING																					
VALVE INOPERABLE																					
REPAIR DRIP LINE																					
NOTES:	<i>Made adjustments as needed Adjusted sprays by signs best we could</i>																				



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

DD Controller

PROPERTY	<i>Preserve our wilderness</i>							DATE: <i>11/10/25</i>		TECHNICIAN(S): <i>Mike</i>									
TIMER TYPE	<i>Hunter FCC2</i>									WATER SOURCE: <i>Well</i>			RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3			MON	TUE	WED	THU	FRI	SAT	SUN
START:	<i>12pm</i>			STOP:						START:			STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4			MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:						START:			STOP:						
ZONE NUMBER	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>	<i>18</i>	
ZONE # PROG A / BATTERY 1	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>			
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX	<i>M</i>	<i>M</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>R</i>	<i>S</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>M</i>		
CLEANED CLOGGED NOZZLE				<i>2</i>															
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE	<i>(1)</i>							<i>(1)</i>											
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE		<i>(1)</i>											<i>(1)</i>						
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	<i>214 - Replaced (1) Rotor w/ K mower damage</i>																		



Deerfield

REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Preserves at wilderness							DATE:	1/16/73		TECHNICIAN(S):	mike							
TIMER TYPE	F core									WATER SOURCE	well			RAIN SWITCH TYPE					
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN		
START:				STOP:						START:				STOP:					
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN		
START:				STOP:					START:				STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10									
ZONE # PROG A / BATTERY 1	30	X	30	30	30	30	30	30	30	30									
ZONE # PROG B / BATTERY 2																			
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX	S	X	S	R	R	S	S	S	M	S									
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	minor adjustments all good																		



Waters Edge

**REDTREE LANDSCAPE SYSTEMS
IRRIGATION CONTROLLER CHECKLIST**

PROPERTY		<i>Preserve at wilderness</i>							DATE:		<i>1/16/89</i>		TECHNICIAN(S):		<i>MIRC</i>							
TIMER TYPE		<i>I-core</i>											WATER SOURCE		<i>well</i>		RAIN SWITCH TYPE					
PROGRAM A / BATTERY 1		MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 3		MON	TUE	WED	THU	FRI	SAT	SUN	
START:					STOP:							START:					STOP:					
PROGRAM B / BATTERY 2		MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 4		MON	TUE	WED	THU	FRI	SAT	SUN	
START:					STOP:							START:					STOP:					
ZONE NUMBER		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>	<i>18</i>	<i>19</i>	<i>20</i>	
ZONE # PROG A / BATTERY 1																						
ZONE # PROG B / BATTERY 2																						
ZONE # PROG C / BATTERY 3																						
ZONE # PROG D / BATTERY 4																						
SPRAY / ROTOR/ DRIP / MIX		<i>R</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>D</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	
CLEANED CLOGGED NOZZLE																						
CHANGED INCORRECT NOZZLE																						
REPLACED NOZZLE																						
ADJUST ARC / RADIUS																						
STRAIGHTEN HEADS																						
HEAD MISSING / BROKE																						
CHANGE 4" TO 6"																						
CHANGE 4" TO 12"																						
CHANGE 6" TO 12"																						
SHRUBS: RAISED HEADS																						
TURF: RAISED HEADS																						
RELOCATE HEADS																						
LEAK IN HEADS																						
LEAK IN PIPE																						
ROTORS NOT ROTATING																						
VALVE INOPERABLE																						
REPAIR DRIP LINE																						
NOTES:		<i>Controller Glitching And will send estimate for repairs Zone #1 valve comes on with every zone - Replaced 2" Hunter valve today</i>																				



REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Lodge 1 Preserves 4+ wilderness							DATE: 11/14/23		TECHNICIAN(S): Mike								
TIMER TYPE	2-core							WATER SOURCE Well				RAIN SWITCH TYPE <input checked="" type="checkbox"/>						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3				MON	TUE	WED	THU	FRI	SAT	SUN
START:	12am			STOP: 6am				START:				STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4				MON	TUE	WED	THU	FRI	SAT	SUN
START:	4am			STOP: 5:45am				START:				STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
ZONE # PROG A / BATTERY 1	30	30	X	30	30	30	30	30	30	30	30	30	30	30				
ZONE # PROG B / BATTERY 2				10				15	10		45		10					
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX	R	S		M	M	R	R	M	M	M	M		R	3				
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE																		
REPLACED NOZZLE								(209)		(17)								
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE																		
NOTES:	Replaced Maxie Set nozzles 210 at Garden & 28																	



DevM

REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	<i>Preserves at Wilderness</i>							DATE:	<i>1/14/22</i>		TECHNICIAN(S):	<i>Mike / Shawn</i>								
TIMER TYPE	<i>Ice 2</i>								WATER SOURCE			RAIN SWITCH TYPE								
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN				
START:	<i>17am</i>			STOP:					START:			STOP:								
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN				
START:				STOP:				START:			STOP:									
ZONE NUMBER	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>	<i>18</i>	<i>19</i>	
ZONE # PROG A / BATTERY 1	<i>25</i>	<i>25</i>	<i>25</i>	<i>25</i>	<i>25</i>	<i>N</i>	<i>25</i>	<hr/>							<i>25</i>	<i>N</i>				
ZONE # PROG B / BATTERY 2						<i>0</i>														
ZONE # PROG C / BATTERY 3						<i>0</i>														
ZONE # PROG D / BATTERY 4						<i>d</i>														
SPRAY / ROTOR/ DRIP / MIX	<i>S</i>	<i>R</i>	<i>S</i>	<i>S</i>	<i>R</i>	<i>d</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>S</i>	<i>D</i>	<i>D</i>	<i>D</i>	<i>d</i>				
CLEANED CLOGGED NOZZLE						<i>c</i>										<i>e</i>				
CHANGED INCORRECT NOZZLE																				
REPLACED NOZZLE																				
ADJUST ARC / RADIUS																				
STRAIGHTEN HEADS																				
HEAD MISSING / BROKE																				
CHANGE 4" TO 6"																				
CHANGE 4" TO 12"																				
CHANGE 6" TO 12"																				
SHRUBS: RAISED HEADS																				
TURF: RAISED HEADS																				
RELOCATE HEADS																				
LEAK IN HEADS																				
LEAK IN PIPE																				
ROTORS NOT ROTATING																				
VALVE INOPERABLE																				
REPAIR DRIP LINE																				
NOTES:	<i>Wade adjustments as needed. Both mode set Fridays 15 mins</i>																			

Tab 4

Preserve at Wilderness Lake CDD
ENGINEER'S REPORT FOR February 8th, 2023 BOARD MEETING

Ongoing Projects Report and Updates:

Splash Pad Surface & Repair

The remainder of the splash pad work with Phoenix Pools is to take place on February 6th and 7th and a start up is tentatively scheduled the day of the next board meeting. BDi has also asked the vendor to attend the February 8th meeting to explain the delays in the project and to answer any closeout questions.

Grasmere Tract/Access Issue

Site Masters has shared an anticipated schedule to begin the project on February 13th.

Floating Dock Repair

As discussed at the workshop, Tampa Dock and Seawall has submitted all the necessary options for the board to make a decision on the repair/replacement and any other desired options for the floating dock.

Sand Volleyball Court Drainage

BDi reached out to multiple vendors for a proposal to perform the work associated with a permanent drainage fix for the volleyball court. Site Masters responded with a proposal of \$4200. BDi is still pursuing getting a second bid that will be brought under separate cover to the meeting for discussion. Update: Sports Surfaces also submitted a proposal for \$17,900 for just the installation of a border for the sand.

Pasco County MSTU

BDi had a conference call with the county regarding the new MSTU program and answered questions regarding the exclusion notice of the CDD. The information used to generate the exclusion list was the original PIP (public infrastructure plan) for the development. That PIP is incorrect. They requested we resubmit an updated Public Facilities Report to replace this old PIP and to get the CDD off the exclusion list. District Management does not have a full Public Facilities Report with the proper info the county is looking for. It is estimated to take approximately 16-20 hours to create a full PFR with all the needed information. This includes ownership and maintenance responsibilities of all properties within the CDD



boundary including utilities, landscape, stormwater infrastructure, roadways, and amenities. Much of this information is readily available but still requires verification and to be put into a formalized report.

Tab 5



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

January 30, 2023

The Preserve at Wilderness Lake CDD
c/o Ms. Jayna Cooper
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
January 2023 Summary Report**

Dear Ms. Cooper,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of January 2023 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: December 28, January 6, 10, 13, 20, 25 and 30

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
4. Field meeting with S. Craft to review depth and size of mud area in the proposed kayak/canoe launch area. Determine size of Mobi-mat required.
5. Phone and email coordination with the Florida Mobi-mat sale representative. Placed Mobi-mat order on behalf on WLP.
6. Reviewed fallen tree behind 7543 Deer Path with S. Craft and Deerfield HOA members to determine location is on homeowner's property and discuss removal options.
7. Applied EutroSorb in Pond No. 24 to remove phosphorus from the water column to help with algae control.
8. Started and finished Maintenance Area 12. Work included removal of Brazilian pepper and herbicide treatment of stumps. Herbicide treatment and brush cutting of cogon grass in the right-of-way, vine removal and limb trimming. Off-site disposal.
9. Reviewed Maintenance Area 12 with S. Craft and Red Tree representative to discuss expanding the mowing area in the right-of-way to help keep the cogon grass from re-establishing.
10. Started vine removal, nuisance/exotic removal and limb trimming in Maintenance Area 11.
11. Phone and email correspondence with S. Craft.
12. Prepared and submitted monthly summary report.



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

Sincerely yours,

GHS Environmental










A handwritten signature in black ink, appearing to read 'Chuck Burnite'. The signature is fluid and cursive, with the first name 'Chuck' being more prominent than the last name 'Burnite'.

Chuck Burnite
Senior Environmental Scientist

THE PRESERVE AT WILDERNESS LAKES CDD

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

Legend

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

Wood Line Trimming Areas

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

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

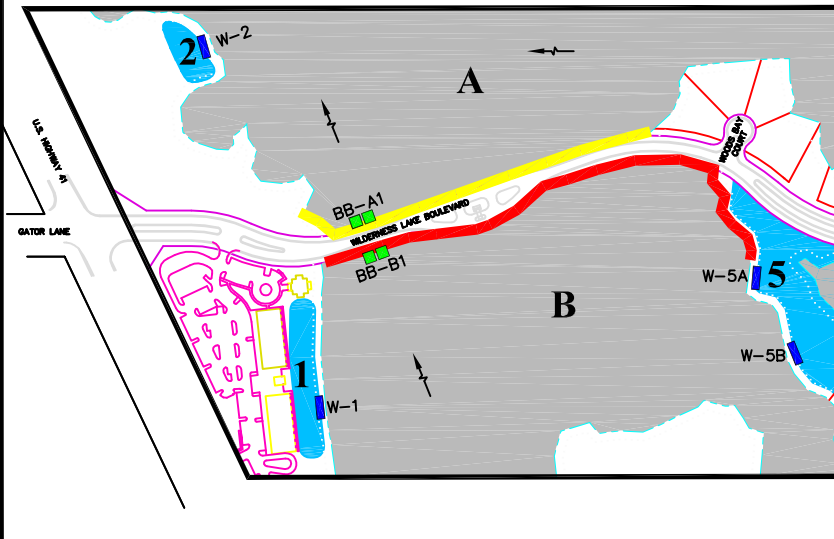
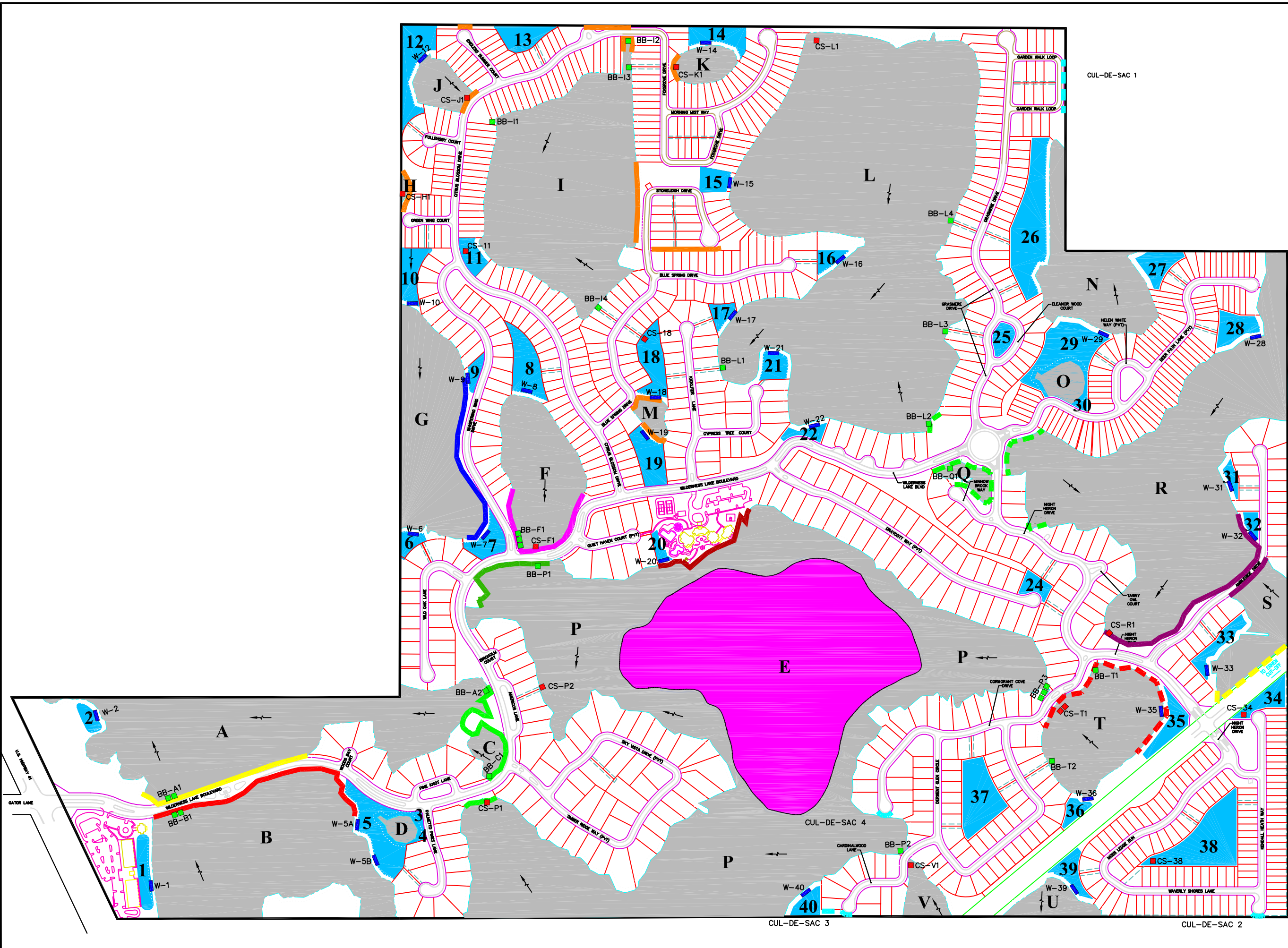
Date: September 18, 2020



Not to Scale



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



Tab 6



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

January 2023 Clubhouse Operations / Maintenance Updates:

- Had three (3) light fixtures replaced at the tennis courts. Proposals submitted to District Management to replace the remaining fixtures before they all start failing, which one already since has.
- Had electrical repairs performed at the Ranger Station as none of the exterior lights nor landscaping lights were functional.
- Had electrical box at 7250 Ambleside Dr. replaced and passed subsequent inspection from the county.
- Had several light fixtures in Nature Center replaced where needed. Also had light fixtures at the back monument and at the Water's Edge monument replaced as they were no longer functioning.
- Obtained proposals to trim (16) trees on Moss Ledge Run where limbs are overhanging resident's roofs, lanai's, and privacy fencing. Submitted to District Management.
- Had billiard table re-clothed.
- Had new mulch laid down in specifically identified areas on WLP Blvd. and in the tree rings at Stoneleigh and Oakhurst Parks.
- Had new bench swing delivered and installed at Stoneleigh Park to replace previously damaged bench.
- Received proposals for adding four (4) outdoor trash bins with dome lids similar to what is currently seen on property. Submitted to District Management.
- Executed proposal from GHS Environmental Services to add vegetation at the Cormorant Cove dock to prevent boat launches, add vegetation in a common area at Nature's Ridge to provide a barrier for the residents in the immediate area, and to add a mobi-mat at the shoreline near the main dock to allow for boat launches in what is currently a muddy area. Mobi-mat has been scheduled for installation the first week of February.
- Executed proposal to add pickleball lines on both sides of tennis court #1. Work completed.
- Executed proposal for the removal of two dead trees on two different areas of common property. Work completed.
- Had several doors exiting the amenities buildings repaired as they were not locking properly.
- Received proposal to add new fencing with a gate at the location on Grasmere Dr. where the District is looking to replace a dying hedge and also allow easier access to mowing crews.
- Executed proposal to add new pavers to the areas at the entrance and exit to SR 41 with delivery scheduled for February 17th. Installation scheduled for February 24th.
- Received proposals for adding handicap buttons at the front and rear doors of the Nature Center. Awaiting separate proposal for needed electrical work as two of the three bids did not include that end of the project.



Wilderness Lake Preserve Community Development District (CDD)

- Requested proposal for signage at the Business Center from Romaner Graphics. Awaiting receipt.

Maintenance Completed Tasks:

- Power washed the street signs in several areas throughout the community.
- Painted several pillars throughout the community and removed one broken post.
- Repaired Kubota which had not been running properly. Issue turned out to be minor.
- Replaced faucet in Nature Center bathroom and repaired toilet in men's rest room of the Activity Center.
- Pruned tree along the fence line at Grasmere which had been growing over from the Connerton side of the fence.
- Power washed the visitor seating area of the tennis courts. Also raked and cleaned both tennis courts.
- Power washed several areas of fencing throughout the community. Also removed rust from the fence line and pillars at Oakhurst Park.
- Cleaned out gutters surrounding the amenities buildings.
- Grinded down several areas of sidewalk throughout the community where it had become off level.
- Moved 3rd radar speed sign to Citrus Blossom as directed.
- Repaired several slats of fencing throughout the community.
- Treated back monument for rust stains.
- Removed damaged grill from Stoneleigh Park as directed.
- Installed new hand sanitizer cases throughout the fitness center.
- Power washed and treated outdoor Christmas decorations with polyurethane. Returned all holiday decorations to storage unit.
- Moved stones out from the tree rings next to the splash pad and relocated them to the shore launch area.
- Replaced damaged swing seat in Oakhurst Park.

December 2022 Playground and Dock Inspection

- See Report Under Separate Cover

December 2022 Projects In Work/Projected Projects

- See Report Under Separate Cover

December 2022 Landscaping Projects in Work/Completed Projects

- See Report Under Separate Cover

Pasco Sheriff's Detail Report on Citations & Warnings

- See Report Under Separate Cover



Wilderness Lake Preserve Community Development District (CDD)

Scheduled Room Usage/Rentals (February)

- 2/12, Siggia Birthday Party. A/C @ 1pm
- 2/18. Guzman Baby Shower. A/C @ 11am
- 2/24. Leppla Party. A/C @ 3:30pm
- 2/25. Rosales Party. A/C @ 12pm
- 2/26. Rondon Baby Shower. A/C @ 12:30pm

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**

Vendors on site performing a service:

- **Stellar Electric.** Repaired lights at tennis courts in immediate need, completed work on the electrical box out at Ambleside Dr., repaired several light fixtures at the Nature Center, repaired exterior lighting at the Ranger Station as well as the surrounding landscape lighting, replaced lighting fixtures at the back monument as well as the Water's Edge monument, and replaced non-working breaker panel in the fitness center.
- **Hughes Exterminators.** Performed monthly treatment.
- **Fit Logic.** Performed monthly maintenance.
- **Instant A/C.** Replaced bad contactor switch for AHU outside the fitness center.

Upcoming Meetings and Events:

➤ **February**

- 2/2, 2/7, 2/9, 2/14, 2/16, 2/21, 2/23, 2/28, Yoga Classes, 8:45am
- 2/1, 2/3, 2/6, 2/8, 2/10, 2/13, 2/15, 2/17, 2/20, 2/22, 2/24, 2/27 Walking Toning Classes, 9:30am
- 2/2, 2/7, 2/9, 2/14, 2/16, 2/21, 2/23, 2/28, Pickleball Rocks, 6:30pm
- 2/1, 2/8, 2/15, 2/22, Food Truck Nights, 5pm
- 2/1, 2/8, 2/15, 2/22, Women's Bible Study, 10am
- 2/4, 2/18 Tennis Classes, 9am
- 2/6, 2/13, 2/20, 2/27, Story Time, 10am
- 2/18, Art Class, 12pm
- 2/8, CDD Meeting, 9:30am
- 2/13, 2/27, ARC Meeting, 6:30pm



Wilderness Lake Preserve Community Development District (CDD)

- 2/28, HOA Meeting, 6:30pm
- 2/6, 2/13, 2/20, 2/27, Mahjong, 1pm
- 1/14, WLP Stand Up Comedy, 6:45pm
- 2/10, Sip & Paint w/Mr. Joe, 6pm
- 2/11, Valentine's Celebration, 6:30pm. Parent's Night Out to be held in conjunction with this event.
- 2/25, Two Magic Shows, 4:30pm
- 2/7, 2/14, 2/21, 2/28, Family Movie Day, 10am
- 2/2, 2/9, 2/16, 2/23, Family Movie Night, 6pm

Resident Requests

- None to report.

Employee Schedule (February):

- See Report Under Separate Cover

Radar Speed Sign Data (January):

- See Report Under Separate Cover

Budget Tracking and Attendance (2nd Quarter of FY 2023):

- See Report Under Separate Cover

Red Tree Irrigation Report (January):

- See Report Under Separate Cover

	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Line Dancing		5		\$ 50.00	\$ (45.00)		
Karaoke					\$ (200.00)		
Comedy		8		\$ 80.00	\$ (72.00)		\$ (317.00)
October Events	Date	# of Attendees	Budget	Revenue	Paid to Vendors	Debt. Card	
Story Time	October	No Sign-In		\$ -		\$ (270.28)	
Karaoke with Mr. Ray	10/7/2022	3		\$ -	\$ (200.00)		
Fall Festival	10/8/2022	200		\$ -	\$ (1,864.00)	\$ (635.54)	
Yard Sign - Fall Festival	10/15/2022	N/A		\$ -	\$ (125.00)		
Line Dance	10/12/2022	1		\$ 10.00	\$ (9.00)		
Paint & Sip	10/14/2022	4		\$ 60.00	\$ (54.00)	\$ (27.57)	
Comedy	10/16/2022	7		\$ 105.00	\$ (94.50)		
Oktoberfest	10/21/2022	24		\$ 240.00	\$ (1,163.17)	\$ (61.21)	
Yard Sign - Garage Sale	10/15/2022	N/A		\$ -	\$ (100.00)		
Crafts with Marilyn	10/23/2022	2		\$ 20.00	\$ (20.00)		
Haunted House	10/28-29/22	150		\$ -	\$ (125.00)		
Halloween Costume Parade	10/31/2022	75		\$ -	\$ (125.00)	\$ (196.13)	
Spooky House Contest		5		\$ -	\$ (20.00)		
Misc. Shopping for the Month							\$ (5,090.40)
November Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time	November	No Sign-In		\$ -		\$ (872.02)	
Karaoke with Mr. Ray	11/4/2022	2		\$ -	\$ (200.00)		
Comedy with James	Cancelled	0		\$ -	\$ -		
Florida Jazz Event	11/5/2022	0		\$ -	\$ (350.00)	\$ (117.52)	
Art Class (Residents Pay Vendor Directly)	11/11/2022			\$ -			
Paint & Sip with Mr. Joe	11/18/2022	4		\$ 120.00	\$ (108.00)	\$ (24.97)	
Annual Art & Craft Fair	11/12/2022	10		\$ 100.00	\$ -	\$ (66.28)	
Turkey Trot	11/24/2022	?		\$ -		\$ (34.30)	
Misc. Shopping for the Month	November			\$ -		\$ (120.43)	\$ (1,893.52)
December Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time	December	36 for month		\$ -		\$ (28.43)	

Santa Arrival & Tree Lighting	12/3/2022	150		\$ -	\$ (1,235.00)	\$ (166.13)	
Merry Little Christmas	12/18/2022	50		\$ -			
Best Decorated House		15 Entries		\$ -		\$ (30.00)	
Breakfast with Santa	12/17/2022	182		\$772.45	\$ (895.00)	\$ (1,335.61)	
Gingerbread house	12/21/2022	49 (14 families)		\$ -		\$ (97.42)	
Kids Gaming Event/Pizza	12/29/2022	60		\$ -	\$ (517.00)	\$ (302.98)	
Pre-New Years Celebration	12/30/2022	40		\$ -	\$ (100.00)	\$ (140.05)	
Misc. Shopping for the Month	December			\$ -	\$ (886.00)	\$ (513.05)	\$ (6,246.67)
January Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	January			\$ -		\$ (334.56)	
Art Class (Residents Pay Vendor Directly)	1/5/2023	11		\$ -	\$ -	\$ -	
Sip & Paint	1/13/2023	19		\$ 570.00	\$ (513.00)	\$ (63.66)	
Comedy	1/14/2023	7		\$ 70.00	\$ (93.00)		
Jonny Bird - The Voice of New Vegas	1/28/2023	53		\$ -	\$ (400.00)	\$ (150.16)	
Misc. Shopping for the Month	January			\$ -		\$ (198.24)	\$ (1,752.62)
February Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	February		\$ 200.00	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
Love Is in The Air – Valentine Celebration	2/11/2023		\$ 500.00	\$ -	\$ (300.00)		
Kids Valentine Event	2/11/2023		\$ 140.00	\$ -	\$ (66.40)		
Elliott Smith Comedy Magician	2/25/2023		\$ 100.00	\$ -	\$ (595.00)		
Misc. Shopping for the Month	February		\$ -	\$ -			\$ (961.40)
March Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	March		\$ 200.00	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
Jazz Event – Live Performance	3/4/2023		\$ 100.00	\$ -			
Gym Refresh Celebration	3/4/2023		\$ 500.00	\$ -			
Spring Break (5 Days)	3/13-3/17		\$ 500.00	\$ -			

St. Patty's Celebration with Jason Ensor	3/17/2023		\$ 300.00	\$ -	\$ (350.00)		
Misc. Shopping for the Month	March		\$ -	\$ -			\$ (350.00)
April Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	April		\$ 200.00	\$ -			
Comedy	4/1/2022		\$ -	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
Easter Celebration	4/8/2023		\$ 1,000.00	\$ -	\$ (2,089.00)	\$ (53.46)	
Misc. Shopping for the Month	April		\$ -	\$ -			\$ (2,142.46)
May Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	May		\$ 250.00	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
Cinco de Mayo Celebration	5/5/2023		\$ 500.00	\$ -			
Mother's Day Celebration	5/13/2023		\$ 300.00	\$ -			
Memorial Day	5/29/2023		\$ 800.00	\$ -			
Misc. Shopping for the Month	May		\$ -	\$ -			\$ -
June Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	June		\$ 200.00	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
Out of School Summer Celebration	6/3/2023		\$ 800.00	\$ -			
Father's Day Celebration	6/17/2023		\$ 300.00	\$ -			
Misc. Shopping for the Month	June		\$ -	\$ -			\$ -
July Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	July		\$ 250.00	\$ -			
Art Class (Residents Pay Vendor Directly)			\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)			\$ 50.00	\$ -			
4 th of July	7/4/2023		\$ 800.00	\$ -			
Misc. Shopping for the Month	July		\$ -	\$ -			\$ -

Playground Equipment & Dock Safety Check List

Date: 1-28-23

Job:	Notes			
	1	2	3	4
Swings	✓	✓	✓	✓
Bolts on Swings	✓	✓	✓	✓
Chains on Swings	✓	✓	✓	✓
Grease Swings	NA	NA	NA	NA
Seats on Swings	✓	✓	✓	✓
Supports (Poles)	✓	✓	✓	✓
Overall appearance	OK	OK	OK	OK
Nests (Bees, Birds, Ants, etc.)	None	None	None	None
Equipment				
All Bolts	✓	✓	✓	✓
Ladders	✓	✓	✓	✓
Slides	✓	✓	✓	✓
Climbing Wall	✓	✓	✓	✓
Stairs	✓	✓	✓	✓
Railings	✓	✓	✓	✓
Nails/Screws	✓	✓	✓	✓
Slats/Banisters	✓	NA	✓	✓
Supports (Poles)	✓	✓	✓	✓
Overall Appearance	OK	OK	OK	OK
Other				
*Rake Mulch Under Swings	✓	✓	✓	✓
*Railroad Ties	NA	NA	NA	NA
*Park Benches	✓	✓	✓	✓
*Grills	NA	✓	NA	✓
*Picnic Tables	✓	✓	✓	✓
*Volleyball Net	NA	NA	✓	NA
*Tether Ball	NA	NA	NA	BROKE
*Sidewalks	✓	✓	✓	✓
*Trash Cans	✓	✓	✓	✓
*Concrete Slabs	✓	✓	✓	✓
*Shade Structure	✓	✓	✓	✓
*Pavilions	NA	NA	✓	✓
*Docks	NA	NA	NA	NA
*Boats	NA	NA	NA	NA
*Pool Deck Pavers				NA
*Pavers around the Lodge				

***Remediation:**

Staff Initials:

D.K

Mgmt. Initials:

SC

***Safety checks at all playgrounds & docks are required weekly.**

OFF DUTY PATROL LOGS

January 2023

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Pasco Sheriffs Office
Report Sent To: .
Employee Reporting : M.Darling #7097
Date of Work : 01/03/2023

Event Number : 2023005483
Arrival Time : 1900
On arrival did you check in : no-
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, responded to two locations with Pasco Fire Rescue to assist. Both calls were medical in nature and eventually determined law enforcement was not needed. Stood by at clubhouse from 2100-2300 to ensure patrons left safely. conducted perimeter check of clubhouse/amenities area at 2330 to make sure it was empty and secured. Made contact with subjects on golf cart who were attempting to utilize the playground area after hours. Subjects left without incident.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/6/23

Event Number : 2023012073

Arrival Time : 2100

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/12/23

Event Number : 2023023519

Arrival Time : 1800

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/15/23

Event Number : 2023029032

Arrival Time : 1900

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: pasco sheriffs office

Report Sent To: regina trani

Employee Reporting : john barlow

Date of Work : 01/18/23

Event Number : 202335452

Arrival Time : 2000

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

No unusual activity observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: pasco sheriffs office

Report Sent To: regina trani

Employee Reporting : john barlow

Date of Work : 01/24/23

Event Number : 2023047288

Arrival Time : 1800

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :

No

Please document a detailed Narrative of events that took place during your detail:

No unusual activity observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Master Data Report



Select Sign #

304063

Change Street Name

Draycott Way

Set Speed Limit/ Bins

20 MPH

Bin Type: **NB**

SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **304063**

Street: **Draycott Way**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jan 1	827	97	12%	97	13	1	9:30p	254	45	5	28	20.8
Jan 2	962	116	12%	116	9	0	6:30p	267	45	3	28	20.4
Jan 3	1129	120	11%	120	15	2	3:30p	336	65	6	28	20.7
Jan 4	1124	141	13%	141	23	2	8:00p	320	75	14	28	20.9
Jan 5	1113	146	13%	146	25	3	1:00p	339	67	12	28	21
Jan 6	1258	164	13%	164	24	0	4:00p	396	75	11	28	21.2
Jan 7	960	143	15%	143	21	2	5:30p	332	53	9	28	21.4
Jan 8	568	85	15%	85	11	2	4:00p	193	37	4	28	20.9
Jan 11	585	57	10%	57	7	3	11:30p	161	26	5	27	20.4
Jan 12	1192	145	12%	145	18	2	4:00p	353	65	10	28	20.7
Jan 13	836	108	13%	108	15	2	9:00p	272	46	6	28	21
Jan 14	114	28	25%	28	5	1	12:30a	46	12	3	30	22.4

Master Data Report



Select Sign #

303004

Change Street Name

Night Heron Dr.

Set Speed Limit/ Bins

20 MPH

Bin Type: NB

SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **303004**

Street: **Night Heron Dr.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jan 1	729	313	43%	26	2	0	6:30p	173	19	1	27	19.9
Jan 2	832	348	42%	36	3	0	3:00p	178	19	3	26	19.7
Jan 3	1041	401	39%	29	1	0	2:30p	216	20	3	26	19.4
Jan 4	1098	468	43%	47	2	1	5:00p	249	26	2	27	19.7
Jan 5	1070	405	38%	43	3	0	1:30p, 3:00p	224	21	4	26	19.5
Jan 6	1092	399	37%	34	2	0	11:00p	233	18	4	26	19.4
Jan 7	933	340	36%	23	1	0	3:30p	182	17	1	26	19.3
Jan 8	830	362	44%	40	2	0	2:00p	213	19	2	27	19.9
Jan 9	1082	430	40%	38	3	1	3:00p, 3:30p	256	24	1	26	19.8
Jan 10	1073	414	39%	35	5	0	2:00p	230	23	3	27	19.5
Jan 11	1109	438	40%	47	3	0	4:00p	273	21	1	27	19.7
Jan 12	583	245	42%	31	1	0	1:30p	154	15	1	27	19.9
Jan 13	828	303	37%	29	2	0	5:30p	171	18	1	26	19.4
Jan 14	89	40	45%	7	1	0	3:00p	25	8	1	28	20.4
Jan 15	1040	355	34%	29	5	1	3:30p	218	22	3	26	19.1

Master Data Report



Select Sign #	302013
Change Street Name	WLP Blvd.
Set Speed Limit/ Bins	20 MPH Bin Type: NB

SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **302013**

Street: **WLP Blvd.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jan 1	1019	672	66%	142	14	6	5:30p	325	54	10	28	21.9
Jan 2	1102	730	66%	152	22	4	5:30p	361	59	9	28	21.9
Jan 3	1361	810	60%	137	21	2	7:00p	385	67	11	28	21.4
Jan 4	341	210	62%	48	6	0	12:00a	103	21	2	28	21.7
Jan 5	1019	582	57%	82	11	0	3:00p	242	29	6	27	21.2
Jan 6	1430	880	62%	160	16	1	12:30a	430	61	5	28	21.5
Jan 7	1195	785	66%	188	19	2	9:00p	424	69	5	28	22
Jan 8	1082	695	64%	166	15	4	6:00p	370	60	9	28	22
Jan 9	1290	784	61%	151	17	0	3:30p	372	60	4	28	21.5
Jan 10	1359	802	59%	126	12	1	4:00p	367	42	4	27	21.3
Jan 11	1306	794	61%	149	14	0	7:00p	389	61	5	27	21.6
Jan 12	1298	797	61%	146	18	2	5:00p	387	51	8	27	21.5
Jan 13	1379	828	60%	153	10	2	3:00p	395	61	4	27	21.5
Jan 14	160	119	74%	25	3	0	8:00p	71	11	0	28	22.7
Jan 15	1325	769	58%	139	13	2	5:00p	350	51	4	27	21.3



Landscaping Project Tracker – January 2023

Wilderness Lake Preserve
21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
11/23/22	Landscape Enhancement	Eagles Landing Monument at Palmetto Pines and WLP Blvd. Install twenty (20) 3 gallon pringle Podocarpus and thirty (30) 3 gallon Flax Lillies. Install seventy five (75) 1 gallon Natal Plum Carissa (warrantied item)	Received proposal on 11/23 which has been sent to District Management for review.	Board approved proposal on 12/7/22. Decided to hold off until the springtime.	4/23
11/30/22	Landscape Enhancement	Intall one (1) cabbage palm tree at the corner of Kickliter Ln. and Wilderness Lake Blvd. directly across from the clubhouse	Received proposal on 11/30 and have submitted to District Management for review.	Board approved proposal on 12/7/22.	2/23
1/27/23	Irrigation repairs	Replace Water's Edge controller and replace rotted 4x4x8 pressure treated post.	Proposal 1416 received 1/27/23 and pending approval.	Proposal 23-01-27 P executed. Work pending.	2/23

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
9/19/22	Landscape Enhancement	Install Jatopha Trees at island on left hand side as you enter clubhouse parking lot.	Proposal sent on 8/29/22	Pending discussion	
9/19/22	Landscape Enhancement	Install forty (40) 3 gallon bush daisies to replace the dead/declining bush daisies at the Caliente Intersection	Proposal sent 5/31/22	Project cancelled 1/23.	
1/14/23	Tree Pruning	Prune several Oak trees on Moss Ledge Run whose limbs are overhanging the roofs of residents on that street.	Proposal received and awaiting discussion.		
1/24/23	Landscape Enhancement	Replace dead bush in common area behind 21523 Draycott Way.	Proposal received and pending approval.	Proposal 22-01-31P-1 executed. Work pending.	
1/31/23	Tree Pruning	Trim eight (8) Oak Trees around tennis court area.	Proposal received 1/31/23 and is pending discussion.		

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
9/19/22	Landscape Enhancement	Install twelve (12) 3-gallon azaleas between the activity center and nature center	Proposal received 4/26/22	Proposal 22-04-26 P executed 9/13/22	1/23
11/23/22	Landscape Enhancement	Lift and center prune two (2) Oak trees – Herons Wood Monument – corner of Citrus Blossom Dr. and Whispering Wind Dr.	Received proposal on 11/23 which has been sent to District Management for review.	Board approved proposal on 12/7/22.	1/23

12/19/22	Remove Dead Tree	Remove dead pine tree which rests along the fence line at 7007 Cardinalwood Dr. and poses a threat to 6849 Amanda Vista Dr. on the Caliente side of the fence.	Proposal received 12/22/22	Project completed. Resident at 6849 Amanda Vista Circle now claiming that a second tree also needs to be removed.	1/23
10/7/22	Remove Dead Tree	Remove dead tree behind 7544 Whispering Winds Dr. and leave in conservation area	Received proposal on 10/6/22	Project completed.	1/23
9/19/22	Landscape Enhancement	Install 45-gallon Southern Magnolia at Eagles Grove Monument	Proposal sent on 4/26/22	Project completed.	1/23
10/26/22	Remove Dead Palm Trees	Remove two dead palm trees on the corner of Citrus Blossom and Wilderness Lake Blvd. at Quail Trace monument and install two (2) cabbage palm trees.	Received proposal on 10/26/22	Board approved proposal on 12/7/22.	1/23
11/9/22	Tree Trimming	Center cut 14 trees in common areas that fail to meet the threshold for bus drivers to safely pass through.	Received proposal on 11/9. Board may also opt for a simple trim back that would fall in the scope of the existing contract at no extra cost.	Board approved proposal on 12/7/22.	1/23
11/29/22	Landscape Enhancement	Flush cut ten (10) Crepe Myrtles and install fifty (50) pieces of fresh floritam sod in their place.	Received proposal on 11/29 and it will be considered at the December meeting.	Board approved proposal on 12/7/22.	1/23
11/23/22	Landscape Enhancement	Lift and center prune two (2) Oak trees – Herons Wood Monument – corner of Citrus Blossom Dr. and Whispering Wind Dr.	Received proposal on 11/23 which has been sent to District Management for review.	Board approved proposal on 12/7/22.	1/23
12/12/22	Dead Pine Tree Removal	Remove dead pine tree and grind stump at 21103 Birchholm Ct. in front of the hedge line.	Proposal received 12/12/22	Proposal 22-12-12 P executed on 12/13/22	1/23
12/21/22	Additional Mulching	Installation of approximately (100) cubic yards of mini pine bark in	Proposal received 12/22	Proposal 22-12-27 P executed 12/27/22	1/23

		all previously mulched planter beds on the back of hedgerows along Wilderness Lake Boulevard (both sides).			
12/22/22	Dead Pine Tree Removal	Flush cut and remove one (1) dead pine tree on the outbound side of WLP Blvd. before the first pump station.	Proposal received 12/22/22	Proposal 22-12-27 P-1 executed 12/27/22	1/23



Project Tracker – January 2023

Wilderness Lake Preserve
21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
8/15/22	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Areas 7 and 9 still need to be completed, and now several more areas are starting to deteriorate as well. More pavers have been ordered to account for the additional areas and a change order has been requested from ACPLM. Lead time on additional pavers is mid-February. ACPLM scheduled to be on site 2/24.	2/23
8/17/22	Repairs at floating dock	Dock has a long piece of wood coming separated.	Removed. Another issue exists however where the dock is sagging in the middle. Not deemed to be an immediate safety hazard by our Maintenance Supervisor at this time.	Board working with District Engineer to bring in multiple vendors and bid the job to either replace the dock, repair it, or remove the rack and move it ashore. Also looking to obtain a	TBD

				separate proposal to install a handrail at the dock.	
8/22/22	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.	Proposal executed on 12/9/22. Awaiting delivery.	2/23
8/26/22	Rowing and Elliptical Machine for Fitness center	To remove three (3) items in the fitness center which are not used with any regularity by our residents and install a rowing machine and a new elliptical machine.	Met with Fit Rev and am awaiting proposal.	Proposal for a complete gym refresh approved by the Board at the November meeting. Deposit check request sent and now awaiting delivery. Smith machine expected in February and the Board would like to take the entire delivery at once rather than piece by piece.	2/23. Grand Opening event being planned for 3/4/23.
9/14/22	New Sand for Beach Volleyball court	To replenish the sand out at the beach volleyball court	Have obtained three proposals and submitted to District Management.	Expecting proposal from Sitemasters to address underlying drainage issues at the court before any new sand is purchased.	TBD
10/6/22	Canopy Replacement – Tennis Courts	Replaced canopy that was damaged by Hurricane Ida past the point of repair	Awaiting proposal from Welch Tennis	Informed that because of its unusual size, the lead time for replacement is 16-20 weeks. The entire structure needs to be replaced as well. Proposal executed and parts have been ordered.	3/23
9/10/22	New Chaise Lounges for Pool Deck	To obtain either 25 or 50 new chaise lounges for pool deck	Obtained proposal from Patio Land USA.	Executed proposal from Leaders Furniture at October CDD meeting. 20-22 week lead time on delivery.	4/23
10/19/22	Splash Pad at Pool Area	To repair underlying issues at the splash pad and to resurface once repairs are completed.	Project approved by Board and work is in progress.	Work expected to be completed by 2/1/23	2/23
12/1/22	Markers for storm drains	To install “No Dumping” markers on every storm drain throughout the WLP community.	Proposal received and sent to District Management for review.	Proposal approved 12/9/22. Estimated ship date is 2/21/23.	3/23
10/25/22	Handicap Lift at Lap Pool	To repair malfunctioning handicap lift at lap pool.	Proposal received 10/25/22 and submitted to District Management for review.	Proposal approved on 10/25/22 and was considered completed as of 12/9.	2/23

				Further issues were discovered after that point however and a new proposal was sent in for additional needed parts, which was approved on 12/22. Now awaiting delivery of those parts.	
1/13/23	Electrical Repairs at Nature Center	Replace bad ballasts and light fixtures with all LED solution	Proposal received 1/17/23 and approved by District Management.	Work scheduled for 1/24/23. In most cases it was discovered that incorrect bulbs were being used and have since been replaced, however there is one bad ballast and access to it is extremely difficult. Still a work in progress to get that replaced.	2/23

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/22	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Sitemasters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first. Tabled at the October and November CDD meeting.	TBD
12/9/22	Tennis Court Lights	To install new lights throughout the entire tennis facility.	Requested proposal on 12/9/22 and am awaiting receipt. Vendor given OK to address immediate needs on the tennis courts and replace like with like at an NTE of 2k.	Work on the immediate needs to begin week of 1/17/23. Proposal for complete overhaul submitted to District Management for Board review at the February meeting.	TBD
12/9/22	Kayak/Canoe Launch Area	To clean up muddy area and allow for the proper launching of water vessels.	Spoke to GHS Environmental Solution and am awaiting their recommendations.	Ordered 6.5'W by 25'L mobimat to allow for launching of watercraft in an otherwise muddy area.	1/23

12/16/22	Gate Installation	To install new gate and chain link fence at the end of Grasmere Dr. which would allow for mowers to access the common area next to 7947 Grasmere Dr.	Met with Sitemasters and JMT Engineering on 12/16/22 and am expecting proposal next week.	Awaiting proposal as of 12/27/22.	TBD
1/26/23	Outdoor Trash Bins	Add four (4) new outdoor trash bins to amenities areas similar in style to what we currently have on hand.	Proposals submitted to District Management for Board consideration at the February meeting.		TBD
1/27/23	New signage – Lodge	Construct and install new sign for the business center in the Lodge.	Proposal requested from Romaner Graphics. Awaiting receipt.		

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
8/15/22	Ranger Station Repairs	Replace damaged support beam with new beam	Board approved vendor at August CDD meeting.	Project completed and now awaits only the final inspection.	1/23
12/9/22	Pickleball Lines	To add pickleball lines on tennis court #1 due to the popularity of the game within the community.	Requested proposal on 12/9/22 and am awaiting receipt, which is expected next week (12/19).	Project completed.	1/23
9/15/22	Electrical Equipment Repair	To replace 240v electrical equipment at 7250 Ambleside Dr. damaged by lightning.	Proposal executed 9/20/22	Project completed and has passed inspection from the county.	1/23
1/11/23	Ranger Station – Electrical Repairs	Repair exterior lights at Ranger Station as well as landscape lighting surrounding it.	Made aware of the issue by a resident and being that it posed a safety threat was able to get a quick approval on the work without a proposal proceeding it from District Management.	Project completed.	1/23
12/9/22	Sidewalk Repairs	Shave down four areas of sidewalk in the community that are a trip hazard and in need.	Expecting proposal from Sitemasters next week (12/19)	Maintenance uncovered a grinder specifically made for this purpose in their inventory. Project completed.	1/23

12/9/22	Tennis Court Lights	Replace light fixtures in two areas where the bulbs have burned out.	A third outage discovered and subsequently repaired.	Proposals pending to replace the remaining lights with similar 1000W bulbs or go with an all LED solution.	1/23
12/9/22	Swing Bench at Stoneleigh Park	To replace bench that had been destroyed by residents.	Proposal received 12/9/22	Project completed.	1/23

Wilderness Lakes Preserve

Feb 4, 2023 - Feb 10, 2023 at Default

NAME	SAT 4	SUN 5	MON 6	TUE 7	WED 8	THU 9	FRI 10
Carmen Torres						8:30a - 5p Events Coordinador	1:30p - 9:30p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	9:30a - 6p Lodge Representative		12:30p - 9p Lodge Representative		8:30a - 5p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris	6p - 10p Senior Lodge Rep	11:30a - 9p Senior Lodge Rep		8:30a - 5p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	5p - 10p Senior Lodge Rep	8:30a - 3:30p Senior Lodge Rep
Sean Craft			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	9:30a - 6p Assistant Manager	11:30a - 9p Assistant Manager	8:30a - 4:30p Assistant Manager	12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager		
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Feb 11, 2023 - Feb 17, 2023 at Default

NAME	SAT 11	SUN 12	MON 13	TUE 14	WED 15	THU 16	FRI 17
Carmen Torres	2p - 10p Events Coordinator		8:30a - 4:30p Events Coordinator		8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator
Dennis Kilcoyne				6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	1:30p - 10p Lodge Representative		8:30a - 5p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep		8:30a - 5p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	8:30a - 4:30p Senior Lodge Rep
Sean Craft	9:30a - 6p Manager			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	9:30a - 6p Assistant Manager	11:30a - 9p Assistant Manager	12:30p - 9p Assistant Manager			8:30a - 5p Assistant Manager	1p - 9p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Feb 18, 2023 - Feb 24, 2023 at Default

NAME	SAT 18	SUN 19	MON 20	TUE 21	WED 22	THU 23	FRI 24
Carmen Torres	9:30a - 5:30p Events Coordinator		8:30a - 4:30p Events Coordinator		8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	9:30a - 6p Lodge Representative		12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative		12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep		8:30a - 5p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	8:30a - 4:30p Senior Lodge Rep
Sean Craft	9:30a - 6:30p Manager			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	1:30p - 10p Assistant Manager	11:30a - 9p Assistant Manager	8:30a - 5p Assistant Manager		12:30p - 9p Assistant Manager		8:30a - 4:30p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Feb 25, 2023 - Mar 3, 2023 at Default

NAME	SAT 25	SUN 26	MON 27	TUE 28	WED 1	THU 2	FRI 3
Carmen Torres	2p - 10p Events Coordinator		8:30a - 4:30p Events Coordinator		8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator	8:30a - 4:30p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	9:30a - 6p Lodge Representative		8:30a - 5p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep		8:30a - 5p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	8:30a - 4:30p Senior Lodge Rep
Sean Craft	9:30a - 6:30p Manager			8:30a - 5:30p Manager	1p - 10p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley		11:30a - 9p Assistant Manager	12:30p - 9p Assistant Manager		8:30a - 5p Assistant Manager	8:30a - 5p Assistant Manager	1p - 9p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

OFF DUTY PATROL LOGS

January 2023

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Pasco Sheriffs Office
Report Sent To: .
Employee Reporting : M.Darling #7097
Date of Work : 01/03/2023

Event Number : 2023005483
Arrival Time : 1900
On arrival did you check in : no-
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, responded to two locations with Pasco Fire Rescue to assist. Both calls were medical in nature and eventually determined law enforcement was not needed. Stood by at clubhouse from 2100-2300 to ensure patrons left safely. conducted perimeter check of clubhouse/amenities area at 2330 to make sure it was empty and secured. Made contact with subjects on golf cart who were attempting to utilize the playground area after hours. Subjects left without incident.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/6/23

Event Number : 2023012073

Arrival Time : 2100

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/12/23

Event Number : 2023023519

Arrival Time : 1800

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PASCO SHERIFFS OFFICE

Report Sent To: WILDERNESS LAKES

Employee Reporting : J KEENE 5802

Date of Work : 1/15/23

Event Number : 2023029032

Arrival Time : 1900

On arrival did you check in : NO

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: pasco sheriffs office

Report Sent To: regina trani

Employee Reporting : john barlow

Date of Work : 01/18/23

Event Number : 202335452

Arrival Time : 2000

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :

0

Please document a detailed Narrative of events that took place during your detail:

No unusual activity observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: pasco sheriffs office

Report Sent To: regina trani

Employee Reporting : john barlow

Date of Work : 01/24/23

Event Number : 2023047288

Arrival Time : 1800

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :

No

Please document a detailed Narrative of events that took place during your detail:

No unusual activity observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

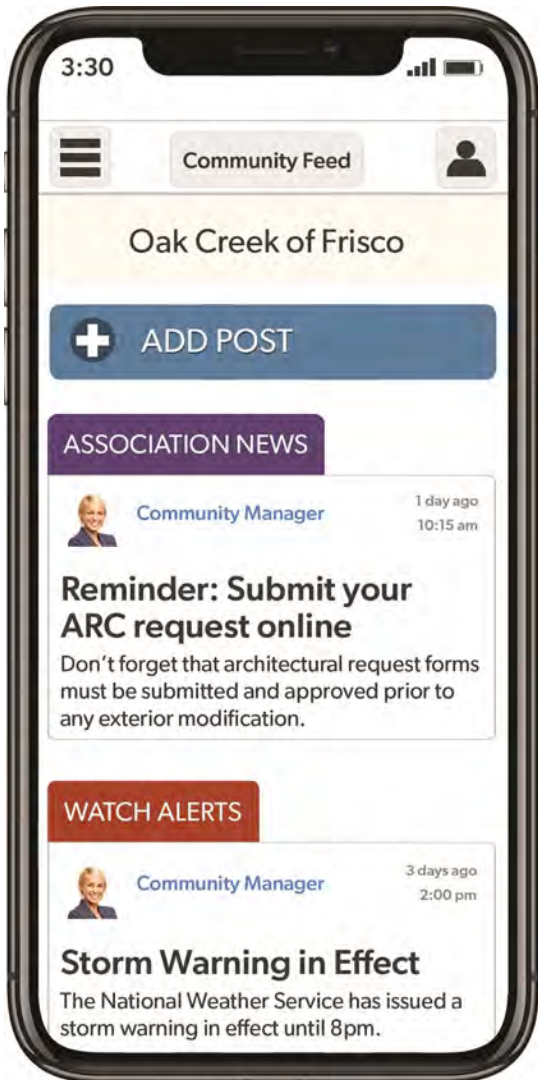
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 7



Rizzetta & Company
Professionals in Community Management

Introducing Nabr Network: the new mobile app and website for your community!



Why Nabr Network?

Nabr Network brings a mobile app, website and email blast into one comprehensive private network for residents of your community association. Nabr Network is the official news channel for your community association so that the right information doesn't get lost or misstated in the noise of other, non-official platforms. Many communities like yours have found Nabr Network to be beneficial to both board members and homeowners alike.

System Features

- Private Community Feed
- Multi-Platform Communication
- Flexible Administrative Rights
- Mobile App
- Resident Account Access
- Smart Calendar with RSVP
- Amenity Reservation System
- Board and Committee Tools
- Group Pages
- Dynamic Forms
- Resource Library
- Community Website
- Architectural and Work Order Management Systems



This mobile app and website is operated and supported by Nabr Network and the Nabr Network software platform. Please reach out to Nabr Network if you have any questions about the system or service.

www.nabrnetwork.com | 855-373-5722 | info@nabrnetwork.net



FEATURES



Community Feed

The heart of the system is the Community Feed. The community feed is a scrolling news feed that is common in typical web and mobile-based news feeds; however, it is private and is not viewable through search engines or by people outside of the association. Only authorized residents who have logged into the system can view the information. Posts to the community feed can be categorized by "channels" for greater eye-catching and sorting. The Association News channel is for official business information for the association. Only community managers or system administrators can publish to this channel.

One-way or Interactive Feed

The community feed can be set to "one-way" where only messages can be sent by a manager or administrator to the feed. Conversely, the community feed can be set to "interactive" where all residents can post to other available channels such as Watch Alerts, Lost and Found, Social and Groups, to name a few. The one-way and interactive feature is your choice and can be turned on or off at a flip of a switch. If an interactive community feed is chosen, Nabr Network (the company that created and runs the software platform) maintains a strict adherence to their terms of use policies and has implemented outstanding features to control abuse.



Multi-Platform Communication

The system allows a manager or administrator to push content with one-touch to mobile app, text, email and auto-updated websites. On the other end, the resident receives and interacts with the information in the format they desire and on their device of choice, including mobile, desktop and tablet. For instance, a resident who lives on their mobile device can set their preferences such that they'll receive only text alerts, foregoing another email hitting their inbox. Residents who are not smart phone users can receive the same information via email.



Flexible Administrative Rights

The system can be accessed by multiple managers or administrators, and set with different communication responsibilities for residents and committee members. For instance, a community manager could push out notices of upcoming board meetings or posted minutes; a landscape committee chairperson could push out updates to the new landscape program; or a social event coordinator could push out the latest news for an event. The benefit is that official association information doesn't have to be funneled through one person.



Mobile App

Smartphones are a way of life, so that is why the system includes a downloadable mobile app for Apple iOS and Google Android operating systems. A link to the mobile app can be sent directly to a mobile device by using our easy text short code. The text will return a link to the app and off you go! If you don't want to download the app, that's okay; the web version of the system is mobile optimized to fit perfectly into the smaller smart phone screen format. All interfaces are user-intuitive and specifically designed with community associations in mind.



Resident Account Access

The system is integrated with the management company's accounting software. This is a great convenience feature for residents as they have easy account access on their mobile, tablet or desktop any time they want. If the management software allows, the resident can pull payment information, make a payment, view violation notices or update their contact information. The system also allows other types of links that are useful for residents, such as bank payment portals or direct link to the management company's resident portal.



FEATURES



Smart Calendar with RSVP

Scheduling upcoming meetings or events is simple with the system's built-in smart calendar. When a manager or administrator posts an event, they can opt to send out an immediate automatic notification of the event to the residents—plus recurring automated reminders of the event. No more remembering to send out reminders because the system does it for you. And, if you need a head count and attendee lists, you can enable a RSVP feature to keep track of who will be attending.



Amenity Reservations

If the Amenity Reservations feature is enabled, residents can easily make reservations by using the system on their desktop, tablet or mobile. Any kind of amenity or facility—party room, tennis courts, clubhouse—can be created with a corresponding calendar for that facility. The number of facilities is unlimited. Available days and times are placed in the calendar and the administrator has the option to automatically or manually approve reservations. Also, the system's automation sends an email to the resident giving them the status of their reservation.



Resource Library

The resource library is a publishing system for important association documents, links and information. The built-in content management system makes it easy for homeowners to navigate and find documents such as meeting minutes, association rules, and PDF documents resource links. An effective way to reduce violations of the association rules is to remind residents of certain rules in the Community Feed with links back to the resource library. These Community Feed posts can be scheduled and automated.



Board Center and Committee Tools

The system has a private group feature that allows a manager or administrator to set up multiple committees, which can conduct their business separately from the main Community Feed. The committee tools include an activity feed, events calendar, documents upload and storage, and member directory. This keeps committee members engaged and association business efficient and productive.

The Board Center offers members who have been given Board status an automatic view of Board-only documents and communications. In addition to the features of a committee, the Board Center also provides the Board member access to certain integrated accounting information (if available from the API) such as invoices needing approval, and delinquencies. The Board Center also provides Board Members with view only access to violations and member accounts, which can be helpful when conducting business.



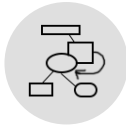
Group Pages

Connecting with residents and being active in one's community helps to create great neighborhoods. The group pages feature makes it easy for residents to connect with those who share the same interests. Each group features their own page with an activity feed, calendar, photos, documents and member directory.



Dynamic Forms

Community associations frequently have forms that need to be completed by residents. The dynamic forms feature allows an administrator to create multiple unique forms specific to a community's needs. Creating a dynamic form doesn't require any computer programming skills; all interfaces are user-intuitive and easy to use. New forms can be quickly created by using existing templates provided within the system. All form submissions and results are saved and managers are automatically notified upon a resident completing a form.



Architectural & Work Order Management

A robust suite of features, Nabr Network's ARC Management tool and Work Order System simplifies your work flow. Residents can easily report issues via a custom created Maintenance Request form and you can easily track, manage and communicate during the workflow of the repair. Nabr Network's ARC Management System can be customized to fit your own processing steps and reflect your real-life practices, and includes a committee voting option. These features are offered with your Nabr Network software at no additional cost.



Community Website

Besides being a great communication platform, the system can also fulfill community website needs. The community website—designed in a modern framework—includes a publishing system for public and private facing pages with photos, documents, links, community calendar and resident directory. The administrator has the freedom to easily manage the association's pages and content. Customizable moving banner images represent your community's brand image beautifully to residents.

Encourage Resident Registration

Registering for Nabr Network is easy. If the management company has an email list of members, then a welcome email is automatically sent to that resident once Nabr Network is launched. The email contains a web link to register and the resident is up and going on the system. But what if you have very few resident emails? Or maybe you want to boost residents' participation after the launch? We have some helpful suggestions other communities have used to increase resident sign-up and participation on the system:

- Post signage near the entrances of the community, at stop signs and common areas. The signage can give the web URL or a mobile text number where a link to the app is sent back.
- Mail or hand deliver flyers with the web URL and mobile text download number.
- Include the web URL or mobile text download number on other association correspondence like invoices or meeting notices.
- Promote the website and app at association events, both as a presentation and as printed signs encouraging registration on the spot.
- Post helpful content to the site that residents won't get anywhere else.
- Run a giveaway with the requirement that members must be an active member of the site to win.

The bottom line is the more people who are aware and register for Nabr Network, the better informed they will be regarding association business, rules and resources.

Excellent Technical Support

Nabr Network is operated and supported by the Nabr Network software platform. If an administrator or resident has a technical issue with the software, they will contact Nabr Network for support which is easily located on the system. Nabr Network has a support team who will work diligently to solve the problem. The most common problem is initial login by a resident. Since the system is for authorized users, we tend to see new residents trying to login before they are in the official database of the community management company. If this is the case, we will keep a record of the login attempt and as soon as the management company gives authorization, we will notify the resident. Nabr Network prides itself on excellent customer service and will serve our partner companies, their boards and residents with timely, courteous service. For more information contact Nabr Network (nabrnetwork.net, 855-373-5722, info@nabrnetwork.net).



GET THE APP! Text "nabr" to 59248

Message & data rates may apply. Text STOP to opt out or HELP for help.
Privacy Policy (<https://nabrnetwork.com/privacypolicy.php>).
Terms of Use (<https://nabrnetwork.com/termsfuse.php>).

Tab 8

D & S AUTOMATICS, INC. dba
 ATLAS DOOR REPAIR
 23900 W INDUSTRIAL DRIVE SOUTH,
 SUITE 1 & 2
 PLAINFIELD, IL 60585



Estimate

Date	Estimate #
1/9/2023	5258 3207

Name / Address
THE PRESERVE AT WILDERNESS LAKE 21320 WILDERNESS LAKE BLVD. LAND O LAKES, FL. 34637

Ship To
THE PRESERVE AT WILDERNESS LAKE 21320 WILDERNESS LAKE BLVD. LAND O LAKES, FL 34637

Work Order #	E-mail	Technician
4162	payablesatlasdoor@gmail.com	WG

Qty	ITEM	Description	AMOUNT	Total
		WE HEREBY PROPOSE TO FURNISH AND INSTALL THE FOLLOWING:		
2	PUSH BUTTON	SETS OF PUSH BUTTONS	498.00	996.00
1	SERVICE CALL	SERVICE CALL	125.00	125.00
1.5	LABOR	LABOR & INSTALLATION	125.00	187.50
1	FUEL SURCHAR...	FUEL SURCHARGE	25.00	25.00
		TOTAL \$1,333.50 (50% DEPOSIT IS NEEDED TO PROCEED \$666.75)		
		INSTALLATION SHALL BE DONE DURING NORMAL BUSINESS HOURS		
		PLEASE ALLOW 5-7 BUSINESS DAYS FOR ANY PARTS THAT NEED TO BE ORDERED		

Estimate terms and conditions, Atlas Door Repair herein called ADR will warrant that all work described above is to be performed in a timely and professional workman like manner. Scheduling times or dates however, are not guaranteed. Attempts by ADR to utilize customers existing hardware that is determined to be faulty or unusable will be at the customers risk and not warranted by ADR and may require new replacement parts not included in this proposal. Installers and or technicians will remove any old hardware replaced at the location that is included with the proposal. Atlas Door Repair reserves the right to utilize sub contract labor or equipment when necessary. Customer is also responsible for all parking cost and fees that occur when on site.

SIGNED ESTIMATE AND 50% NON-REFUNDABLE DEPOSIT ARE REQUIRED BEFORE JOB CAN BE SCHEDULED*	Total \$1,333.50
Approved by: _____	**Pricing is good for 30 days from the date of this estimate**

Phone #	8152540621	Fax #	8152541208
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AFFORDABLE

LOCK & SECURITY SOLUTIONS

1-888-999-LOCK (5625)

sales@affordablelock.com

Fax: 813-963-0008



Estimate

DATE	QUOTE #	CUST #
1/24/2023	0000231073	0057039

Licenses EG13000564 HCLOC14001

BILL TO:

Wilderness Lake Preserve
21320 Wilderness Lake Blvd
Land O Lakes FL 34637

SHIP TO:

Wilderness Lake Preserve
21320 Wilderness Lake Blvd
Land O Lakes FL 34637

REMIT TO ADDRESS: Po Box 31261 Tampa FL 33631-3261

P.O. NUMBER	TERMS	SALES PERSON	
	COD - DUE ON COMPLETION	Jordan Ludlam	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT

Proposal to install Door Operators on the Front & Back Door. Affordable will also install a continuous hinge on the back door & adjust the rods in the exit device.

1.00	Service for Electronic Security, Door Installation, or Safe work. Includes first half hour of labor.	154.00	154.00
2.00	Compact Door Operator Package: Package Includes Compact Door Operator, Push Buttons, Wire, & Professional Installation	3,146.00	6,292.00
1.00	Continuous Hinge Package: Package Includes Continuous Hinge & Professional Installation	816.00	816.00

Please acknowledge your acceptance by signing below and faxing/emailing a copy to us.

Signature of acceptance: _____

Date _____

Please print name: _____

Note: A 50% deposit is due upon approval. Any cancellations after acceptance will be subject to a 50% restocking fee on material.
Estimate is valid for 30 days. Any unforeseen circumstances will be disclosed to owner and a change order will need to be executed prior to completion.
NOTE: Amounts over \$2,500 paid by credit card, may be subject to a 4% fee



AFFORDABLE
 LOCK & SECURITY SOLUTIONS
 1-888-999-LOCK (5625)
 sales@affordablelock.com
 Fax: 813-963-0008

Estimate

DATE	QUOTE #	CUST #
1/24/2023	0000231073	0057039
Licenses EG13000564 HCLOC14001		

BILL TO:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637

SHIP TO:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637

REMIT TO ADDRESS: Po Box 31261 Tampa FL 33631-3261

P.O. NUMBER		TERMS	SALES PERSON	
		COD - DUE ON COMPLETION	Jordan Ludlam	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	

SUBTOTAL	\$7,262.00
TAX	\$497.56
TOTAL	\$7,759.56

DH Pace Door Services Group

D.H. Pace Co., Inc.
4951 Tampa West Blvd.
Tampa, Fl. 33634

Scott Florczyk - Commercial Sales Rep
Office: (813) 329-3667
Mobile: (813) 210-7835
Email: Scott.Florczyk@dhpaced.com



Proposal #: SF-12872

www.dhpacedflorida.com

PROPOSAL SUBMITTED TO: Wilderness Lake Preserve		Date 1/25/2023	Attention Sean Craft
STREET 21320 Wilderness Lake Blvd		Job Name Wilderness Lake Preserve	
City Land O lakes	State FL	ZipCode 34637	Job Location Land O lakes
Phone Number 727 260 2213	Fax Number		Job Phone 727 260 2213

FURNISH AND INSTALL:

Re: Front Entry Glass Double Doors & Rear Entry Glass Double Doors @ 21330 Wilderness Lake Blvd

Furnish & Install

- 2- 8100 single door operators
- 4- Surface Mounting Box
- 4- BEA Relay Module
- 4- BEA Push Plates
- 4- BEA Receiver
- 4- BEA Transmitter

Sell price \$9,945.00 each x 2 single door operators = \$19,890.00

Note:

All electrical, conduit and wiring by others

We hereby propose to complete in accordance with above specification, for the sum of:

Nineteen Thousand Eight Hundred Ninety Dollars and No Cents

\$19,890.00

Signature _____

Scott Florczyk, Commercial Sales
Representative

Direct Dial: (813) 210-7835

TERMS AND CONDITIONS

Payment to be made as follows:

Prices subject to change if not accepted in 15 days.

Terms. The products ("Products") described above and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein. Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer. This quotation is based upon a visual inspection; it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. If this estimate includes cutting into existing concrete/asphalt structure, it is the responsibility of the customer to advise DH Pace Co. of any concealed utilities or other hazards prior to the start of work. All testing to locate or determine location of said utilities or hazards by others.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products. If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If Buyer's check is dishonored or returned for any reason, Buyer's account will be electronically debited for the amount of the check plus the state maximum processing fee. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees and all other costs of collection and litigation incurred by Seller whether or not a lawsuit for collection is instituted.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance, regardless of cause. Quoted price contingent upon customer having opening(s) clear of all obstructions and available during the day of work. Excessive wait time to clear opening will result in hourly charges being added to the work order.

Recurring Services. The following terms and conditions apply only to recurring service transactions and modify the terms set out above accordingly: [1] Although Seller agrees as a courtesy to contact Buyer at such times as or with the frequency requested by Buyer, Buyer agrees that Buyer retains sole responsibility for scheduling the Work that Buyer desires Seller to perform hereunder. [2] Following the initial one-year term of this agreement this contract shall automatically renew for successive one-year terms up to a total of five years from the date of the initial order, unless either party hereto provides the other party no less than sixty (60) days notice of termination in advance of any such renewal date. [3] Annually as of the renewal date, Seller shall have the right to increase the rates provided herein, either by an amount up to the percentage change in the Consumer Price Index over the previous 12 months or 5%, whichever is greater.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller. If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product. Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller. If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore. Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work. No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this

Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature _____ Title _____ Date of Acceptance _____

Tab 9

Stellar Electrical Services LLC

PO Box 6972
 Spring Hill, FL 34611
 813-603-7514
 EC13007514

Estimate

Date	Estimate #
1/23/2023	01232023001

Name / Address
Wilderness Lake Preserve CDD

Project

Description	Qty	U/M	Rate	Total
Tennis Court 1000watt Capacitor, and Lamp Replacement Quantity Thirteen Fixtures				
Labor	13		95.00	1,235.00
Service Charge	1		95.00	95.00
Fuel Surcharge	2		12.00	24.00
26 Foot Electric Scissor Lift	1		1,200.00	1,200.00
Material - Quantity Thirteen (13) 1000watt Metal Halide BT56 Large Glass Mogul Base Lamps 15,000 Lamp Life Hours, Thirteen (13) 24-480VAC Capacitors, Shipping, and Wire Connectors.	1		2,100.00	2,100.00
<p>-The proposal is for the procurement and installation of Quantity Thirteen (13) 1000watt Metal Halide BT56 Large Glass Mogul Base Lamps with 15,000 Lamp Life Hours Each, and Quantity Thirteen (13) 24-480VAC Capacitors as replacements for the existing aging lamps and capacitors in the light poles in Thirteen light poles in the Tennis Court at 21320 Wilderness Lake Blvd. Land O' Lakes, FL 34637. This proposal includes a 1-week 26 foot scissor lift rental with delivery and pick up. This proposal does not include the replacement of the light fixtures' ballasts. Lamps and capacitors replacement only. This week is estimated to take two business days to complete.</p> <p>-Please review the attached Exhibit A - Work Order # 01232023001 - Site Plan with Proposed Repair Locations Marked</p> <p>-The Tennis Court shall be closed to the residents during the replacement work. Scheduling shall be made in advance with the manager.</p>				
			Total	

Stellar Electrical Services LLC

PO Box 6972
 Spring Hill, FL 34611
 813-603-7514
 EC13007514

Estimate

Date	Estimate #
1/23/2023	01232023001

Name / Address
Wilderness Lake Preserve CDD

Project

Description	Qty	U/M	Rate	Total
<p>-Payments are due upon receipt. If additional time and/or material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional proposed costs.</p> <p>-This proposal is good for Thirty (30) days from the date shown at the top of this proposal.</p> <p>-I have reviewed the attached items and confirm that they meet my requirements. I accept this proposal and all its contents and wish to move forward with the repair.</p> <p>Printed Name Signed Name Date</p>				
			Total	\$4,654.00

Stellar Electrical Services LLC

PO Box 6972
 Spring Hill, FL 34611
 813-603-7514
 EC13007514

Estimate

Date	Estimate #
1/23/2023	01232023002

Name / Address
Wilderness Lake Preserve CDD

Project

Description	Qty	U/M	Rate	Total
Tennis Court 1000watt Ballast, Capacitor, and Lamp Replacement Quantity Thirteen Fixtures				
Labor	18		95.00	1,710.00
Service Charge	1		95.00	95.00
Fuel Surcharge	2		12.00	24.00
26 Foot Electric Scissor Lift	1		1,200.00	1,200.00
Material - Quantity Thirteen (13) 1000watt Metal Halide Ballasts, Thirteen (13) 1000watt Metal Halide BT56 Large Glass Mugol Base Lamps with 15,000 Lamp Life Hours, Thirteen (13) 24-480VAC Capacitors, Shipping, and Wire Connectors.	1		4,200.00	4,200.00
<p>-The proposal is for the procurement and installation of Quantity Thirteen (13) 1000watt 240volt Metal Halide Ballasts, 24-480 Capacitors, and bt56 MH Mogul Base with 15,000 lamp life hours Lamps as replacements for the existing aging ballasts, capacitors, and lamps in Thirteen light poles in the Tennis Court at 21320 Wilderness Lake Blvd. Land O' Lakes, FL 34637. This proposal includes a 1-Week 26 foot scissor lift rental with delivery and pick up. This week is estimated to take two business days to complete.</p> <p>-Please review the attached Exhibit A - Work Order # 01232023002 - Site Plan with Proposed Repair Locations Marked</p> <p>-The Tennis Court shall be closed to the residents during the replacement work. Scheduling shall be made in advance with the manager.</p>				
			Total	

Stellar Electrical Services LLC

PO Box 6972
 Spring Hill, FL 34611
 813-603-7514
 EC13007514

Estimate

Date	Estimate #
1/23/2023	01232023002

Name / Address
Wilderness Lake Preserve CDD

Project

Description	Qty	U/M	Rate	Total
<p>-Payments are due upon receipt. If additional time and/or material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional proposed costs.</p> <p>-This proposal is valid for Thirty (30) days from the date shown at the top of this proposal.</p> <p>-I have reviewed the attached items and confirm that they meet my requirements. I accept this proposal and all its contents and wish to move forward with the repair.</p> <p>Printed Name Signed Name Date</p>				
			Total	\$7,229.00

Tab 10



Quote Details



Download



Print

Account Number
7283399

Quote Number
6838072

Issued on
Jan 23, 2023

Expiring on
Feb 22, 2023

Shipping Address

Sean Craft,

**WILDERNESS LAKES PRESERVE
CDD**

21320 WILDERNESS LAKE BLVD,
FLORIDA, FL
34637
8139952437

Billing Address

Sean Craft,

**WILDERNESS LAKES PRESERVE
CDD**

21320 WILDERNESS LAKE BLVD,
FLORIDA, FL
34637
8139952437

Shipping Method

UPS FREIGHT-TRUCKING

Your Order Summary

Item Total (12) \$2,999.60

Subtotal \$2,999.60

Shipping \$1,303.99

Estimated Tax \$0.00

Total \$4,303.59

Your Savings \$0.00

[Checkout](#)

Item Details (12)

Item	Quantity	Price	Total
------	----------	-------	-------



**Pressure Treated Wood
Garbage Can - 32 Gallon**

4

\$585.00

\$2,340.00

Model # WB240813

Estimated delivery to 34637 by 14th
Jun 2023



**Carlisle Bronco Round Waste
Container Dome Lid With...**

4

\$84.95

\$339.80

Model # WBB642179

Estimated delivery to 34637 by 01st
Feb 2023



**UltraPlay Plastic Liner For 32
Gallon Trash Can, Black**

4

\$79.95

\$319.80

Model # WBB236951

Estimated delivery to 34637 by 13th
Jun 2023



Quote Details



Download



Print

Account Number
7283399

Quote Number
6838072

Issued on
Jan 23, 2023

Expiring on
Feb 23, 2023

Shipping Address

Sean Craft,
WILDERNESS LAKES PRESERVE
CDD
21320 WILDERNESS LAKE BLVD,
FLORIDA, FL
34637
8139952437

Billing Address

Sean Craft,
WILDERNESS LAKES PRESERVE
CDD
21320 WILDERNESS LAKE BLVD,
FLORIDA, FL
34637
8139952437

Shipping Method

UPS FREIGHT-TRUCKING

Your Order Summary

Item Total (12)	\$3,379.60
Subtotal	\$3,379.60
Shipping	\$1,283.99
Estimated Tax	\$0.00
Total	\$4,663.59
Your Savings	\$0.00

[Checkout](#)

Item Details (12)

Item	Quantity	Price	Total
------	----------	-------	-------



**Pressure Treated Wood
Garbage Can - 32 Gallon**

4

\$585.00

\$2,340.00

Model # WB240813

Estimated delivery to 34637 by 14th
Jun 2023



**UltraPlay Plastic Liner For 32
Gallon Trash Can, Black**

4

\$79.95

\$319.80

Model # WBB236951

Estimated delivery to 34637 by 13th
Jun 2023



**UltraPlay Coated Steel Flat
Lid For 32 Gallon Trash Can,...**

4

\$179.95

\$719.80

Model # WBB236952

Estimated delivery to 34637 by 13th
Jun 2023



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For assistance, please contact:

Chris Tscheiner
Phone: 855-619-7910
Fax: 855-619-7911

chris.tscheiner@schooloutfitters.com

Quote Summary


Quote #: QUO11389899
Valid through: 02/25/2023

Bill to:
Wilderness Lakes
Sean Craft
21320 Wilderness Lake Blvd
Land O Lakes FL 34637-7879 USA

Phone: 1 (813) 995-2437
Fax: N/A
Email: scraft@rizzetta.com

Ship to:
Wilderness Lakes
Sean Craft
21320 Wilderness Lake Blvd
Land O Lakes FL 34637-7879 USA

Phone: 1 (813) 995-2437
Fax: N/A
Email: scraft@rizzetta.com

Item	SKU#	Description	Qty.	List	% Off	Price Per Item <small>(including options)</small>	Total Price
1.	UTP-TR-32-PT	Plank Outdoor Trash Can - Pressure-Treated Wood	4	\$743.00	1%	\$734.97	\$2,939.88
		<p>Options: Trash Can Lid – Swing Door Lid (32-Gallon) (+ \$175.99) Trash Can Liner – PL-32 (+ \$84.99)</p> <p>Estimated Delivery: 38 business days after order confirmation</p>					

Shipping & Handling Breakdown

Items Shipping From:	Shipping Via:	Service(s) Included:
Ultra Play Systems	FEDEX FREIGHT PRIORITY	Lift Gate

Product SubTotal:	\$2,939.88
Shipping & Handling:	\$980.55
Sales Tax:	0.00
Grand Total:	\$3,920.43

Important Shipping Information

Shipping on specified items includes a lift gate on the truck, but does not include inside delivery. The driver will lower items to the ground only. Customer must bring inside. Inside delivery is available for an additional charge.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Due to the continuous fluctuation with cost of products, increased shortage of raw materials and increased transportation demands, it is important to finalize your ordering needs soon. Please contact us for any assistance needed to proceed with your order.

Thank you for the opportunity to earn your business.

For Assistance: Chris Tscheiner • Phone: 855-619-7910 • Fax: 855-619-7911 • chris.tscheiner@schooloutfitters.com

Item Details



Ultra Play Systems

Plank Outdoor Trash Can - Pressure-Treated Wood

Ultra Play's Plank Outdoor Trash Can is made of pressure-treated wood, so it stands up to the elements. The can holds 32 gallons of trash and is designed for in-ground mounting to keep it secure. Add a lid, liner and/or mounting kit for an additional cost.

Specifications

Product Weight (Lbs):	152
Assembly:	Minor assembly required
Capacity:	32 gallons
Diameter:	26 3/8"
Material:	Pressure-treated wood
Other Info:	Lid & plastic liner not included
Overall Height:	34"

Options

Trash Can Lid
Mounting Kit
Trash Can Liner

Item	SKU#	Description	Qty.	List	% Off	Price Per Item <small>(including options)</small>	Total Price
------	------	-------------	------	------	-------	--	-------------

1.	UTP-TR-32-PT	Plank Outdoor Trash Can - Pressure-Treated Wood	4	\$743.00	1%	\$734.97	\$2,939.88
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Options:

Trash Can Lid – Swing Door Lid (32-Gallon) (+ \$175.99)

Trash Can Liner – PL-32 (+ \$84.99)



Quote - Saved Cart

Created By SEAN CRAFT

Prices are subject to change

Cart Name Your Shopping
Cart

Cart 1030465917

Last Modified on 01/28/2023

STATUS: Saved Cart

Ship to

Sean Craft
21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637-7879
United States
813-9952437
scraft@rizzetta.com

Payment




Sean Craft
21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637-7879
United States
813-9952437
scraft@rizzetta.com

Order Summary

Subtotal \$4,289.52
+ Estimated Tax \$345.31
+ Shipping \$643.43
Total: \$5,278.26

additional sales tax:
\$ 4932.95

12 Items

Product	Quantity	Unit Price	Total Price
 <p>Ultra Play Pressure Treated Outdoor Trash Receptacle, 2 X 4 Inch Slats, 32 gallon Item #: 1364765</p>	4	\$692.96 \$923.95	\$2,771.84
 <p>UltraPlay Round Top Lid for 32 Gallon UltraCoat Thermoplastic Coated Trash Can, Black Item #: 078913</p>	4	\$267.71 \$356.95	\$1,070.84
 <p>Ultra Play Trash Can Liner, 32 Gallon, Black Item #: 078914</p>	4	\$111.71 \$148.95	\$446.84

Tab 11

Name: [Bastien, Sebastien](#)
Email: sebastien@sebastienbastien.com
Phone: (407) 294-1234

NOTE: This work originated from outside of the organization. It is not an official work of the organization and does not represent the organization.

Hi Team,

I just signed about this one. Needs to be added to the agenda as well.

Sean Cook
Manager
The University of West Florida
2000 University Blvd
Lakeland, FL 33807

Name: **Sebastien Bastien**
Email: sebastien@sebastienbastien.com
Phone: (407) 294-1234
Address: 1234 Main Street, Lakeland, FL 33807
Subject: Request for a quote for a landscape painting.

Thank you for submitting this to us. I have been contacted by my District Management and will be discussed by the Board of the next meeting. I will let you know what they decide or after they have had an opportunity to discuss the artwork. Thank you.

Sean Cook
Manager
The University of West Florida
2000 University Blvd
Lakeland, FL 33807

Name: **Sebastien Bastien**
Email: sebastien@sebastienbastien.com
Phone: (407) 294-1234
Address: 1234 Main Street, Lakeland, FL 33807
Subject: Request for a quote for a landscape painting.

I will produce this painting at a price of \$1,000 for a commissioned piece of \$1,000.

I would be happy to discuss this further if you have any questions. Thank you for your interest.



Sebastien Bastien

Tab 12

Dawn Valley

From: WLP Manager <manager@wplodge.com>
Sent: Thursday, January 19, 2023 9:50 AM
To: Jayna Cooper; Matthew E. Huber
Subject: [EXTERNAL]FW: 21320 Wilderness Lake Blvd (Fence Pro Quote)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good morning Jayna/Matt,

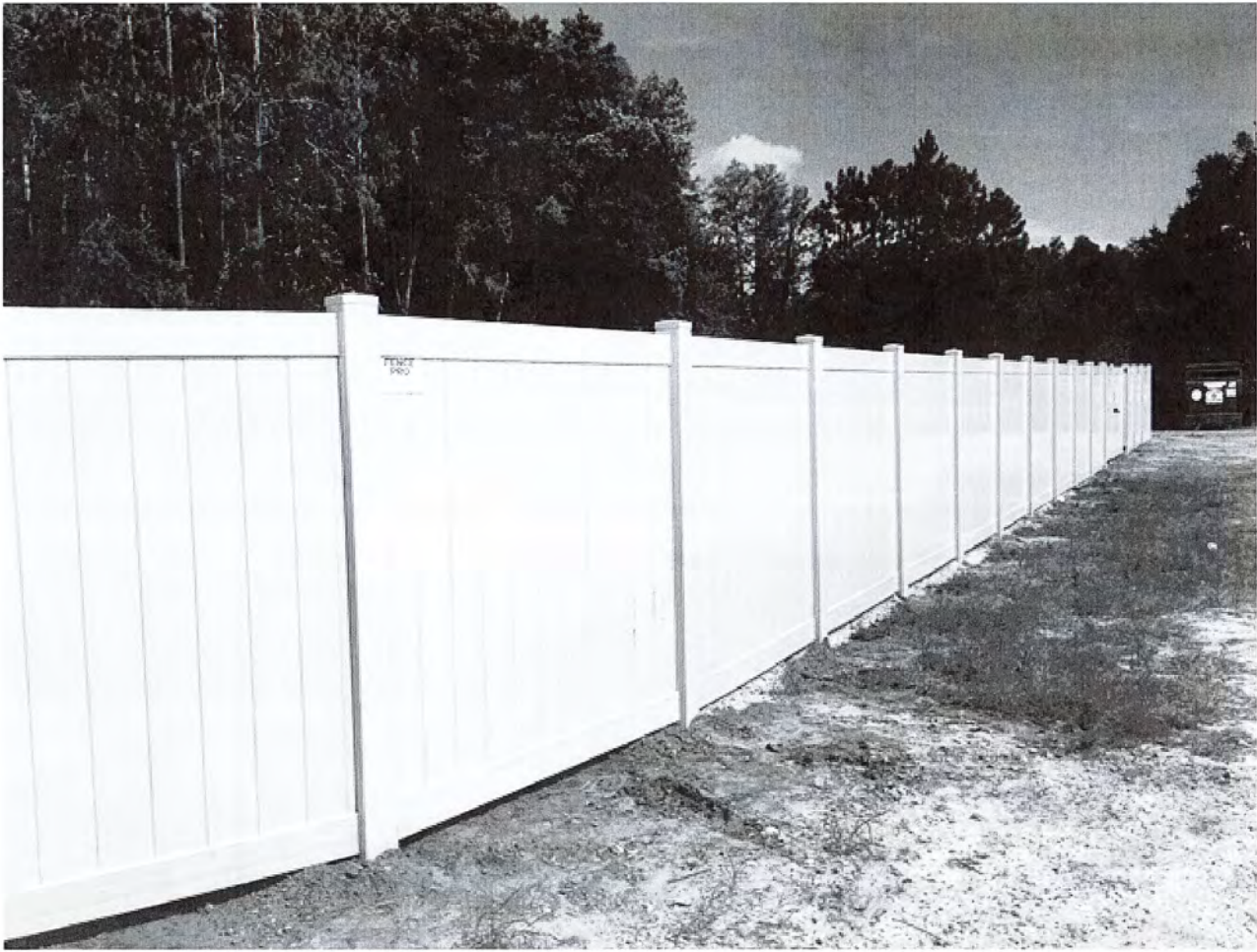
At last week's landscape inspection I was given the instruction to reach out to the fencing company who installed the fence directly across the street from 7947 Grasmere Dr. and ask them for a quote to install a fence with a gate in lieu of planting new shrubbery to replace the dying hedge at that location. The Board still wants to see a proposal from Red Tree with new vegetation as well as photos of what it would look like once mature, but this would be the other option if they decide to go with a fence instead. I will not be reaching out to other vendors on this as the idea is to make it look like this was all planned, meaning they want the exact same fence as what currently exists across the street and this is the company that built it.

Sean Craft
Manager
The Preserve at Wilderness Lake CDD
(813) 995-2437
www.wildernesslakecdd.org
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637



From: Alan Wozniak <Alan@fenceprotampabay.com>
Sent: Wednesday, January 18, 2023 12:40 PM
To: WLP Manager <manager@wplodge.com>
Subject: 21320 Wilderness Lake Blvd (Fence Pro Quote)

Here's the information you requested. If you have any questions or concerns please feel free to call or email me anytime of the day.



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(813) 215-4706

www.FenceProTampaBay.com
1618 Land O' Lakes Blvd., Lutz, FL 33549
Alan@FenceProTampaBay.com

Presented to:

Name: WILDERNESS LAKE PRESERVE
 Address: 21320 - WILDERNESS DRAS BLVD.
 City/State/Zip: LOL - FL
 Phone: 813-995-2437
 Email: MANAGER@WLPLOD95.COM

Job Description:

PVC/Vinyl 6' Aluminum _____ Color TAN
 Chain Link _____ Wood _____ Gates _____
 Cap: Flat New England Federation Gothic
 Hardware: Stainless Self Closing Pool/Code

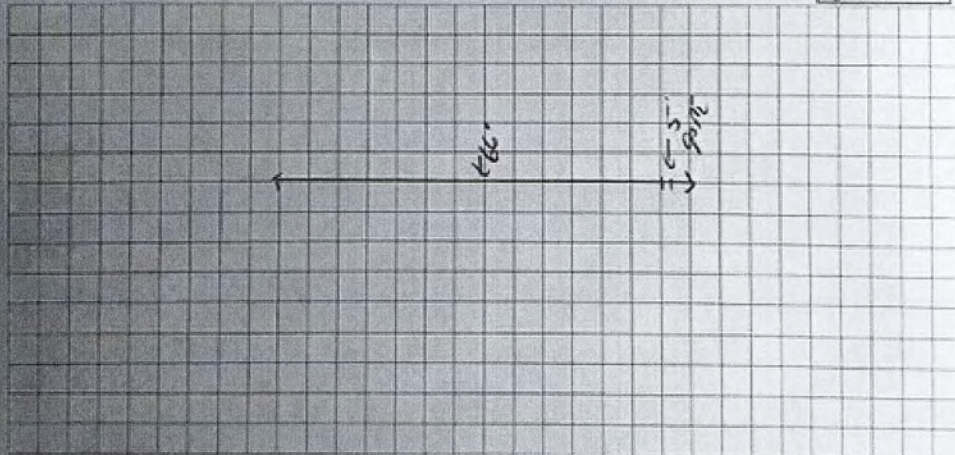
- ▶ No outside contractors - Our installers are our employees
- ▶ We handle 811-No Dig
- ▶ All materials are made in the U.S.A.
- ▶ No Deposit - Payment is due at completion.
- ▶ Vinyl and Aluminum - Limited Lifetime material and a 10 Year Labor Guarantee
- ▶ All posts are set in concrete
- ▶ All gates will have heavy duty stainless steel hardware
- ▶ If we break a pipe, we fix it.
- ▶ 25% charge if installation is canceled after material is ordered and project is scheduled
- ▶ We can help you with your H.O.A. process
- ▶ Homeowners are responsible for H.O.A. application fee
- ▶ We are fully Licensed, Insured and Bonded
- ▶ License# 096917 & 096918



Cash, Check or Money Order

66' Feet of Fence 1/4" FENCE WITH 6" HIGH PVC/VINYL PRIVACY

TOTAL with Tax & Fees 2595.00



NOTE: X - Neighbor, || - Gate, % - Window, \ - Drop down 4 feet

BBB Rating: A+ | houzz A+ Rating | English list AWARDS A+ Rating

SUBMITTED BY ALW 1/18/23 OWNER'S ACCEPTANCE _____ DATE _____

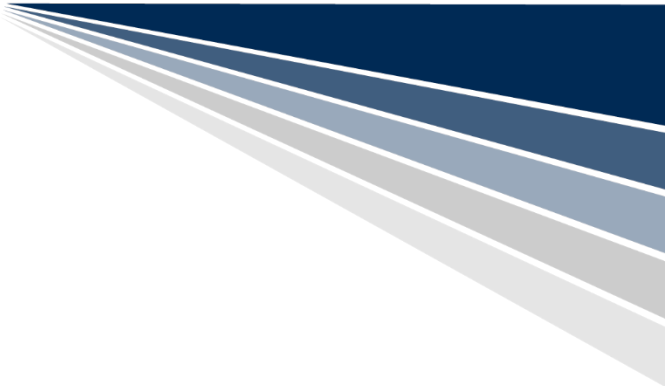
ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE. FENCE PRO SIGNS MUST REMAIN ON YOUR PROPERTY.

Regards,
Alan Wozniak
813-215-4706
Fence Pro Tampa Bay

Please visit our website
www. FenceProTampaBay.com

"Where Quality Comes First"

Tab 13



January 9, 2023

Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

RE: Termination/Assignment of CDD Engineering Services Agreement Services

To Whom It May Concern:

This letter is to inform you that Johnson, Mirmiran & Thompson, Inc. (JMT) wishes to terminate their contract for Engineering Services with the following CDDs or assign the contract to Brletic Dvorak, Inc. immediately, whichever the CDD board decides.

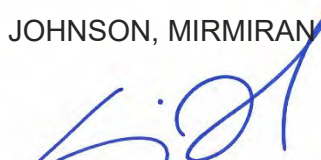
- Diamond Hill CDD
- Mira Lago West CDD
- Sterling Hill CDD
- Fishhawk CDD IV
- Concord Station CDD
- The Bridgewater CDD
- Waterset North CDD
- The Groves CDD
- The Preserve at Wilderness Lake CDD
- Country Walk CDD
- Lynwood CDD
- Wesbridge CDD

This decision is purely a business decision to no longer offer district engineering services and in no way indicative of any issue with the CDD. All records kept by JMT associated with engineering services during the duration of the contract will be made available to the CDD via email or delivery of a flash drive to the District Management office within 30 days of this letter. JMT will perform services until February 10th or until the contract has been transferred, whichever date comes first.

If you have any questions or need further information, please do not hesitate to contact me at 813-868-6511 or squevedo@jmt.com.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Sergio Quevedo, PE, PTOE, RSP1
Senior Vice President
Regional Manager

AGREED AND ACCEPTED:

By: _____

Title: _____

Tab 14

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 20__ , by and between:

Preserve at Wilderness Lake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (the “District”); and

Brletic Dvorak, Inc., a Florida corporation, providing professional engineering services (“Engineer” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, (the “Act”) as amended; and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, finance, constructing, reconstructing, acquiring, and/or maintaining certain public improvements and services within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors (the “Board”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ the Engineer to perform engineering services including, but not limited to, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of his services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the Parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - i. Periodic visits to the site, or full time construction management of District projects, as directed by the District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Representations. The Engineer hereby represents to the District that:

- A. It has the experience and skill to perform the services required to be performed by this Agreement.
- B. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- C. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

Article 3. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (“**Work Authorization**”). Authorization of services or projects under this Agreement shall be at the sole option of the District.

Article 4. Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit A** attached hereto. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization

Article 5. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B. Expense of reproduction, postage, and handling of drawings and specifications.

Article 6. Term of Agreement. It is understood and agreed that this Agreement is for professional engineering services. It is further understood and agreed that the term of this

Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein

Article 7. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by the Engineer and paid for on a cost basis.

Article 8. Books and Records. The Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by the Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to the Engineer.

Article 9. Ownership of Documents.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by the Engineer pursuant to this Agreement (“Work Product”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. The Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 10. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall

be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District’s sole risk and without liability or legal exposure to the Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials, or equipment or over a contractor’s(s’) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Subject to the provisions of this Article, the Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$2,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Engineer shall, without interruption, and at the District’s option, maintain the insurance for at least three (3) years after the one-year anniversary of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Compliance with Governmental Regulations. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

Article 16. Compliance with Professional Standards. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances, and at the time and place where the services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE. Any designs, drawings, reports, or specifications prepared or furnished by the Engineer that contain errors, conflicts, or omissions will be promptly corrected by the Engineer at no cost to the District.

Article 17. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or four (4) years after completion of all work under this Agreement.

Article 18. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement. To the extent a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Article 19. Public Records. The Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Engineer's possession or,

alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. The Engineer acknowledges that the designated Public Records Custodian for the District is Jayna Cooper.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, jcooper@rizzetta.com, 3434 Colwell Ave. Suite 200, Tampa, FL 33614.

Article 20. Notices. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Preserve at Wilderness Lake Community
Development District
3434 Colwell Ave. Suite 200,
Tampa, FL 33614
Attn: District Manager

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606
Attn: John Vericker

B. If to the Engineer: Brletic Dvorak, Inc.
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701
Attn: Stephen Brletic, P.E.

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

Article 21. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Article 22. Controlling Law. The Parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in Pasco County, Florida.

Article 23. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as the Engineer deems appropriate, pursuant to Article 7 herein.

Article 24. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

Article 25. Subcontractors. The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of the Engineer shall be deemed to have made all of the representations and warranties of the Engineer set forth herein and shall be subject to any and all obligations of the Engineer hereunder. Prior to any subcontractor providing any services, the Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. The Engineer shall be responsible for all acts or omissions of any subcontractors.

Article 26. Independent Contractor. The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

Article 27. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification by the District to terminate this Agreement, the Engineer shall not perform any further services unless directed to do so by the Board. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including, but not limited to, lost profits), but instead the Engineer's sole remedy will be to

recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 28. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties and formally approved by the Board

Article 29. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Article 30. Agreement. This Agreement reflects the negotiated agreement of the Parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both Parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

Article 31. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused these present to be executed the day and year first above written.

ATTEST:

**PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

BRLETIC DVORAK, INC.

Witness
Print Name: _____

By: _____
Its: _____



CDD Labor Rates

(January 1, 2023 – July 1, 2023)

<u>Classification</u>	<u>Rates</u>
Principal	\$225
Project Manager	\$200
Senior Engineer	\$180
Project Engineer	\$145
Engineer	\$115
Senior Surveyor	\$150
Project Surveyor	\$130
Surveyor	\$95
Survey Field Crew (3-person)	\$165
GIS Technician	\$150
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$110
Designer	\$95
Senior Engineering Technician	\$85
Engineering Technician	\$65
Senior Inspector	\$115
Inspector	\$75
Clerical	\$50

Tab 15

RELEASE FOR PROPERTY DAMAGE

- AUTO-OWNERS INSURANCE COMPANY
- HOME-OWNERS INSURANCE COMPANY
- OWNERS INSURANCE COMPANY
- PROPERTY-OWNERS INSURANCE COMPANY
- SOUTHERN-OWNERS INSURANCE COMPANY

Claim # 300-0662176-2021

In consideration of the sum of Thirty Two Thousand One Hundred Seventy Nine Dollars 70/100 Cents dollars (\$32,179.70), receipt whereof is hereby acknowledged, I do hereby release and forever discharge Aventura Nursery & Landscape Inc, Carosa Real Estate Holdings LLC, Enrique M Capote, and Adam Joseph Schreier

and any other person, firm or corporation charged or chargeable with responsibility or liability, their heirs, representatives and assigns from any and all claims and causes of action for property damage, loss or use, depreciation and diminished value sustained or

that I may sustain as a result of an accident that occurred on or about the 02 day of December year 2021 at or near Ranger Station - 20750 Wilderness Lake Trail, Land O' Lakes, FL
Owned by The Preserve at Wilderness Lake Community Development District

It is expressly agreed this release does not include any claim for bodily injury resulting from the aforesaid accident by the undersigned.

I understand the parties hereby released admit no liability for said accident and that said payment is made to terminate further controversy relative thereto.

REFER TO STATE SPECIFIC LANGUAGE ON PAGE 2 BEFORE SIGNING THIS FORM

Name

Signature

Title

Date

ALABAMA STATUTES PROVIDE THAT “Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or who knowingly presents false information in an application for insurance is guilty of a crime and may be subject to restitution, fines, or confinement in prison, or any combination thereof.”

ARIZONA STATUTES PROVIDE THAT “For your protection Arizona law requires the following statement to appear on this form. Any person who knowingly presents a false or fraudulent claim for payment of a loss is subject to criminal and civil penalties.”

ARKANSAS STATUTES PROVIDE THAT “Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.”

COLORADO STATUTES PROVIDE THAT “It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.”

FLORIDA STATUTES PROVIDE THAT “Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.”

IDAHO STATUTES PROVIDE THAT “Any person who knowingly, and with intent to defraud or deceive any insurance company, files a statement of claim containing any false, incomplete, or misleading information is guilty of a felony.”

INDIANA STATE STATUES PROVIDE THAT “A person who knowingly and with intent to defraud an insurer files a statement of claim containing any false, incomplete, or misleading information commits a felony.”

KENTUCKY STATUTES PROVIDE THAT “Any person who knowingly and with intent to defraud any insurance company or other person files a statement of claim containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime.”

MINNESOTA STATUTES PROVIDE THAT “A person who files a claim with intent to defraud or helps commit a fraud against an insurer is guilty of a crime.”

OHIO STATUTES PROVIDE THAT “Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.”

PENNSYLVANIA STATUTES PROVIDE THAT “Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties” and “Any person who knowingly and with intent to injure or defraud any insurer files an application or claim containing any false, incomplete or misleading information shall, upon conviction, be subject to imprisonment for up to seven years and payment of a fine of up to \$15,000.”

TENNESSEE STATUTES PROVIDE THAT “It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits.”

VIRGINIA STATUTES PROVIDE THAT “It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines and denial of insurance benefits.”



Wekiva Engineering, LLC
 711 N Orange Ave, STE A
 Winter Park, FL 32789
 Phone: 321.972.4989

Date: October 28, 2022 Due Date: December 27, 2022
 Project No. 22-132
 Invoice No. 22-132-2
 Invoice Period: Through October, 2022

• **Project title: 2021 LIFT STATION UPGRADES – PHASE I**

To: Mr. Matt Strickland, PE
 Engineer
 Fenstermaker & Associates, LLC
 135 Regency Square
 Lafayette, Louisiana 70508

- Client's Project Number: 2071040.2ZC
- TASK: 00200 Final Plan & Specifications

Ref: Structural Engineering Services
 2021 Lift Station Improvements- Phase 1
 Carencro, Louisiana

Description	Amount
Task 1: Prepare Drawings and Specifications	
Task Fixed Price	\$4,900.00
Work Percent Completed: Start to Date	100%
Work Percent Completed: This Invoice Period	40%
This Invoice	\$1,960.00
Task 2: Not Used	
Task Fixed Price	\$0.00
Work Percent Completed: Start to Date	0%
Work Percent Completed: This Invoice Period	0%
This Invoice	\$0.00

Total Due This Invoice	\$1,960.00
Previous Invoices	\$2,940.00
This Invoice	\$1,960.00
Total Authorization	\$4,900.00
Authorization Remaining	\$0.00

Construction Management Services Ilc.

5233 MOON SHELL DR
Apollo Beach, FL 33572 US
mikeambriati@live.com

INVOICE

BILL TO
Preserve at Wilderness Lake Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane
suite 115
tampa, florida 33625
Attn: Jayna Cooper

INVOICE 10
DATE 08/18/2022
TERMS Net 30
DUE DATE 09/17/2022

DATE	ACTIVITY	AMOUNT
08/18/2022	Services After a closer inspection of the beam replacement job at the ranger station , We found that the beam bracket has pulled away from the building and is a hazard. Shoring and bracing had to be done at this time. Extra cost is for getting labor and material on job site NOW to make safe.	0.00
08/18/2022	Material lumber, hardware	853.70
08/18/2022	Labor only Labor for 3 men @ 58 hr. per man for 4.5 hrs	783.00
08/18/2022	Mobilization	150.00
09/13/2022	carpentry - labor and materials Paint (dark brown) wood shoring and bracing, move bracing to where it looks symmetrical.	348.00

BALANCE DUE

\$2,134.70

RECEIVED
09/20/22

Construction Management Services Ilc.

5233 MOON SHELL DR
Apollo Beach, FL 33572 US
mikeambriati@live.com

INVOICE

BILL TO
Wilderness lakes preserve CDD
land o' lakes, florida 34637

INVOICE 12
DATE 08/22/2022
TERMS Due on receipt
DUE DATE 11/30/2022

DATE	ACTIVITY	AMOUNT
06/07/2022	<p>carpentry - labor and materials Ranger Station beam replacement</p> <p>Damaged beam to be replaced according to engineer spec from plans and notes off David S Morris 2022.05.20 plans Included in price Shoring of roof Removal of brackets Remove damaged beam Inspect columns Install brackets Install beam and paint to finish Included all equipment and labor to complete job. 1/2 down rest on completion All permit fees and inspections included in price.</p> <p>This price is only guaranteed for 30 days. We are aware the CDD only meets ones a month and will work with the 30 days. But prices are changing fast and need to lock in material as soon as possible. Thank you</p> <p>Permit fees included</p>	19,745.00
09/07/2022	<p>carpentry - labor and materials</p> <p>After a meeting with the Engineer on site and uncovering some more issues that need to be fixed. This will require taking out some sheetrock on the inside of building and removing some siding on the exterior of the building. repairing block and installing new brackets on both beams. Install 2 new brackets on columns w/ new grout. This new work is a charge and will be a change in price. Charge \$5400.00</p>	5,400.00

PAYMENT 9,872.50

BALANCE DUE **\$15,272.50**

Tab 16



WILDERNESS LAKE
P R E S E R V E

Lodge & Recreational Facilities
Rules & Regulations



Preserve at Wilderness Lake Rules and Regulations

General

The Preserve at Wilderness Lake Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida. The District has adopted these Facility Rules and Regulations for the safety and security of the District and the Residents. The District Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in these Rules and Regulations, and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Lodge Management has the authority to impose consequences not listed herein that are reasonably fair and consistent with the conduct code.

Definitions

1. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
2. Community Facilities – The Ranger Station, Main Lodge, Activity Center, Fitness Center, Pool and Spa, Pool Deck, Wilderness Lake Dock, and Cormorant Cove Dock.
3. District Management – Agents and representatives of the district management firm hired by the District.
4. Guest(s) – Any person who is accompanying a Resident to the main lodge or the Common Areas; or any individual(s) who purchase a day pass for using the facilities.
5. Lodge Identification Cards – Cards are issued to eligible Residents that meet the requirements contained in these rules and regulations strictly for the use of the individual to access the Community Facilities in accordance with the rules and regulations. The cards will be issued at the lodge and may contain a photo of the individual cardholder. Cards for restricted age groups may be color coded for easy identification by Lodge Staff and may not provide access to restricted areas.



6. Lodge Wrist Bands – Colored bands are required to be worn by all Guests and Residents in the pool area and by all children ages 12-17 while on lodge property.
7. Lodge Staff – Individuals employed by the amenity or district management company to work at the lodge.
8. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
9. Security Patrol – Individuals employed by the agency contracted by the District to provide security patrol services.
10. Resident – A homeowner or legal tenant living within the District's boundaries; an adult caregiver designated by the homeowner or legal tenant to Lodge Staff – there may be limited access provided for these individuals; a homeowner not residing in the District's boundaries who has retained right of use.
11. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Residents and their Guests, invitees, agents and contractors within the Properties.
12. Suspension – An action which prohibits a Resident or Guest from using Community Facilities for a specific period.



Code of Conduct

Improper conduct, obscenities, verbal or physical threats by Residents or Guests will not be tolerated anywhere in Common Areas or Community Facilities. Actions by any person, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others are not permitted. Residents are responsible for their Guests.

All Residents are expected to conduct themselves properly with due consideration for each other and for fellow Residents and Lodge Staff. Lodge Staff has the authority to discipline any person for misconduct, which in their judgement directly violates the specific Rules and Regulations of the District. If the person(s) refuses to cease misconduct when directed, this will result in a level 3 penalty category.

District, Lodge Staff or Security Officers have the right to ask any person(s) to leave the premises as a result of misconduct. If the person(s) refuses to leave the premises promptly when directed, they will be advised that failure to do so immediately will result in a level 4 penalty category.

At the discretion of the Lodge Staff or Security Patrol dealing with any situation, the assistance of the local law enforcement agency may be sought to maintain order. Security Patrol shall call law enforcement subject to the written policy provided to Preserve of Wilderness Lake security vendors.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Lodge Staff on duty. Residents are discouraged from trying to enforce the rules on their own.

No Resident shall direct, supervise, or in any manner attempt to manage Lodge Staff or vendors hired by District Management.



Lease Procedures and Transfer of Privileges

Any homeowner permitting a tenant to occupy his/her dwelling must notify the Lodge Staff. Names of all Residents that are 12 years or older must be listed on the lease agreement.

Homeowners must transfer their privileges for use of the facilities to their tenants. A tenant may not transfer privileges to another person. Upon transfer of privileges to a tenant the owner no longer has any privileges to use the Common Facilities until such time that the Lodge Staff is notified of termination of transfer and the Lodge Identification Cards for the tenant(s) are returned. In the event a home is sold, the Lodge Identification Card is to be turned in to the Lodge Staff. The card will be deactivated and reissued to the new homeowner.

Use of Community Facilities

1. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to all Residents who are 12 years of age and older.
 - b. Lodge Identification Cards are for use by the cardholder only.
 - c. The Lodge Identification Card is used to access the Community Facilities. Ownership of a Lodge Identification Card does not imply permission, and certain age restrictions apply.
 - d. Residents in guests ages 12-17 must check in with Lodge Staff upon arrival and receive a wrist band.
 - e. When the Lodge Identification Card is used, the name of the Resident and time of entry are registered.
2. Community Facilities are for the use of Residents and Guests. Lodge Staff may ask to inspect proper identification and those persons not showing it will be required to leave.¹
3. Each household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given and must be accompanied by a member adult Resident and must obtain a guest pass from the Lodge. Residents 12-14 years of age may not have guests unless they are accompanied by an adult. Residents 15-17 years of age may have one guest aged 15 years or older.
4. Community Facility day passes are available for purchase from Lodge Staff for published prices which may vary. Day passes entitle holders to all privileges assigned to Residents.



5. Specific portions of Community Facilities may be reserved and reservations and scheduling shall be made by the Lodge Staff.
6. Clubs and/or activity groups may invite outside vendors or affiliated groups, provided their names are submitted to the Lodge Staff no later than two (2) full weeks prior to the occasion, exceptions to this notice period are at the discretion of the Lodge Staff.
7. Proof of adequate insurance coverage, appropriate license, and execution of an Indemnification Agreement of the district may be required for use of Community Facilities.
8. Fees are charged for renting some portions of the community facilities and for attending certain events.
9. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to Residents who are at least 12 years of age.
 - b. Lodge Identification Cards are for use by the cardholder only.
 - c. The Lodge Identification Card is used to access the Community Facilities. Ownership of a Lodge Identification Card does not imply permission, and certain age restrictions apply.
 - d. When the Lodge Identification Card is used, the name of the Resident and time of entry are registered.
 - e. Lodge Identification Cards are the responsibility of the Resident. If the card is misplaced, please contact the Lodge Staff immediately so that the card can be deactivated.
 - f. Replacement cards will be issued at a charge.
 - g. Hours for the Community Facilities are posted at the entrance to each facility. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - h. When applying for a Lodge Identification Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport). Each cardholder is required to sign a Lodge Identification Card Agreement.



- i. Micromobility devices, including but not limited to skateboards, bicycles, electronic scooters and similar devices will not be permitted to be operated anywhere on Property. Devices are to be stowed and secured at the Resident's risk at provided bike and device racks.
 - j. Shirts, bottoms and shoes are to be worn in the Community Facilities.¹
 - k. Wet clothing, or bathing suits without appropriate cover-ups are not allowed to be worn in the Community Facilities.¹
 - l. Anyone under the age of 12 must be supervised by an adult while using Community Facilities. Parents assume responsibility for children under 12 using recreational Common Areas. Parents may authorize babysitters to have guest privileges and minor oversight. In order for Management to issue guest passes to babysitters, parents need to contact lodge staff.
 - m. No Fighting⁴
 - n. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on District property.³
 - o. No one under 21 years of age is allowed to possess or consume alcoholic beverages within the Community Facilities or Common Areas.⁴
 - p. Illegal drugs and paraphernalia are prohibited.⁴
 - q. No parking shall be permitted on the common areas within the district except in designated parking areas. Vehicles parked in any area where parking is not permitted shall be subject to towing at the expense of the vehicle's owner.¹
 - r. Climbing gates, fences, or gaining access to the facilities through non-traditional means is not allowed.¹
10. Furnishings and items may not be removed from any Community Facility or the Common Areas without written consent of the Lodge Staff.²
11. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.¹



12. Anyone damaging or vandalizing community property, Community Facilities or the Common Areas must reimburse the District for all costs associated with its repair or replacement. Adult Residents are responsible for damages caused by their household members and Guests.¹
13. In accordance with the Florida Clean Air Act, smoking or vaping is prohibited in any building on the Property. Smoking or vaping is also prohibited in the pool area, playground, dock and play courts. There are designated areas established for smoking and vaping outside of these areas.
14. The District, Lodge Staff and District Management have the right to close any Community Facility. Any Community Facility closed by the district shall not be used in any manner until it is reopened.
15. All instructors who are independent contractors must be approved, certified, insured and must have a contractual agreement with the District.



Fitness Center

1. The fitness center will be accessible as posted.
2. Equipment must be used in accordance with manufacturers guidelines.
3. Lodge Identification Cards must be readily available to Lodge Staff upon request when using the facility. ¹
4. Residents 12 - 15 years old are permitted to utilize the fitness equipment if accompanied by an adult Resident. ²
5. Children under the age of 12 are not permitted in the fitness equipment area. ²
6. Instructors will not be present in the fitness center. All persons using the fitness equipment do so at their own risk.
7. Proper work out attire must be worn while using the equipment. Shirts, bottoms and appropriate shoes are mandatory. No sandals, flip-flops, bare feet or shoes determined by Lodge Staff as inappropriate are to be used in equipment areas. ¹
8. No animals (except for service animals as defined by Florida Law) are allowed in the fitness center. ¹
9. No glass containers are allowed in the fitness center. ¹
10. Beverages, other than water in sealable containers, are not allowed in the carpeted areas of the fitness center. ¹
11. Anyone inside the building beyond 11:00pm will activate the alarm and hence be charged for the service call. ¹
12. All persons using the fitness room are requested to be considerate to others. Usage is on a first come first serve basis. Use of the treadmills and bikes is limited to 30 minutes while others are waiting.
13. Fitness center equipment shall not be removed from the weight room or placed anywhere else in the Lodge and Common Facilities. ²
14. Each household may bring up to two (2) Guests (unless prior approval for additional Guests is given) for use of the facility and must obtain a guest pass from the Lodge Staff.



15. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed in the fitness room. ¹
16. Some equipment may be equipped with sound to enhance the exercise experience, in these cases, headphones are required and may be obtained at no cost in the Lodge.
17. All persons using the fitness equipment are required to use the provided sanitizing materials for cleaning. Please bring your own towel for personal use in the fitness center. ¹
18. Please wipe down each piece of equipment after use.
19. Cell phone usage is not permitted in the fitness equipment area. Please put cell phone settings on vibrate and take all calls in the lobby. ¹
20. Cameras are not permitted to be used in the gym when other Residents or Guests are present. Please respect the privacy of your neighbors.
21. The fitness center is equipped with security cameras.
22. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property. ³



Swimming Pool Facility

1. The swimming pools and jacuzzi are open from 8:00 am to 30 minutes prior to sunset. ²
2. Lodge Identification Cards must be readily available to staff when using the pool facilities. ¹
3. Lifeguards will not be present at the pool facilities. All persons using the pool and other facilities do so at their own risk.
4. Children under the age of twelve (12) must be accompanied by an adult at all times while using the pool facilities. ² Parent or guardian must be in the jacuzzi area at all times with a child under the age of 12. ² Posted rules must be followed. ² Please consult with a physician regarding use of the jacuzzi by infants, toddlers, pregnant women and those with a medical condition.
5. All persons using the pool facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only) ¹ No thong swimwear is permitted at the facility.
7. No diving, jumping, or flipping is allowed. ²
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool, jacuzzi or water features. ¹
9. Rules for the lap lanes shall apply as adopted and amended from time to time.
10. No leisure flotation devices are permitted in the pool, except for swim aids (including but not limited to a swim noodle, life vest or inflatable arm-bands) and water aerobics equipment. ¹
11. No running or rough housing is allowed in the swimming pool facilities. ¹
12. No animals (except for service animals as defined by Florida Law) are allowed in the pool facilities. ¹
13. Alcohol is allowed in the pool facilities for those of legal drinking age. ²
14. No glass containers of any kind are allowed in the pool facilities. ¹
15. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed at the pool. ¹



16. Food or drink is not allowed within ten (10) feet of the pool per Florida Statute, with the exception of commercially bottled water for the purpose of hydration. ¹
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the pool area. ¹
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. ²
19. Items left in the pool facilities after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The pool facilities cannot be rented for parties or other group functions.
21. Any person swimming after the facility is closed may be suspended from the facility for up to one (1) year and is subject to trespassing charges.
22. The swimming pool facilities are equipped with security cameras.



Tennis Court

1. Tennis courts are lighted until 10:00pm, 7 days a week.
2. Residents may access the tennis courts with the use of their Lodge Identification Card. ¹
3. Play is on a first come, first served basis unless an event has been planned using these areas.
4. Proper attire is required while on the tennis courts.
5. Glass containers are prohibited. ¹
6. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed on the courts. ¹
7. No animals, (except for service animals as defined by Florida Law) are allowed on the tennis courts. ¹

Basketball Court, Soccer Field, & Volleyball Court

1. Glass containers are prohibited.
2. Proper attire is required while on the basketball court.
3. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed on the courts.
4. No animals, (except for service animals as defined by Florida Law) are allowed on the basketball court, volleyball court, or soccer field.
5. Play is on a first come, first served basis unless an event has been planned using these areas.
6. The Basketball Court, Volleyball Court, and Soccer Field are considered Common Areas and closes when the last Common Facility closes.



Wilderness Lake

1. Use of any available canoes, kayaks and john boats is on a first come, first served basis unless an event has been planned using the equipment.
2. A water safety flotation device is mandatory for all boat users. ¹
3. All persons using the boat equipment must obey the capacity requirements posted. ¹
4. Lifeguards will not be present at the lake. All persons using the boats on the lake do so at their own risk.
5. Glass containers are not allowed on the community docks or the lake area. ²
6. Anyone under the age of eighteen (18) must be supervised by an adult at all times while using the boat equipment. ²
7. Anyone under the age of twelve (12) must be supervised by an adult at all times when at the lake or on the dock. ²
8. All boating equipment is available during Lodge Hours.
9. Diving, swimming, running, jumping and/or flipping off of the community docks or Lodge property is not allowed. ²
10. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one week. If the item(s) are not claimed, the item(s) will be discarded.
11. A strict catch and release policy is in effect. No casting nets are permitted in any district lakes. ¹



Activities Center

Activities Center – located between the Nature Center and the main lodge. This building is used for community and private events.

1. The Activities Center will be open during business hours.
2. At times, the Activities Center will be closed for a private event.
3. Notification will be posted in advance of all reservations.
4. The Activities Center is equipped with security cameras.
5. Use of games and equipment is on a first come, first served basis unless an event has been planned.
6. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property.³

Wilderness Lodge

The Business Center is located in the main Lodge and consists of two computer stations, with access to the copier and fax machine.

1. The Business Center will be open during Lodge business hours.
2. Food and drinks are not permitted within 5 feet of the computer equipment or the desk that the equipment is located upon.²
3. Cell phone use, loud talking and similar activities which may be disruptive to the quiet enjoyment of other users shall be prohibited.¹
4. The Business Center is designed for Residents to create documents, access the internet, send e-mails, print and copy.
5. Printing fees are posted in the Business Center.
6. Users should log-off when finished using the Business Center
7. Users should leave computers on unless otherwise directed by Lodge Staff.
8. Parental controls and security restrictions have been applied to all computers.
9. The Lodge area is equipped with security cameras.



10. The Lodge Wi-Fi password can be obtained from Lodge Staff.
11. All animals must be on a leash at all times.
12. Animals are not permitted on indoor furniture.
13. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property.³



Nature Center

Nature Center– includes the building housing the animals, the Wilderness Theater and the attached screened room referred to as the Nature Center Classroom.

1. The Nature Center will be open during posted hours.
2. The Nature Center display area is designed to be self-educating and interactive.
3. The Nature Center areas and theater are equipped with security cameras.
4. Wilderness Theater is open to all ages with a library of movies to select from and/or access to television channels. Children under the age of twelve (12) must be supervised by an adult. ¹ Lodge Staff will do periodic inspections of the theater throughout the day, and remotely observe theater guests – to include times that movies may be playing.
5. Theater equipment can only be operated by Lodge Staff.
6. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property. ³
7. The screened classroom is designed for outdoor projects, arts & crafts and special nature programs.
8. Animals can only be handled when a staff member is present. ²
9. Children under twelve (12) years of age must be supervised by an adult and Lodge Staff must be present while handling the animals. ²
10. The Nature Center is not available for rent or private parties. Only the Nature Center classroom can be rented.



Neighborhood Park Rules

1. The tree house play structures and all play structures in the neighborhood parks are designed for children under the age of twelve (12). Children over the age of twelve (12) who are using structures must do so properly without disrupting the play of fellow Residents. ¹
2. No glass containers are allowed in area. ¹
3. Alcoholic beverages are not allowed in the parks. ³
4. Report violators, damaged equipment and unsafe conditions to the Lodge Staff.

Violation of Rules and Regulations Enforcement Procedures

1. A citation for violation of the Rules and Regulations is issued as follows:
 - a. By any Lodge Staff who witnessed the violation.
 - b. A Resident may report an alleged violation to Lodge.
2. Warnings
 - a. Warnings issued will specify the Rule or Regulation violated and are considered in-effect for thirty (30) days. Penalties shall be levied in accordance with the Penalty Guidelines.
 - b. A copy of the warning and any supporting documentation will be filed in the Lodge office.



Penalty Guidelines

In all cases if the offender is under twelve (12), the parent/guardian will be called immediately if not present. If the offender's age is between 12 and 17 a copy of the written warning and or suspension notice will be emailed to parent/guardian using the email address provided on the Resident intake form, and the parent/guardian may also be subject to the penalty. The Pasco County Sheriff's office may be contacted and a full report provided if a law is broken.

1. Category 1 and 2 penalties may be upgraded to the maximum of the next level(s) if a Warning is ignored or a person displays blatant disregard for following the Rules, in general.
2. All Penalties assigned to categories 1 and 2 will be automatically upgraded to category 3 if the violator has caused damages to any District or Resident's property. In all cases of violations resulting in damages to the District, the penalty shall be in addition to reimbursement of the cost associated with the property damage. Other financial impacts may be added to penalties where applicable.

All suspension of privileges and decisions made by the staff will allow for the violator to protest the suspension at a regular District meeting and appeal the decisions of the staff.

Penalty Chart

Category	First Offense	Second Offense	Additional Offenses
Category 1 Annotated throughout Document with ¹	Warning	Up to 1 Week Suspension (staff discretion)	Up to 2 Weeks Suspension (staff discretion)
Category 2 Annotated throughout Document with ²	Warning	Up to 2 Weeks Suspension (staff discretion)	Up to 1 Month Suspension (staff discretion)
Category 3 Annotated throughout Document with ³	Up to 1 Week Suspension (staff discretion)	Up to 1 Month Suspension (staff discretion)	Up to 2 Months Suspension (staff discretion)
Category 4 Annotated throughout Document with ⁴	Up to 1 Month Suspension (staff discretion)	Up to 2 Months Suspension (staff discretion)	Up to 3 Months Suspension (staff discretion)

Tab 17

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, January 4, 2023, at 9:33 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Beth Edwards	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Heather Hepner	Board Supervisor, Assistant Secretary
Agnieszka Fisher	Board Supervisor, Assistant Secretary

Also present were:

Bryan Norrie	Board Supervisor, Vice Chairman <i>(via conference call)</i>
Matthew Huber	Regional District Manager, Rizzetta & Company <i>(via conference call)</i>
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Stephen Brletic	District Engineer, JMT Engineering
Sean Craft	Community Manager, Rizzetta & Company, Inc.
RJ Johnson	Representative, Red Tree Landscape
Michael Rodriguez	Amenity Services Manager, Rizzetta & Company, Inc.
Craig Collins	Representative, Softroc
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Cooper 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

Ms. Cooper asked if there were any audience comments. She reminded the audience members of the three-minute time limit. Scott Diver expressed concerns regarding the pavers, events, and the kayak launch.

Craig Collins provided an update on the splash pad. He stated that the resurfacing is

complete, and he shared maintenance tips.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Ruhlig inquired about the pavers, gym roll-out, and work culture feedback. Ms. Fisher asked about the events, an additional trash can for the playground, a handicap button for the Nature Center, and community recognition of volunteers. Ms. Hepner requested raising the debit card limit to \$7,500. She also mentioned plumbing issues throughout the buildings, fish food dispenser on the dock and requested for staff not to remove the podium unless directed to do so by the Board. Mr. Norrie would like Scott Diver's concerns addressed under the Community Manager's Report. Ms. Edwards mentioned that the website needs updated newsletters and updates on the pavers, dock repairs and gym equipment.

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

The Board reviewed the landscape inspection reports. Mr. Johnson provided updates on the landscape maintenance and answered questions.

Ms. Cooper stated that the irrigation inspection report was not received.

B. District Engineer

Mr. Brletic reviewed his report with the Board. He gave the Board an update on Grasmere. He stated that he received the permit documents from Pasco County. Mr. Brletic will provide a summary and share the entire document with the Board.

A discussion was held regarding the kayak launch and floating dock. Mr. Brletic will provide a summary of the dock proposals in advance of the Board's workshop. He stated that the proposal prices range from \$23,568 to repair the dock and \$35,568 to replace the dock.

Mr. Brletic gave an update on the splash pad. He stated that Softroc has completed the surfacing and Phoenix pools is doing the last coat today. The bollard is still not installed.

Mr. Brletic informed the Board that he is leaving JMT Engineering and to start his own engineering firm (BDI Engineering). He answered the Board members' questions. Mr. Vericker advised Mr. Brletic to send a proposed contract for consideration by the Board at their next meeting.

Mr. Brletic gave the Board an update on the Ranger Station. He stated that the repairs have been completed.

Mr. Brletic gave an update on the Paving Assessment. He stated that he and Mr. Vericker will follow-up with Pasco County for clarification and will update the Board at the February meeting.

The Board took a recess at 11:16 a.m. and returned at 11:26 a.m.

C. District Counsel

Mr. Vericker did not have a report to present at this time. He stated that he will support Mr. Brletic with the paving assessment and the BDI Engineering contract.

D. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. Ms. Edwards requested that an update on completed woodline clean-out areas be included in the upcoming reports.

E. Community Manager's Report

Mr. Craft presented his Community Manager's Report. He gave the Board an update on the gym refresh. He stated that FitRev is waiting on the Smith machine and that delivery and installation will be the last week in February. Mr. Craft said that the Grand Opening will be planned for the first weekend of March.

He presented a proposal under separate cover from Welch Tennis Courts.

On a Motion by Ms. Ruhlig, seconded Ms. Edwards, with all in favor, the Board of Supervisors approved Welch Tennis Court's proposal for striping both sides of the court at a cost of \$1,600.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented a proposal from GHS Environmental for plant material.

On a Motion by Ms. Ruhlig, seconded Ms. Fisher, with all in favor, the Board of Supervisors approved GHS Environmental's proposal for plant material at a not-to-exceed cost of \$400.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented and reviewed proposals from RedTree Landscape and Morris Tree Service for Tree Removal for two locations near natural areas.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with four in favor and one opposed (Beth Edwards), the Board of Supervisors approved RedTree Landscape's proposals for tree removal cost of \$1,500.00 and \$2,500.00 for the Preserve at Wilderness Lake Community Development District.

The Board also took a motion to increase the debit card limit.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved increasing the debit card limit to \$7,500.00 for the Preserve at Wilderness Lake Community Development District.

The Board took a recess at 12:21 a.m. and returned at 12:24 a.m.

A discussion ensued regarding the District's brand guidelines.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the District's Brand Guidelines as presented for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Fence Encroachment

This item was discussed under the District Engineer's report. The Board directed Mr. Craft to obtain a lot survey from the HOA. The Board also directed Mr. Craft to bring any future encroachment issues to the next meeting for the Board to discuss.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 7, 2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on December 7, 2022.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 7, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for October 2022

Ms. Cooper presented the Operation and Maintenance Expenditures for October 2022 in the amount of \$112,244.17. A motion was not taken so the October 2022 Operation and Maintenance Expenditures will be presented again at the next Board meeting.

NINTH ORDER OF BUSINESS

District Manager Update

Ms. Cooper presented her District Manager's Report and reminded the Supervisors that their next regular meeting was scheduled for February 8, 2023 at 9:30 a.m. and a workshop was scheduled for January 25, 2023 at 10:00 a.m.

Ms. Cooper presented the September Financial Statements and the Overview of the Reserve Study.

TENTH ORDER OF BUSINESS

Audience Comments

Ms. Cooper asked if there were any audience comments. There were none.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Cooper asked if there were any Supervisor requests. Ms. Edwards stated that the mulch invoice needs to come out of the FY 21-22 budget. Ms. Fisher requested a proposal to replace the table in the Nature Center. She also requested that trash cans be added to the playground and the firepit. She mentioned the recognition of community volunteers as in a “volunteer of the month” in the newsletter and suggested this task be delegated to the assistant manager.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors adjourned at 1:44 p.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Exhibit A

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 October 2022 For Board Approval

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

The total items being presented: **\$112,244.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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)	100098	180814	Quarterly Service Charge for Security System 010/22	Security System Monitoring Services & Maintenance	\$ 720.00	1
A Total Solution, Inc. (ATS)	100098	180824	Monthly Service Maintenance Agreement 10/22	Security System Monitoring Services & Maintenance	\$ 600.00	2
A Total Solution, Inc. (ATS)	100103	165242	Fire Extinguisher Inspection 09/22	Amenity Maintenance & Repairs	\$ 81.91	3
A Total Solution, Inc. (ATS)	100103	165243	Security System Repair 09/22	Security System Monitoring Services & Maintenance	\$ 384.00	4
AlSCO, Inc.	100104	LTAM961417	Linen & Mat Service 09/22	Facility Supplies	\$ 145.95	5
Beth Edwards	100114	BE101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Beth Edwards	100131	BE100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Bryan D Norrie	100115	BN101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Bryan D Norrie	100132	BN100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Cool Coast Heating & Cooling Inc.	100133	8577	Diagnose HVAC not Cooling 10/22	Amenity Maintenance & Repairs	\$ 486.00	8
Cooper Pools Inc.	100134	5996	Pool Services & Supplies 10/22	Pool Service Contract	\$ 4,387.00	10

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Cooper Pools Inc.	100134	6048	Diagnose & Repair Spa/Pool Heater 10/22	Pool Repair & Maintenance	\$ 552.50	11
DCSI, Inc.	100135	30008	Repair Tennis Court Reader 09/22	Security System Maintenance & Repair	\$ 244.00	12
Duke Energy	100105	9300 0001 3381 09/22	Summary Bill 09/22	Utility Services	\$ 9,935.91	13
Duke Energy	100116	9100 8746 5155 09/22	Hérons Wood Sign 09/22	Utility Services	\$ 30.43	17
Duke Energy	100117	9100 8746 4930 09/22	Hérons Glen 09/22	Utility Services	\$ 30.44	20
Duke Energy	100136	9300 0001 3787 09/22	Duke Summary 09/22	Utility Services	\$ 1,310.11	23
Fitness Logic, Inc.	100137	109465	Monthly Maintenance 10/22	Fitness Equipment Maintenance	\$ 110.00	32
Florida Department of Revenue	100106	61-8014999201-4 09/22	Sales Tax Payable 09/22		\$ 70.10	33
Frontier Florida, LLC		239-159-2085- 030513 10/22	Fios Internet 10/22	Telephone, Internet, Cable	\$ 104.36	35
Frontier Florida, LLC		813-929-9402- 041519-5 09/22	813-929-9402 Phone Service 09/22	Telephone, Internet, Cable	\$ 105.98	39
Frontier Florida, LLC		813-995-2437- 061803-5 10/22	813-995-2437 Phone Service 10/22	Telephone, Internet, Cable	\$ 831.58	43
Gaydos Hydro Services, LLC	100138	2022-510	Monthly Aquatic Weed Control Program 09/22	Lake & Wetlands Maintenance	\$ 3,981.50	47

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Heather Lyn Hepner	100118	HH101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Heather Lyn Hepner	100139	HH100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Holly C Ruhlig	100119	HR101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Holly C Ruhlig	100140	HR100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Ierna's Heating and Cooling, LLC	100120	118640350	Service on HVAC System 07/22	Lake & Wetlands Maintenance	\$ 327.00	48
Innersync Studio, Ltd	100099	20761	Website Hosting & ADA Compliance 10/22	Website Hosting, Maintenance, Backup & Email	\$ 1,537.50	51
Jerry Richardson Trapper	100141	1686	Monthly Hog Removal Service 10/22	Wildlife Management Services	\$ 1,200.00	52
Joseph J Bastasich Jr.	100100	083122-Joseph	Paint & Sip Event 08/22	Special Events	\$ 108.00	53
McNatt's Cleaners and Ideal Cleaners	100108	MC12927 09/22	Laundry Service 09/22	Facility Supplies	\$ 119.00	56
Pasco County Utilities	100121	Summary Water 09/22	Summary Water Billing 09/22	Utility Services	\$ 1,407.22	57
Pasco Sheriff's Office	100101	I-8/2/2022-07634	Off Duty Detail 09/22	Off Duty Deputy	\$ 1,620.00	65

The Preserve at Wilderness Lake Community Development District

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Preserve at Wilderness Lake CDD			Debit Card Replenishment 10/22			
			Lowes	Lodge - Facility Supplies - Spa	\$ 9.47	70
			US Post Office	Lodge- Office Supplies	\$ 24.00	71
			Vistaprint	Lodge - Office Supplies	\$ 41.72	72
			When I Work	Lodge - Office Supplies	\$ 25.00	73
			Lowes	Lodge - Repairs & Maintenance	\$ 59.94	75
			Mac Daddy	Lodge - Repairs & Maintenance	\$ 58.00	76
			Sam's Club	Lodge - General Store	\$ 274.62	77

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			Lowes	Playground - Repairs & Maintenance	\$ 59.46	78
			Bounce A Lot	Special Events	\$ 378.45	79
			Calendar Wiz	Lodge - Office Supplies	\$ 9.00	83
			Walmart	Special Events	\$ 98.30	85
			Dollar Tree	Special Events	\$ 18.73	86
			Amazon	Lodge - Nature Center	\$ 383.43	87
			Wholesale Roaches	Lodge - Nature Center	\$ 34.40	89
			Amazon	Lodge - Office Supplies	\$ 16.99	91

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			Publix	Special Events	\$ 67.11	93
			Publix	Lodge - Nature Center	\$ 11.17	94
			7-Eleven	Lodge - Repairs & Maintenance	\$ 82.69	95
			Lowes	Lodge - Repairs & Maintenance	\$ 22.35	96
			Amazon	Special Events	\$ 6.78	97
			Amazon	Special Events	\$ 11.44	98
			Amazon	Special Events	\$ 179.36	100
			Amazon	Special Events	\$ 6.95	

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			Amazon	Special Events	\$ 8.99	101
			Amazon	Special Events	\$ 22.99	102
			Amazon	Special Events	\$ 38.98	102
			Amazon	Special Events	\$ 8.99	108
			Home Depot	Lodge - Maintenance/Monuments	\$ 337.79	110
			Amazon	Playground - Repairs & Maintenance	\$ 166.59	111
			Extra Space Storage Locker	Special Events	\$ 243.00	113
			Amazon	Lodge - Resident Services & Activities	\$ 14.99	115

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			Publix	Special Events	\$ 27.57	115
			Publix	Special Events	\$ 11.98	117
			UPS Store	Fitness Equipment - Repairs & Maintenance	\$ 149.03	118
			Amazon	Park - Court Field Repair	\$ 150.99	119
			Constant Contact	Lodge - Office Supplies	\$ 45.00	120
			Amazon	Playground - Repairs & Maintenance	\$ 410.86	122
			Lowes	Lodge - Repairs & Maintenance	\$ 200.30	124
			Amazon	Lodge - Office Supplies	\$ 256.34	125

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			Publix	Special Events	\$ 43.20	127
			Amazon	Lodge - Nature Center	\$ 256.70	128
			Wholesale Roaches	Lodge - Nature Center	\$ 34.40	130
			Publix	Special Events	\$ 13.56	132
			Amazon	Lodge - Facility Supplies - Spa	\$ 69.97	133
			Ace Hardware	Lodge - Nature Center	\$ 16.48	134
			Duncheon's Nursery	Lodge - Nature Center	\$ 33.68	135
			Pet Super Market	Lodge - Nature Center	\$ 48.33	136

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			Lowes	Lodge - Repairs & Maintenance	\$ 64.80	137
			7-Eleven	Lodge - Repairs & Maintenance	\$ 103.67	138
			Sam's Club	Lodge - General Store	\$ 329.02	139
			Holloways Farm Supply	Lodge - Nature Center	\$ 41.00	140
ProPet Distributors, Inc.	100143	140404	Dogipot Smart Litter Pick Up Bags 10/22	Dog Waste Station Supplies & Maintenance	\$ 1,902.60	67
PSA Horticultural	100144	1342	October 2022 Landscape Inspection 10/22	Field Services	\$ 1,100.00	68
ReadyRefresh by Nestle		12J0006240923	Bottled Water Services 09/22	Resident Services	\$ 30.00	141
RedTree Landscape Systems, LLC	100129	11427	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 675.00	142
RedTree Landscape Systems, LLC	100129	11428	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 2,700.00	143
RedTree Landscape Systems, LLC	100129	11429	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 675.00	144

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RedTree Landscape Systems, LLC	100129	11430	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 2,025.00	145
RedTree Landscape Systems, LLC	100129	11431	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 3,375.00	146
RedTree Landscape Systems, LLC	100129	11455	Landscape Monthly Pest Control 09/22	Landscape - Pest Control	\$ 1,165.00	147
RedTree Landscape Systems, LLC	100129	11456	Palm Fertilization 09/22	Landscape - Fertilizer	\$ 750.00	148
RedTree Landscape Systems, LLC	100129	11457	Fall Annuals 09/22	Landscape - Annuals/Flowers	\$ 4,050.00	149
Rizzetta & Company, Inc.	100109	INV0000071841	Personnel Reimbursement 09/30/22	Contracted Employee Salaries	\$ 15,560.35	150
Rizzetta & Company, Inc.	100110	INV0000071962	Assessment Roll FY22/23	Assessment Roll	\$ 5,724.00	151
Rizzetta & Company, Inc.	100111	INV0000071815	District Management Fees 10/22	District Management	\$ 5,650.00	152
Rizzetta & Company, Inc.	100122	INV0000072056	Out of Pocket Expenses 09/22	Payroll Reimbursement - Mileage	\$ 197.50	153
Rizzetta & Company, Inc.	100130	INV0000072106	Amenity Management & Personnel	Payroll Reimbursement - Mileage	\$ 17,708.77	154
Robert Scott Diver	100123	SD101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Robert Scott Diver	100145	SD100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6

The Preserve at Wilderness Lake Community Development District

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Skyway Supply, Inc.	100146	56226	Janitorial Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 878.18	155
Straley Robin Vericker	100112	22050	Legal Services 09/22	District Counsel	\$ 3,754.00	156
Strictly Entertainment Tampa	100124	091322-Strictly	Face Painting Fall Festival 10/22	Special Events	\$ 405.00	158
Strictly Entertainment Tampa	100125	101022-Strictly	Octoberfest German Accordion 10/22	Special Events	\$ 550.00	160
Suncoast Energy Systems, Inc.	100147	U1118209	Propane Delivery 10/22	Utility Services	\$ 2,527.27	162
Sysco Food Services West Coast Florida,	100148	437898130 4	Janitorial Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 320.00	163
Sysco Food Services West Coast Florida,	100148	437913579 3	Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 788.42	164
Times Publishing Company	100126	0000241023 09/28/22	Acct 117565 Legal Advertising 09/22	Legal Advertising	\$ 160.00	165
Vanguard Cleaning Systems of Tampa Bay	100150	103307	Monthly Service Charge Increase Add Guard	Lodge - Facility Janitorial Supplies	\$ 10.23	167
Vanguard Cleaning Systems of Tampa Bay	100150	103308	Monthly Service Charge Increase 10/22	Amenity Facility Janitorial Service Contract & Supplies	\$ 75.00	168
Verizon Wireless		9916342113	Cell Phone Service 09/22	Telephone, Internet, Cable	\$ 64.78	169

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Vilo Fence, LLC	100102	100422-Vilo	Repair Fencing At Tennis Court 10/22	Athletic Court/Field/Playground Maintenance & Repair	\$ 880.00	175
Waste Connections of Florida	100113	6334356W425	Monthly Garbage Removal 10/22	Garbage - Recreation Facility	\$ 378.92	178
Welch Tennis Courts, Inc.	100127	68521	Professional Net 09/22	Athletic Court/Field/Playground Maintenance & Repair	\$ 196.61	180
Welch Tennis Courts, Inc.	100128	68522	Aluminum External Wind Net Posts 09/22	Athletic Court/Field/Playground	<u>\$ 508.49</u>	181
Report Total					<u>\$ 112,244.17</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

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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	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A Balance	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

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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
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 Pole 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

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The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	\$ 5,948.00
AIC Painting, Inc.	013241	19165	Prep. & Paint Entry Monuments 02/22	Capital Reserves	\$ 4,400.00
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00
Harris Romaner Graphics	013258	011422 Deposit	Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape	Capital Reserves	\$ 6,084.00
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics 01/22	Capital Reserves	\$ 3,607.50
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00

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Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00
Cheap Pedi Spa	CD275	CD275	Debit Card Pedicure Chair	Capital Reserves	\$ 930.00
FITREV Inc.	13273	24958	Upright Cycle 02/22	Capital Reserves	\$ 2,334.00
Johnson, Mirmiran & Thompson, Inc.	13323	6-188468	Pool Resurfacing Project 02/22	Capital Reserves	\$ 3,217.50
Lowes	13317	32422	Replace Refrigerator 03/22	Capital Reserves	\$ 1,017.95
Proteus Pool Service LLC	13287	WIL007	Pool Service/Additional Clean Time/Spa Pump Install 02/22	Capital Reserves	\$ 432.00
Site Masters of Florida, LLC	13292	030122-1	Balance Sidewalk Repairs 03/22	Capital Reserves	\$ 10,730.00
Site Masters of Florida, LLC	13300	030822-2	Sidewalk, Curb, & Asphalt Repairs 03/22	Capital Reserves	\$ 4,040.00
Site Masters of Florida, LLC	13300	030922-1	50% Pool Drainage Improvement 03/22	Capital Reserves	\$ 8,200.00
Site Masters of Florida, LLC	13326	032422-2	Replace 3 Deteriorated Grates Stormwater 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	13277	21722	50% Deposit for Lap Pool Pumps 02/22	Capital Reserves	\$ 6,150.00

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The Pool Works of Florida, Inc	13277	1622	Completion of Filters 02/22	Capital Reserves	\$ 4,995.00
The Pool Works of Florida, Inc	13290	1643	Completion of Chair Lift Install 03/22	Capital Reserves	\$ 3,550.00
The Pool Works of Florida, Inc	13290	1644	Completion of Splash Pad Repairs 03/22	Capital Reserves	\$ 2,300.00
The Pool Works of Florida, Inc	13290	1645	Balance Lap Pool Pumps 03/22	Capital Reserves	\$ 6,150.00
The Pool Works of Florida, Inc	13290	1646	Pool Cabinet \$3874/ Lap Pool Lid \$2280/Pool Chair Lift \$2350	Capital Reserves	\$ 8,504.00
The Pool Works of Florida, Inc	13301	1650	Completion of Pool 03/22	Capital Reserves	\$ 22,232.20
The Pool Works of Florida, Inc	13290	1651	Completion of Tile 03/22	Capital Reserves	\$ 375.00
The Pool Works of Florida, Inc	13328	1656	Completion of Spa 03/22	Capital Reserves	\$ 700.00
Welch Tennis Courts, Inc.	13329	4852	Deposit - Court Patching & Repair 03/22	Capital Reserves	\$ 950.00
UPS Store	CD276	CD276	Tennis Court Shade Replacement	Capital Reserves	\$ 56.90
A Total Solution, Inc. (ATS)	013370	0000161284	Camera Replacement 03/22	Capital Reserves	\$ 1,294.35
Cardno, Inc.	013332	531602	Engineering Services 03/22	Capital Reserves	\$ 5,033.75
Harris Romaner Graphics	013361	21101	Paint 4 Lodge Complex Buildings 04/22	Capital Reserves	\$ 16,300.00

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Johnson, Mirmiran & Thompson, Inc.	013363	7-190079	Engineering Services 03/22	Capital Reserves	\$ 975.00
Leader's Casual Furniture Co	013338	SOTAM3718	Umbrellas & Tables 03/22	Capital Reserves	\$ 1,020.55
Leader's Casual Furniture Co	013338	SOTAM3719	Assortment of Chairs 03/22	Capital Reserves	\$ 2,220.99
Proteus Pool Service LLC	013377	wildern003	Cleaning and Sealing Campus Pavers 04/22	Capital Reserves	\$ 5,850.00
Site Masters of Florida, LLC	013342	032422-3	Balance Due - Pool Drainage Improvement 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	013356	1675	Completion of Stenner Pump	Capital Reserves	\$ 792.00
Welch Tennis Courts, Inc.	013384	4907	COURT PATCHING & REPAIR 04/22	Capital Reserves	\$ 950.00
Welch Tennis Courts, Inc.	013368	66355	Replacement Canopy 04/22	Capital Reserves	\$ 520.00
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves	\$ 3,592.37
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	Capital Reserves	\$ 3,340.00
RedTree Landscape Systems, LLC	13497	10770	Irrigation Installation - Caliente Project 06/22	Capital Reserves	\$ 30,100.10
The Pool Works of Florida, Inc	13526	1776	Completion of Chair Lift 07/22	Capital Reserves	\$ 4,100.00
Leader's Casual Furniture Co	100142	100722-2 Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 5,000.00

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Leader's Casual Furniture Co	100107	100722- Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 1,918.03
The Pool Works of Florida, Inc.	100149	1745	Completion of Splash Pad 06/22	Capital Reserves	<u>\$ 995.00</u>
Reserve Expenditure Total					\$ 394,898.71

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

PICKLEBALL LINE APPLICATION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to apply two (2) sets of pickle ball lines one (1) "All Weather" Tennis Court for: The Wilderness Lakes Preserve (hereinafter referred to as the "Owner") located at 21320 Wilderness Lakes Boulevard, Land O Lakes, Florida 34637. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **SCOPE OF WORK:** The Contractor shall apply two (2) set of pickle ball lines on one (1) all-weather tennis court (one set on each side of the existing tennis net). The lines will be applied in a blended color selected by the Owner.

2. **CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract price: **\$1,600.00**

3. **PAYMENT TERMS:** A 100% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed court to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigns of either party.

7. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute,

then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

8. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

9. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Bill King, (813) 816-9481

ACCEPTED BY:

\$ _____

Total Contract Price (Including Options)

_____(OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:
WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____

Billing Address: _____

Primary Contact:

Accts Payable Contact:

Name: _____

Name: _____

Number: _____

Number: _____

Email Address: _____

Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

Interior Color

Pickleball Line Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan*
- Tour Purple*

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan*
- Tour Purple*

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

December Expenditures

Event	Attendee's	Total Debt. Card & Check Request Expenditure	Total Paid to Vendors	Income
Storytime	36 for month			
Santa Arrival	150			
Breakfast with Mr. & Mrs. Claus	182			
House Decorating Contest	15 Entries			
Merry Little Christmas	50			
Menorah Lighting	20			
Gingerbread House Decorating	49 (14 families)			
Kids Party	60			
Pre-New Year Celebration	40			
Totals		(\$2,323.09)	(\$3,758.50)	\$772.45

(\$2,323.09)

(\$3,758.50)

\$ 772.45

(\$5,309.14)

Wilderness Lakes Preserve

Dec 31, 2022 - Jan 6, 2023 at Default

NAME	SAT 31	SUN 1	MON 2	TUE 3	WED 4	THU 5	FRI 6
Carmen Torres			Time Off All Day		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator
Dennis Kilcoyne			Time Off All Day	6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez			12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative		8:30a - 5p Lodge Representative
Jorge Torres	8:30a - 12p Lodge Representative		12p - 9p Lodge Representative		12:30p - 9p Lodge Representative	3p - 9p Lodge Representative	1:30p - 9p Lodge Representative
Judy Norris	8:30a - 12p Senior Lodge Rep		12p - 9p Senior Lodge Rep	12p - 9p Senior Lodge Rep		8:30a - 5p Senior Lodge Rep	
Sean Craft			Time Off All Day	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley			Time Off All Day	8:30a - 5p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager
Trevor Elliott	7a - 12p Maintenance Technician		Time Off All Day		7a - 4p Maintenance Technician	7a - 4p Maintenance Technician	7a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Jan 7, 2023 - Jan 13, 2023 at Default

NAME	SAT 7	SUN 8	MON 9	TUE 10	WED 11	THU 12	FRI 13
Carmen Torres	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	3p - 9p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	1:30p - 10p Lodge Representative		12:30p - 9p Lodge Representative	8:30a - 5p Lodge Representative		12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	3p - 9p Lodge Representative		3p - 9p Lodge Representative	3p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep	8:30a - 3p Senior Lodge Rep	1:30p - 9p Senior Lodge Rep	3p - 9p Senior Lodge Rep	8:30a - 5p Senior Lodge Rep	
Sean Craft			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	9:30a - 6p Assistant Manager	12p - 9p Assistant Manager		8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager		8:30a - 5p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Jan 14, 2023 - Jan 20, 2023 at Default

NAME	SAT 14	SUN 15	MON 16	TUE 17	WED 18	THU 19	FRI 20
Carmen Torres	1:30p - 10p Events Coordinator		8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 2:30p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	9:30a - 6p Lodge Representative		8:30a - 5p Lodge Representative	8:30a - 5p Lodge Representative	12:30p - 9p Lodge Representative		12:30p - 9p Lodge Representative
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	2:30p - 9p Lodge Representative	2:30p - 9p Lodge Representative		2:30p - 9p Lodge Representative	2:30p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep	8:30a - 5p Senior Lodge Rep	8:30a - 4p Senior Lodge Rep	2:30p - 9p Senior Lodge Rep	2:30p - 9p Senior Lodge Rep	
Sean Craft	9:30a - 6:30p Manager			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley		11:30a - 9p Assistant Manager	12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager		8:30a - 5p Assistant Manager	8:30a - 4p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Jan 21, 2023 - Jan 27, 2023 at Default

NAME	SAT 21	SUN 22	MON 23	TUE 24	WED 25	THU 26	FRI 27
Carmen Torres	8a - 4p Events Coordinator		8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 3p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	8a - 4:30p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative		8:30a - 5p Lodge Representative	
Jorge Torres	9:30a - 10p Lodge Representative		2:30p - 9p Lodge Representative	2:30p - 9p Lodge Representative	3p - 9p Lodge Representative	3p - 9p Lodge Representative	3p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep	8:30a - 1p Senior Lodge Rep	8:30a - 3:30p Senior Lodge Rep	8:30a - 3:30p Senior Lodge Rep	2p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep
Sean Craft			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	1:30p - 10p Assistant Manager	11:30a - 9p Assistant Manager		12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager		8:30a - 4p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Jan 28, 2023 - Feb 3, 2023 at Default

NAME	SAT 28	SUN 29	MON 30	TUE 31	WED 1	THU 2	FRI 3
Carmen Torres	1:30p - 10p Events Coordinator		8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 2:30p Events Coordinator
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor	6:30a - 12:30p Maintenance Supervisor
Evelyn Ocasio-Lopez	1:30p - 10p Lodge Representative		8:30a - 5p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	
Jorge Torres	1:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris		11:30a - 9p Senior Lodge Rep		8:30a - 3p Senior Lodge Rep	3p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep	12:30p - 9p Senior Lodge Rep
Sean Craft	9:30a - 6:30p Manager			8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager	8:30a - 5:30p Manager
Terri Oakley	9:30a - 6:30p Assistant Manager	12p - 9p Assistant Manager	1p - 9p Assistant Manager		8:30a - 5p Assistant Manager		8:30a - 5p Assistant Manager
Trevor Elliott	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician			8a - 4p Maintenance Technician	8a - 4p Maintenance Technician	8a - 4p Maintenance Technician

Annotations

Job Site Details

Tab 18

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 October 2022 For Board Approval

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

The total items being presented: **\$112,244.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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)	100098	180814	Quarterly Service Charge for Security System 010/22	Security System Monitoring Services & Maintenance	\$ 720.00	1
A Total Solution, Inc. (ATS)	100098	180824	Monthly Service Maintenance Agreement 10/22	Security System Monitoring Services & Maintenance	\$ 600.00	2
A Total Solution, Inc. (ATS)	100103	165242	Fire Extinguisher Inspection 09/22	Amenity Maintenance & Repairs	\$ 81.91	3
A Total Solution, Inc. (ATS)	100103	165243	Security System Repair 09/22	Security System Monitoring Services & Maintenance	\$ 384.00	4
AlSCO, Inc.	100104	LTAM961417	Linen & Mat Service 09/22	Facility Supplies	\$ 145.95	5
Beth Edwards	100114	BE101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Beth Edwards	100131	BE100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Bryan D Norrie	100115	BN101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Bryan D Norrie	100132	BN100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Cool Coast Heating & Cooling Inc.	100133	8577	Diagnose HVAC not Cooling 10/22	Amenity Maintenance & Repairs	\$ 486.00	8
Cooper Pools Inc.	100134	5996	Pool Services & Supplies 10/22	Pool Service Contract	\$ 4,387.00	10

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Cooper Pools Inc.	100134	6048	Diagnose & Repair Spa/Pool Heater 10/22	Pool Repair & Maintenance	\$ 552.50	11
DCSI, Inc.	100135	30008	Repair Tennis Court Reader 09/22	Security System Maintenance & Repair	\$ 244.00	12
Duke Energy	100105	9300 0001 3381 09/22	Summary Bill 09/22	Utility Services	\$ 9,935.91	13
Duke Energy	100116	9100 8746 5155 09/22	Hérons Wood Sign 09/22	Utility Services	\$ 30.43	17
Duke Energy	100117	9100 8746 4930 09/22	Hérons Glen 09/22	Utility Services	\$ 30.44	20
Duke Energy	100136	9300 0001 3787 09/22	Duke Summary 09/22	Utility Services	\$ 1,310.11	23
Fitness Logic, Inc.	100137	109465	Monthly Maintenance 10/22	Fitness Equipment Maintenance	\$ 110.00	32
Florida Department of Revenue	100106	61-8014999201-4 09/22	Sales Tax Payable 09/22		\$ 70.10	33
Frontier Florida, LLC		239-159-2085- 030513 10/22	Fios Internet 10/22	Telephone, Internet, Cable	\$ 104.36	35
Frontier Florida, LLC		813-929-9402- 041519-5 09/22	813-929-9402 Phone Service 09/22	Telephone, Internet, Cable	\$ 105.98	39
Frontier Florida, LLC		813-995-2437- 061803-5 10/22	813-995-2437 Phone Service 10/22	Telephone, Internet, Cable	\$ 831.58	43
Gaydos Hydro Services, LLC	100138	2022-510	Monthly Aquatic Weed Control Program 09/22	Lake & Wetlands Maintenance	\$ 3,981.50	47

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Heather Lyn Hepner	100118	HH101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Heather Lyn Hepner	100139	HH100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Holly C Ruhlig	100119	HR101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Holly C Ruhlig	100140	HR100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6
Ierna's Heating and Cooling, LLC	100120	118640350	Service on HVAC System 07/22	Lake & Wetlands Maintenance	\$ 327.00	48
Innersync Studio, Ltd	100099	20761	Website Hosting & ADA Compliance 10/22	Website Hosting, Maintenance, Backup & Email	\$ 1,537.50	51
Jerry Richardson Trapper	100141	1686	Monthly Hog Removal Service 10/22	Wildlife Management Services	\$ 1,200.00	52
Joseph J Bastasich Jr.	100100	083122-Joseph	Paint & Sip Event 08/22	Special Events	\$ 108.00	53
McNatt's Cleaners and Ideal Cleaners	100108	MC12927 09/22	Laundry Service 09/22	Facility Supplies	\$ 119.00	56
Pasco County Utilities	100121	Summary Water 09/22	Summary Water Billing 09/22	Utility Services	\$ 1,407.22	57
Pasco Sheriff's Office	100101	I-8/2/2022-07634	Off Duty Detail 09/22	Off Duty Deputy	\$ 1,620.00	65

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Preserve at Wilderness Lake CDD			Debit Card Replenishment 10/22			
			Lowes	Lodge - Facility Supplies - Spa	\$ 9.47	70
			US Post Office	Lodge- Office Supplies	\$ 24.00	71
			Vistaprint	Lodge - Office Supplies	\$ 41.72	72
			When I Work	Lodge - Office Supplies	\$ 25.00	73
			Lowes	Lodge - Repairs & Maintenance	\$ 59.94	75
			Mac Daddy	Lodge - Repairs & Maintenance	\$ 58.00	76
			Sam's Club	Lodge - General Store	\$ 274.62	77

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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	Playground - Repairs & Maintenance	\$ 59.46	78
			Bounce A Lot	Special Events	\$ 378.45	79
			Calendar Wiz	Lodge - Office Supplies	\$ 9.00	83
			Walmart	Special Events	\$ 98.30	85
			Dollar Tree	Special Events	\$ 18.73	86
			Amazon	Lodge - Nature Center	\$ 383.43	87
			Wholesale Roaches	Lodge - Nature Center	\$ 34.40	89
			Amazon	Lodge - Office Supplies	\$ 16.99	91

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
			Publix	Special Events	\$ 67.11	93
			Publix	Lodge - Nature Center	\$ 11.17	94
			7-Eleven	Lodge - Repairs & Maintenance	\$ 82.69	95
			Lowes	Lodge - Repairs & Maintenance	\$ 22.35	96
			Amazon	Special Events	\$ 6.78	97
			Amazon	Special Events	\$ 11.44	98
			Amazon	Special Events	\$ 179.36	100
			Amazon	Special Events	\$ 6.95	

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
			Amazon	Special Events	\$ 8.99	101
			Amazon	Special Events	\$ 22.99	102
			Amazon	Special Events	\$ 38.98	102
			Amazon	Special Events	\$ 8.99	108
			Home Depot	Lodge - Maintenance/Monuments	\$ 337.79	110
			Amazon	Playground - Repairs & Maintenance	\$ 166.59	111
			Extra Space Storage Locker	Special Events	\$ 243.00	113
			Amazon	Lodge - Resident Services & Activities	\$ 14.99	115

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
			Publix	Special Events	\$ 27.57	115
			Publix	Special Events	\$ 11.98	117
			UPS Store	Fitness Equipment - Repairs & Maintenance	\$ 149.03	118
			Amazon	Park - Court Field Repair	\$ 150.99	119
			Constant Contact	Lodge - Office Supplies	\$ 45.00	120
			Amazon	Playground - Repairs & Maintenance	\$ 410.86	122
			Lowes	Lodge - Repairs & Maintenance	\$ 200.30	124
			Amazon	Lodge - Office Supplies	\$ 256.34	125

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
			Publix	Special Events	\$ 43.20	127
			Amazon	Lodge - Nature Center	\$ 256.70	128
			Wholesale Roaches	Lodge - Nature Center	\$ 34.40	130
			Publix	Special Events	\$ 13.56	132
			Amazon	Lodge - Facility Supplies - Spa	\$ 69.97	133
			Ace Hardware	Lodge - Nature Center	\$ 16.48	134
			Duncheon's Nursery	Lodge - Nature Center	\$ 33.68	135
			Pet Super Market	Lodge - Nature Center	\$ 48.33	136

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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	Lodge - Repairs & Maintenance	\$ 64.80	137
			7-Eleven	Lodge - Repairs & Maintenance	\$ 103.67	138
			Sam's Club	Lodge - General Store	\$ 329.02	139
			Holloways Farm Supply	Lodge - Nature Center	\$ 41.00	140
ProPet Distributors, Inc.	100143	140404	Dogipot Smart Litter Pick Up Bags 10/22	Dog Waste Station Supplies & Maintenance	\$ 1,902.60	67
PSA Horticultural	100144	1342	October 2022 Landscape Inspection 10/22	Field Services	\$ 1,100.00	68
ReadyRefresh by Nestle		12J0006240923	Bottled Water Services 09/22	Resident Services	\$ 30.00	141
RedTree Landscape Systems, LLC	100129	11427	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 675.00	142
RedTree Landscape Systems, LLC	100129	11428	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 2,700.00	143
RedTree Landscape Systems, LLC	100129	11429	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 675.00	144

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
RedTree Landscape Systems, LLC	100129	11430	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 2,025.00	145
RedTree Landscape Systems, LLC	100129	11431	Arbor Care - Tree Removal 09/22	Tree Trimming Services	\$ 3,375.00	146
RedTree Landscape Systems, LLC	100129	11455	Landscape Monthly Pest Control 09/22	Landscape - Pest Control	\$ 1,165.00	147
RedTree Landscape Systems, LLC	100129	11456	Palm Fertilization 09/22	Landscape - Fertilizer	\$ 750.00	148
RedTree Landscape Systems, LLC	100129	11457	Fall Annuals 09/22	Landscape - Annuals/Flowers	\$ 4,050.00	149
Rizzetta & Company, Inc.	100109	INV0000071841	Personnel Reimbursement 09/30/22	Contracted Employee Salaries	\$ 15,560.35	150
Rizzetta & Company, Inc.	100110	INV0000071962	Assessment Roll FY22/23	Assessment Roll	\$ 5,724.00	151
Rizzetta & Company, Inc.	100111	INV0000071815	District Management Fees 10/22	District Management	\$ 5,650.00	152
Rizzetta & Company, Inc.	100122	INV0000072056	Out of Pocket Expenses 09/22	Payroll Reimbursement - Mileage	\$ 197.50	153
Rizzetta & Company, Inc.	100130	INV0000072106	Amenity Management & Personnel	Payroll Reimbursement - Mileage	\$ 17,708.77	154
Robert Scott Diver	100123	SD101122	Board of Supervisor Meeting 10/11/22	Supervisor Fees	\$ 200.00	7
Robert Scott Diver	100145	SD100522	Board of Supervisor Meeting 10/05/22	Supervisor Fees	\$ 200.00	6

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Skyway Supply, Inc.	100146	56226	Janitorial Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 878.18	155
Straley Robin Vericker	100112	22050	Legal Services 09/22	District Counsel	\$ 3,754.00	156
Strictly Entertainment Tampa	100124	091322-Strictly	Face Painting Fall Festival 10/22	Special Events	\$ 405.00	158
Strictly Entertainment Tampa	100125	101022-Strictly	Octoberfest German Accordion 10/22	Special Events	\$ 550.00	160
Suncoast Energy Systems, Inc.	100147	U1118209	Propane Delivery 10/22	Utility Services	\$ 2,527.27	162
Sysco Food Services West Coast Florida,	100148	437898130 4	Janitorial Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 320.00	163
Sysco Food Services West Coast Florida,	100148	437913579 3	Supplies 10/22	Lodge - Facility Janitorial Supplies	\$ 788.42	164
Times Publishing Company	100126	0000241023 09/28/22	Acct 117565 Legal Advertising 09/22	Legal Advertising	\$ 160.00	165
Vanguard Cleaning Systems of Tampa Bay	100150	103307	Monthly Service Charge Increase Add Guard	Lodge - Facility Janitorial Supplies	\$ 10.23	167
Vanguard Cleaning Systems of Tampa Bay	100150	103308	Monthly Service Charge Increase 10/22	Amenity Facility Janitorial Service Contract & Supplies	\$ 75.00	168
Verizon Wireless		9916342113	Cell Phone Service 09/22	Telephone, Internet, Cable	\$ 64.78	169

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 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>
Vilo Fence, LLC	100102	100422-Vilo	Repair Fencing At Tennis Court 10/22	Athletic Court/Field/Playground Maintenance & Repair	\$ 880.00	175
Waste Connections of Florida	100113	6334356W425	Monthly Garbage Removal 10/22	Garbage - Recreation Facility	\$ 378.92	178
Welch Tennis Courts, Inc.	100127	68521	Professional Net 09/22	Athletic Court/Field/Playground Maintenance & Repair	\$ 196.61	180
Welch Tennis Courts, Inc.	100128	68522	Aluminum External Wind Net Posts 09/22	Athletic Court/Field/Playground	<u>\$ 508.49</u>	181
Report Total					<u>\$ 112,244.17</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Cool Coast Heating & Cooling Inc	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	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A Balance	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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
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
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 Pole 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 Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	\$ 5,948.00
AIC Painting, Inc.	013241	19165	Prep. & Paint Entry Monuments 02/22	Capital Reserves	\$ 4,400.00
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00
Harris Romaner Graphics	013258	011422 Deposit	Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape	Capital Reserves	\$ 6,084.00
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics 01/22	Capital Reserves	\$ 3,607.50
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00
Cheap Pedi Spa	CD275	CD275	Debit Card Pedicure Chair	Capital Reserves	\$ 930.00
FITREV Inc.	13273	24958	Upright Cycle 02/22	Capital Reserves	\$ 2,334.00
Johnson, Mirmiran & Thompson, Inc.	13323	6-188468	Pool Resurfacing Project 02/22	Capital Reserves	\$ 3,217.50
Lowes	13317	32422	Replace Refrigerator 03/22	Capital Reserves	\$ 1,017.95
Proteus Pool Service LLC	13287	WIL007	Pool Service/Additional Clean Time/Spa Pump Install 02/22	Capital Reserves	\$ 432.00
Site Masters of Florida, LLC	13292	030122-1	Balance Sidewalk Repairs 03/22	Capital Reserves	\$ 10,730.00
Site Masters of Florida, LLC	13300	030822-2	Sidewalk, Curb, & Asphalt Repairs 03/22	Capital Reserves	\$ 4,040.00
Site Masters of Florida, LLC	13300	030922-1	50% Pool Drainage Improvement 03/22	Capital Reserves	\$ 8,200.00
Site Masters of Florida, LLC	13326	032422-2	Replace 3 Deteriorated Grates Stormwater 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	13277	21722	50% Deposit for Lap Pool Pumps 02/22	Capital Reserves	\$ 6,150.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	13277	1622	Completion of Filters 02/22	Capital Reserves	\$ 4,995.00
The Pool Works of Florida, Inc	13290	1643	Completion of Chair Lift Install 03/22	Capital Reserves	\$ 3,550.00
The Pool Works of Florida, Inc	13290	1644	Completion of Splash Pad Repairs 03/22	Capital Reserves	\$ 2,300.00
The Pool Works of Florida, Inc	13290	1645	Balance Lap Pool Pumps 03/22	Capital Reserves	\$ 6,150.00
The Pool Works of Florida, Inc	13290	1646	Pool Cabinet \$3874/ Lap Pool Lid \$2280/Pool Chair Lift \$2350	Capital Reserves	\$ 8,504.00
The Pool Works of Florida, Inc	13301	1650	Completion of Pool 03/22	Capital Reserves	\$ 22,232.20
The Pool Works of Florida, Inc	13290	1651	Completion of Tile 03/22	Capital Reserves	\$ 375.00
The Pool Works of Florida, Inc	13328	1656	Completion of Spa 03/22	Capital Reserves	\$ 700.00
Welch Tennis Courts, Inc.	13329	4852	Deposit - Court Patching & Repair 03/22	Capital Reserves	\$ 950.00
UPS Store	CD276	CD276	Tennis Court Shade Replacement	Capital Reserves	\$ 56.90
A Total Solution, Inc. (ATS)	013370	0000161284	Camera Replacement 03/22	Capital Reserves	\$ 1,294.35
Cardno, Inc.	013332	531602	Engineering Services 03/22	Capital Reserves	\$ 5,033.75
Harris Romaner Graphics	013361	21101	Paint 4 Lodge Complex Buildings 04/22	Capital Reserves	\$ 16,300.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Johnson, Mirmiran & Thompson, Inc.	013363	7-190079	Engineering Services 03/22	Capital Reserves	\$ 975.00
Leader's Casual Furniture Co	013338	SOTAM3718	Umbrellas & Tables 03/22	Capital Reserves	\$ 1,020.55
Leader's Casual Furniture Co	013338	SOTAM3719	Assortment of Chairs 03/22	Capital Reserves	\$ 2,220.99
Proteus Pool Service LLC	013377	wildern003	Cleaning and Sealing Campus Pavers 04/22	Capital Reserves	\$ 5,850.00
Site Masters of Florida, LLC	013342	032422-3	Balance Due - Pool Drainage Improvement 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	013356	1675	Completion of Stenner Pump	Capital Reserves	\$ 792.00
Welch Tennis Courts, Inc.	013384	4907	COURT PATCHING & REPAIR 04/22	Capital Reserves	\$ 950.00
Welch Tennis Courts, Inc.	013368	66355	Replacement Canopy 04/22	Capital Reserves	\$ 520.00
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves	\$ 3,592.37
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	Capital Reserves	\$ 3,340.00
RedTree Landscape Systems, LLC	13497	10770	Irrigation Installation - Caliente Project 06/22	Capital Reserves	\$ 30,100.10
The Pool Works of Florida, Inc	13526	1776	Completion of Chair Lift 07/22	Capital Reserves	\$ 4,100.00
Leader's Casual Furniture Co	100142	100722-2 Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 5,000.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Leader's Casual Furniture Co	100107	100722- Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 1,918.03
The Pool Works of Florida, Inc.	100149	1745	Completion of Splash Pad 06/22	Capital Reserves	<u>\$ 995.00</u>
Reserve Expenditure Total					\$ 394,898.71

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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 November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022.

The total items being presented: **\$140,062.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Alsco, Inc.	100162	LTAM963083	Linen & Mat Service 10/22	4619--Facility Supplies	\$ 145.95
Alsco, Inc.	100162	LTAM964787	Linen & Mat Service 10/22	4619--Facility Supplies	\$ 145.95
Back 9 Bistro	100163	103122-Bistro	October Fest Event 10/21/22	4775--Special Events	\$ 644.60
Beth Edwards	100169	BE110222	Board of Supervisor Meeting 11/02/22	1101--Supervisor Fees	\$ 200.00
Bryan D Norrie	100170	BN110222	Board of Supervisor Meeting 11/02/22	1101--Supervisor Fees	\$ 200.00
Celebrate Yard Signs	100190	711	Community Yard Sale Sign 11/22	4922--Resident Services	\$ 100.00
Cheryl's Trinity, Inc.	14432REV	14432	VIP Wine Tasting 09/22	4775--Special Events	\$ 325.00
DCSI, Inc.	100191	30110	Connecting Issues to Computer 10/22	4684--Security System Maintenance & Repair	\$ 250.00
Duke Energy	100171	9100 8746 4930 10/22	Hérons Glen 10/22	4301--Utility Services	\$ 30.44
Duke Energy	100171	9100 8746 5155 10/22	Hérons Wood Sign 10/22	4301--Utility Services	\$ 30.43
Duke Energy	100171	9300 0001 3381 09/22 Revised	Summary Bill 09/22	4301--Utility Services	\$ 3,350.25

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Duke Energy	100171	9300 0001 3381 10/22	Summary Bill 10/22	4301--Utility Services	\$ 12,770.21
Duke Energy	100183	9300 0001 3787 10/22	Duke Summary 10/22	4301--Utility Services	\$ 1,175.96
Fitness Logic, Inc.	100152	109568	Repairs - Athletic Equipment 10/22	4301--Utility Services	\$ 237.99
Florida Jazz Express	100153	102822-Florida	Jazz Performance 11/4/22	4775--Special Events	\$ 350.00
Frontier Florida, LLC		239-159-2085- 030513 11/22	Fios Internet 11/22	4103 - Telephone, Internet, Cable	\$ 100.99
Frontier Florida, LLC		813-929-9402- 041519-5 10/22	813-929-9402 Phone Service 10/22	4103 - Telephone, Internet, Cable	\$ 105.98
Frontier Florida, LLC		813-995-2437- 061803-5 11/22	813-995-2437 Phone Service 11/22	4103 - Telephone, Internet, Cable	\$ 822.63
Gaydos Hydro Services, LLC	100192	2022-558	Monthly Aquatic Weed Control Program 10/22	Lake & Wetlands Maintenance	\$ 3,981.67
Grant Hemond and Associates, Inc	100154	102822-Fall Festival	Fall Festival Extra Hour for Event 10/8/22	4775--Special Events	\$ 125.00
Heather Lyn Hepner	100173	HH110222	Board of Supervisor Meeting 11/02/22	1101--Supervisor Fees	\$ 200.00
Holly C Ruhlig	100174	HR110222	Board of Supervisor Meeting 11/02/22	1101--Supervisor Fees	\$ 200.00
Hughes Exterminators	100184	49380358	Pest Control 11/22	3331--Amenity Maintenance & Repairs	\$ 150.00

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
James Hollingsworth	100164	103122-Hollingsworth	Stand Up Comedy 09/22	4775--Special Events	\$ 72.00
James Hollingsworth	100164	110322-Hollingsworth	Stand Up Comedy 10/22	4775--Special Events	\$ 94.50
Jerry Richardson Trapper	100185	1697	Monthly Hog Removal Service 11/22	4732--Wildlife Management Services	\$ 1,200.00
Johnson Mirmiran & Thompson, Inc.	100193	12-201057	Engineering Services 10/22	3103--District Engineer	\$ 2,900.00
Line Dance with Simone	100155	102822	Line Dance Class 10/12/22	4775--Special Events	\$ 9.00
Line Dance with Simone	100155	102822-09/14/22	Line Dance Class 09/14/22	4775--Special Events	\$ 45.00
McNatt's Cleaners and Ideal Cleaners	100165	32315	Laundry Service 10/22	☐ 4619--Facility Supplies	\$ 119.00
Pasco County Board of County Commissioners	100175	22126136	2022 Solid Waste Assessment 36-25-18- 0040-00000-L060	☐ 4306--Solid Waste Assessment	\$ 89.28
Pasco County Utilities	100176	Summary Water 10/22	Summary Water Billing 10/22	4301--Utility Services	\$ 851.00
Pasco Sheriff's Office	100166	I-8/26/2022-07717	Off Duty Detail 10/22	3401--Off Duty Deputy	\$ 1,350.00
Preserve at Wilderness Lake CDD			Debit Card Replenishment 11/22		

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
			Lowes	Lodge Facility Supplies-Spa	\$ 9.47
			US Post Office	Lodge Office Supplies	\$ 24.00
			Vistaprint	Lodge Office Supplies	\$ 41.72
			When I Work	Lodge Office Supplies	\$ 25.00
			Lowes	Lodge Repairs & Maintenance	\$ 59.94
			MacDaddy	Lodge Repairs & Maintenance	\$ 58.00
			Sam's Club	Lodge General Store	\$ 274.62
			Lowes	Playground Repairs & Maintenance	\$ 59.46
			Bounce A Lot	Special Events	\$ 378.45
			Calendar Wiz	Lodge Office Supplies	\$ 9.00
			Walmart	Special Events	\$ 98.30
			Dollar Tree	Special Events	\$ 18.73
			Amazon	Lodge Nature Center	\$ 191.71
			Amazon	Parks & Rec Dog Waste Station Supplies	\$ 191.72
			Wholesale Roaches	Lodge Nature Center	\$ 34.40
			Amazon	Lodge Office Supplies	\$ 16.99
			Publix	Special Events	\$ 67.11
			Publix	Lodge Nature Center	\$ 11.17
			7-Eleven	Lodge Repairs & Maintenance	\$ 82.69
			Lowes	Lodge Repairs & Maintenance	\$ 22.35

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
			Amazon	Special Events	\$ 6.78
			Amazon	Special Events	\$ 11.44
			Amazon	Special Events	\$ 179.36
			Amazon	Special Events	\$ 6.95
			Amazon	Special Events	\$ 8.99
			Amazon	Special Events	\$ 22.99
			Amazon	Special Events	\$ 38.98
			Amazon	Special Events	\$ 8.99
			Home Depot	Lodge Maintenance & Monuments	\$ 337.79
			Amazon	Playground Repairs & Maintenance	\$ 166.59
			Extra Space Storage	Special Events	\$ 243.00
			Amazon	Lodge Resident Services & Activities	\$ 14.99
			Publix	Special Events	\$ 27.57
			Publix	Special Events	\$ 11.98
			UPS Store	Fitness Equipment Repairs & Maintenance	\$ 149.03
			Amazon	Park Court Field Repair	\$ 150.99
			Constant Contact	Lodge Office Supplies	\$ 45.00
			Amazon	Playground Repairs & Maintenance	\$ 410.86
			Lowes	Lodge Repairs & Maintenance	\$ 200.30
			Amazon	Lodge Office Supplies	\$ 256.34
			Publix	Special Events	\$ 43.20

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
			Amazon	Lodge Nature Center	\$ 256.70
			Wholesale Roaches	Lodge Nature Center	\$ 34.40
			Publix	Special Events	\$ 13.56
			Amazon	Lodge Facility Supplies-Spa	\$ 69.97
			Ace Hardware	Lodge Nature Center	\$ 16.48
			Duncheon's Nursery	Lodge Nature Center	\$ 33.68
			Pet Super Market	Lodge Nature Center	\$ 48.33
			Lowes	Lodge Repairs & Maintenance	\$ 64.80
			7-Eleven	Lodge Repairs & Maintenance	\$ 103.67
			Sam's Club	Lodge General Store	\$ 329.02
			Holloways Farm Supply	Lodge Nature Center	\$ 41.00
Ray K Brown	100167	110322-Ray Brown	Karaoke Night 09/26/22	4775--Special Events	\$ 200.00
Ray K Brown	100194	3	Karaoke Night 11/4/22	4775--Special Events	\$ 200.00
ReadyRefresh by Nestle		12K0006240923	Bottled Water Services 10/22	4922--Resident Services	\$ 274.81

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	100177	11569	Landscape Maintenance/Irrigation Repair/Arbor Care 10/22	Landscape Maintenance/Irrigation Repair/Arbor Care 10/22	\$ 15,000.00
RedTree Landscape Systems, LLC	100177	11624	Landscape Monthly Pest Control 10/22	4715--Landscape - Pest Control	\$ 1,165.00
RedTree Landscape Systems, LLC	100177	11625	Bahia Sod Fertilization 10/22	4637--Landscape - Fertilizer	\$ 2,400.00
RedTree Landscape Systems, LLC	100177	11626	St. Augustine Sod Fertilization 10/22	4637--Landscape - Fertilizer	\$ 1,500.00
RedTree Landscape Systems, LLC	100177	11627	Ornamentals Fertilization 10/22	4637--Landscape - Fertilizer	\$ 1,500.00
RedTree Landscape Systems, LLC	100177	11628	Specialty Plant Fertilization 10/22	4637--Landscape - Fertilizer	\$ 375.00
RedTree Landscape Systems, LLC	100177	11629	Semi-Annual Tall Palm Tree Trimming 10/22	4648--Tree Trimming Services	\$ 6,000.00
Rizzetta & Company, Inc.	100157	INV0000072651	District Management Fees 11/22	District Management	\$ 5,650.00

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100161	INV0000071194	Amenity Management & Oversight, Personnel Reimbursement 09/02/22	Amenity Management & Oversight, Personnel Reimbursement	\$ 17,261.26
Rizzetta & Company, Inc.	100178	INV0000072711	Out of Pocket Expenses 10/22	3327--Employee - Mileage Reimbursement	\$ 189.37
Rizzetta & Company, Inc.	100186	INV0000072736	Amenity Management & Personnel Reimbursement 11/11/22	Amenity Management & Personnel Reimbursement	\$ 20,256.14
Rizzetta & Company, Inc.	100195	INV0000072680	Personnel Reimbursement 10/28/22	Amenity Management & Personnel Reimbursement	\$ 16,677.56
Robert Scott Diver	100179	SD110222	Board of Supervisor Meeting 11/02/22	1101--Supervisor Fees	\$ 200.00
Romaner Graphics	100158	21262	Repaired Damaged Eagle Grove Monument 07/22	4603--Entry & Walls Maintenance & Repair	\$ 800.00
Sean Craft -Petty Cash	100180	110922-Petty Cash	Petty Cash 11/22	Parks & Recreation	\$ 282.76
Straley Robin Vericker	100187	22187	Legal Services 10/22	3107--District Counsel	\$ 3,052.50

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Suncoast Energy Systems, Inc.	100159	U002C505	Propane Delivery 10/22	4301--Utility Services	\$ 1,824.23
Suncoast Energy Systems, Inc.	100188	U1118522	Propane Delivery 11/22	4301--Utility Services	\$ 2,006.57
Suncoast Energy Systems, Inc.	100196	U1118601	Propane Delivery 11/22	4301--Utility Services	\$ 2,951.40
Tibbetts Lumber Co., LLC	100181	4385847	Repair Supplies 11/22	3331--Amenity Maintenance & Repairs	\$ 539.00
Vanguard Cleaning Systems of Tampa Bay	100160	103343	Toilet Overflow Emergency Clean up 09/22	4692--Lodge - Facility Janitorial Supplies	\$ 35.00
Vanguard Cleaning Systems of Tampa Bay	100168	103194	Monthly Service Charge 10/22	4706--Amenity Facility Janitorial Service Contract & Supplies	\$ 1,875.00
Verizon Wireless		9918713716	Cell Phone Service 10/22	4103--Telephone, Internet, Cable	\$ 64.70
Waste Connections of Florida	100189	6392649W425	Monthly Garbage Removal 11/22	4325--Garbage - Recreation Facility	<u>\$ 380.87</u>

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
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Report Total

\$ 140,062.56

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Cool Coast Heating & Cooling Inc	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	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A Balance	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

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
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
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 Pole 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 Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	013207	1594	50% Heater 40% Delivery 10% Completion 01/22	Capital Reserves	\$ 5,948.00
AIC Painting, Inc.	013241	19165	Prep. & Paint Entry Monuments 02/22	Capital Reserves	\$ 4,400.00
AIC Painting, Inc.	013241	19170	Prep. & Paint Natures Ridge 02/22	Capital Reserves	\$ 600.00
Cool Coast Heating & Cooling Inc	013242	7420	Relaced Amana Control Board in Theatre 02/22	Capital Reserves	\$ 289.00
Harris Romaner Graphics	013258	011422 Deposit	Paint 4 Lodge Complex Buildings 02/22	Capital Reserves	\$ 16,300.00
Harris Romaner Graphics	013214	20953	Pool Signs 1/22	Capital Reserves	\$ 480.00
Harris Romaner Graphics	013232	20954	Replace Monument Cap 01/22	Capital Reserves	\$ 1,500.00
Harris Romaner Graphics	013249	20970	Repaired Damage to Sauna Bench 02/22	Capital Reserves	\$ 1,300.00
Harris Romaner Graphics	013249	20975	Steel Fabricated for Guard House 02/22	Capital Reserves	\$ 999.58
Himes Electrical Service, Inc.	013215	22552	New PVC/Install 2 Breakers/Wires for Landscape	Capital Reserves	\$ 6,084.00
Johnson, Mirmiran & Thompson, Inc.	013216	4-185915	Engineering Services Capital Projects 12/21	Capital Reserves	\$ 2,632.50
Johnson, Mirmiran & Thompson, Inc.	013260	5-187308	Foxgrove Drainage & Resurfacing of the Aquatics 01/22	Capital Reserves	\$ 3,607.50
Pasco Towing Inc.	013235	218997	Kubota 01/22	Capital Reserves	\$ 115.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Rentalex of Hudson, Inc.	013253	1-123180	Equipment Rental Mule 01/22	Capital Reserves	\$ 1,701.95
Site Masters of Florida, LLC	013240	020322-1	Repaired Erosion Foxgrove Dr 02/22	Capital Reserves	\$ 8,500.00
Site Masters of Florida, LLC	013265	020822-1	Deposit Sidewalk Repairs 02/22	Capital Reserves	\$ 10,730.00
Cheap Pedi Spa	CD275	CD275	Debit Card Pedicure Chair	Capital Reserves	\$ 930.00
FITREV Inc.	13273	24958	Upright Cycle 02/22	Capital Reserves	\$ 2,334.00
Johnson, Mirmiran & Thompson, Inc.	13323	6-188468	Pool Resurfacing Project 02/22	Capital Reserves	\$ 3,217.50
Lowes	13317	32422	Replace Refrigerator 03/22	Capital Reserves	\$ 1,017.95
Proteus Pool Service LLC	13287	WIL007	Pool Service/Additional Clean Time/Spa Pump Install 02/22	Capital Reserves	\$ 432.00
Site Masters of Florida, LLC	13292	030122-1	Balance Sidewalk Repairs 03/22	Capital Reserves	\$ 10,730.00
Site Masters of Florida, LLC	13300	030822-2	Sidewalk, Curb, & Asphalt Repairs 03/22	Capital Reserves	\$ 4,040.00
Site Masters of Florida, LLC	13300	030922-1	50% Pool Drainage Improvement 03/22	Capital Reserves	\$ 8,200.00
Site Masters of Florida, LLC	13326	032422-2	Replace 3 Deteriorated Grates Stormwater 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	13277	21722	50% Deposit for Lap Pool Pumps 02/22	Capital Reserves	\$ 6,150.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc	13277	1622	Completion of Filters 02/22	Capital Reserves	\$ 4,995.00
The Pool Works of Florida, Inc	13290	1643	Completion of Chair Lift Install 03/22	Capital Reserves	\$ 3,550.00
The Pool Works of Florida, Inc	13290	1644	Completion of Splash Pad Repairs 03/22	Capital Reserves	\$ 2,300.00
The Pool Works of Florida, Inc	13290	1645	Balance Lap Pool Pumps 03/22	Capital Reserves	\$ 6,150.00
The Pool Works of Florida, Inc	13290	1646	Pool Cabinet \$3874/ Lap Pool Lid \$2280/Pool Chair Lift \$2350	Capital Reserves	\$ 8,504.00
The Pool Works of Florida, Inc	13301	1650	Completion of Pool 03/22	Capital Reserves	\$ 22,232.20
The Pool Works of Florida, Inc	13290	1651	Completion of Tile 03/22	Capital Reserves	\$ 375.00
The Pool Works of Florida, Inc	13328	1656	Completion of Spa 03/22	Capital Reserves	\$ 700.00
Welch Tennis Courts, Inc.	13329	4852	Deposit - Court Patching & Repair 03/22	Capital Reserves	\$ 950.00
UPS Store	CD276	CD276	Tennis Court Shade Replacement	Capital Reserves	\$ 56.90
A Total Solution, Inc. (ATS)	013370	0000161284	Camera Replacement 03/22	Capital Reserves	\$ 1,294.35
Cardno, Inc.	013332	531602	Engineering Services 03/22	Capital Reserves	\$ 5,033.75
Harris Romaner Graphics	013361	21101	Paint 4 Lodge Complex Buildings 04/22	Capital Reserves	\$ 16,300.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Johnson, Mirmiran & Thompson, Inc.	013363	7-190079	Engineering Services 03/22	Capital Reserves	\$ 975.00
Leader's Casual Furniture Co	013338	SOTAM3718	Umbrellas & Tables 03/22	Capital Reserves	\$ 1,020.55
Leader's Casual Furniture Co	013338	SOTAM3719	Assortment of Chairs 03/22	Capital Reserves	\$ 2,220.99
Proteus Pool Service LLC	013377	wildern003	Cleaning and Sealing Campus Pavers 04/22	Capital Reserves	\$ 5,850.00
Site Masters of Florida, LLC	013342	032422-3	Balance Due - Pool Drainage Improvement 03/22	Capital Reserves	\$ 5,400.00
The Pool Works of Florida, Inc	013356	1675	Completion of Stenner Pump	Capital Reserves	\$ 792.00
Welch Tennis Courts, Inc.	013384	4907	COURT PATCHING & REPAIR 04/22	Capital Reserves	\$ 950.00
Welch Tennis Courts, Inc.	013368	66355	Replacement Canopy 04/22	Capital Reserves	\$ 520.00
Proteus Pool Service LLC	013433	WIL012	Pool Services & Supplies 05/22	Capital Reserves	\$ 3,592.37
The Pool Works of Florida, Inc	013454	1692	Completion: Splash Pad Repairs & Parts for Chair Lift 04/22	Capital Reserves	\$ 3,340.00
RedTree Landscape Systems, LLC	13497	10770	Irrigation Installation - Caliente Project 06/22	Capital Reserves	\$ 30,100.10
The Pool Works of Florida, Inc	13526	1776	Completion of Chair Lift 07/22	Capital Reserves	\$ 4,100.00
Leader's Casual Furniture Co	100142	100722-2 Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 5,000.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Leader's Casual Furniture Co	100107	100722- Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 1,918.03
The Pool Works of Florida, Inc.	100149	1745	Completion of Splash Pad 06/22	Capital Reserves	\$ 995.00
Anova Furnishings, Inc	100151	101422- Anova	New Bench for Outdoor Use 10/22	Capital Reserves	\$ 1,102.71
FitRev, Inc.	100182	110822- FitRev	50% Deposit on Gym Equipment 11/22	Capital Reserves	\$ 28,708.00
Phoenix Pools, Inc.	100156	104	50% Deposit to Start Project 10/22	Capital Reserves	<u>\$ 12,240.00</u>
Reserve Expenditure Total					<u><u>\$ 436,949.42</u></u>

Tab 19



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** March 1, 2023, at 6:30 p.m.

February 8

**District
Manager's
Report**

2023

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2022</u>
General Fund Cash & Investment Balance:	\$1,611,666
Reserve Fund Cash & Investment Balance:	\$850,415
Debt Service Fund Investment Balance:	\$410,535
Total Cash and Investment Balances:	\$2,872,616
General Fund Expense Variance: \$212,140	Under Budget



Rizzetta & Company

Landscape – Mulch Project: RedTree mulch invoice coded to FY 21-22 budget.

FY 21-22 Budget Amendment: Confirmed with accounting that a budget amendment will not be needed for FY 21-22. Revised financials for September 2022 will be circulated to the Board at a future date.

Paver Repairs: Repairs scheduled to be completed by ACPLM on February 24.

Rules & Regulations: Revisions to Rules & Regulations document completed and disseminated to Board.

Reserve Study: Working with Reserve Specialist to have the Comorant Cove dock added to the Reserve Study.

Ranger Station: Coordinated with EGIS and Auto-Owners Insurance to have all Ranger Station repair costs reimbursed to the District upon Board Chair's execution of property release.

Tab 20



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

October 31, 2022

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve at Wilderness Lake Community Development District

Balance Sheet
As of 10/31/2022
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	113,739	(17,648)	0	96,091	0	0
Investments	292,862	790,996	418,520	1,502,378	0	0
Accounts Receivable	1,647,700	128,719	484,990	2,261,409	0	0
Refundable Deposits	28,750	0	0	28,750	0	0
Due From Other	12,935	0	0	12,935	0	0
Fixed Assets	0	0	0	0	11,399,477	0
Amount Available in Debt Service	0	0	0	0	0	903,510
Amount To Be Provided Debt Service	0	0	0	0	0	3,321,490
Total Assets	2,095,986	902,067	903,510	3,901,563	11,399,477	4,225,000
Liabilities						
Accounts Payable	100,453	13,343	0	113,796	0	0
Other Current Liabilities	294	0	0	293	0	0
Due To Other	0	12,935	0	12,935	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,225,000
Total Liabilities	100,747	26,278	0	127,024	0	4,225,000
Fund Equity & Other Credits						
Beginning Fund Balance	536,728	767,331	417,838	1,721,897	3,568	(3,568)
Investment In General Fixed Assets	0	0	0	0	11,395,909	3,568
Net Change in Fund Balance	1,458,512	108,458	485,672	2,052,641	0	0
Total Fund Equity & Other Credits	1,995,240	875,789	903,510	3,774,538	11,399,477	0
Total Liabilities & Fund Equity	2,095,986	902,067	903,510	3,901,563	11,399,477	4,225,000

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	9,500	792	605	187
Special Assessments				
Tax Roll	1,647,700	1,647,700	1,647,700	0
Other Misc. Revenues				
Facility Rentals	8,250	687	1,747	(1,060)
Miscellaneous Revenue	500	42	0	42
General Store	7,000	583	789	(206)
Events & Sponsorships	3,500	292	661	(369)
Guest Fees	4,500	375	378	(3)
Total Revenues	1,680,950	1,650,471	1,651,880	(1,409)
Expenditures				
Legislative				
Supervisor Fees	14,000	1,167	2,000	(834)
Total Legislative	14,000	1,167	2,000	(834)
Financial & Administrative				
Administrative Services	8,874	739	739	0
District Management	25,078	2,090	2,090	0
District Engineer	17,000	1,417	2,900	(1,483)
Disclosure Report	2,200	0	0	0
Trustees Fees	7,800	650	4,714	(4,064)
Assessment Roll	5,724	5,724	5,724	0
Financial & Revenue Collections	5,724	477	477	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	26,024	2,169	2,169	0
Auditing Services	3,635	0	0	0
Public Officials Liability Insurance	3,050	3,050	2,733	317
Supervisor Workers Comp Insurance	250	250	0	250
Legal Advertising	2,250	187	0	187
Miscellaneous Mailings	2,500	208	0	209
Bank Fees	0	0	5	(5)
Dues, Licenses & Fees	825	69	0	69
Website Hosting, Maintenance, Backup & Email	7,500	1,538	1,712	(175)
Total Financial & Administrative	118,584	18,568	23,263	(4,695)
Legal Counsel				
District Counsel	20,000	1,666	3,053	(1,386)

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	10/31/2022	10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Legal Counsel	20,000	1,666	3,053	(1,386)
Law Enforcement				
Off Duty Deputy	34,750	2,896	1,350	1,546
Total Law Enforcement	34,750	2,896	1,350	1,546
Electric Utility Services				
Utility Services	165,000	13,750	15,317	(1,568)
Total Electric Utility Services	165,000	13,750	15,317	(1,568)
Gas Utility Service				
Utility Services	30,000	2,500	4,352	(1,851)
Total Gas Utility Service	30,000	2,500	4,352	(1,851)
Garbage/Solid Waste Control Services				
Solid Waste Assessment	3,250	0	0	0
Garbage - Recreation Facility	1,500	125	378	(254)
Total Garbage/Solid Waste Control Services	4,750	125	378	(254)
Water-Sewer Combination Services				
Utility Services	30,000	2,500	851	1,649
Total Water-Sewer Combination Services	30,000	2,500	851	1,649
Stormwater Control				
Stormwater Assessments	3,125	0	0	0
Total Stormwater Control	3,125	0	0	0
Other Physical Environment				
Property Insurance	42,272	42,272	38,011	4,261
General Liability Insurance	4,331	4,331	3,880	451
Entry & Walls Maintenance & Repair	1,000	83	338	(255)
Holiday Decorations	15,000	7,500	6,000	1,500
Total Other Physical Environment	62,603	54,186	48,229	5,957
Landscape				
Landscape Maintenance	158,000	13,167	12,900	267
Irrigation Maintenance & Repair	25,000	2,083	1,100	983
Aerator Maintenance	4,000	334	0	334
Well Maintenance	2,500	208	0	208
Landscape - Fertilizer	30,000	2,500	5,775	(3,275)
Tree Trimming Services	32,000	2,667	7,000	(4,333)
Irrigation Inspection	13,600	1,133	0	1,133
Landscape Replacement Plants, Shrubs, Trees	45,000	3,750	0	3,750
Landscape Inspection Services	13,200	1,100	1,100	0

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	10/31/2022	10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape - Annuals/Flowers	16,200	1,350	0	1,350
Landscape - Mulch	68,000	5,667	0	5,667
Landscape - Pest Control	13,980	1,165	1,165	0
Total Landscape	421,480	35,124	29,040	6,084
Lake and Wetland Management				
Wetland Initial Cleanup	30,300	2,525	2,875	(350)
Wetland Monitoring & Maintenance	13,200	1,100	0	1,100
Professional Oversight of WLP Wetland Staff	2,000	166	167	0
Private Resident Consultation	780	65	65	0
Wetland Nuisance/Exotic Species Control	10,500	875	875	0
Miscellaneous Expense	5,000	417	0	416
Aquatic Weed Control Monthly Program	34,500	2,875	0	2,875
Total Lake and Wetland Management	96,280	8,023	3,982	4,041
Road & Street Facilities				
Roadway Repair & Maintenance - Brick Pavers	10,000	833	0	834
Sidewalk Maintenance & Repair	3,000	250	0	250
Street Sign Repair & Replacement	500	42	0	41
Pressure Washing Sidewalks	8,000	667	0	667
Street Light/Decorative Light Maintenance	500	41	0	42
Total Road & Street Facilities	22,000	1,833	0	1,834
Parks & Recreation				
Management Contract	18,000	1,500	1,500	0
Contracted Employee Salaries	450,000	37,500	32,886	4,613
Employee - Mileage Reimbursement	2,500	209	190	19
Amenity Maintenance & Repairs	50,000	4,166	1,077	3,089
Telephone, Internet, Cable	14,000	1,167	1,107	60
Playground Mulch	8,000	667	0	667
Pool Permits	1,000	83	0	83
Facility Supplies	8,000	667	490	177
Pool Service Contract	58,520	4,876	4,387	489
Playground Equipment & Maintenance	1,000	84	637	(553)
General Store	7,000	583	604	(20)
Security System Maintenance & Repair	7,500	625	0	625
Lodge - Facility Janitorial Supplies	7,500	625	1,838	(1,213)
Amenity Facility Janitorial Service Contract & Supplies	30,000	2,500	1,950	550
Computer Support, Maintenance & Repair	3,750	313	0	312
Security System Monitoring Services & Maintenance	12,000	1,000	1,320	(320)
Pool Repair & Maintenance	5,000	416	552	(136)

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lighting Replacement	2,000	167	0	167
Nature Center Operations	6,000	500	668	(168)
Wildlife Management Services	14,400	1,200	1,200	0
Athletic Court/Field/Playground Maintenance & Repair	5,250	437	1,031	(593)
Special Events	30,000	2,500	7,205	(4,705)
Dog Waste Station Supplies & Maintenance	5,000	417	2,094	(1,677)
ID & Access Cards	1,500	125	0	125
Fitness Equipment Maintenance	1,500	125	110	15
Resident Services	7,500	625	538	86
Fitness Equipment Repair	7,000	583	387	196
Office Supplies	8,000	667	419	249
Equipment Lease	5,000	417	0	417
Equipment Repair/Replacement	10,000	833	0	833
Total Parks & Recreation	786,920	65,577	62,190	3,387
Contingency				
General Fund Transfer to Reserve Fund	120,254	120,254	0	120,254
Total Contingency	120,254	120,254	0	120,254
Total Expenditures	1,929,746	328,169	194,005	134,164
Total Excess of Revenues Over(Under) Expenditures	(248,796)	1,322,302	1,457,875	(135,574)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	636	(635)
Carry Forward Fund Balance				
Carry Forward Fund Balance	248,796	248,796	0	248,796
Total Other Financing Sources(Uses)	248,796	248,796	636	248,161
Fund Balance, Beginning of Period	0	0	536,729	(536,729)
Total Fund Balance, End of Period	0	1,571,098	1,995,240	(424,142)

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	128,719	128,719	128,719	0
Other Misc. Revenues				
General Fund Transfer	120,254	120,254	0	120,254
Total Revenues	<u>248,973</u>	<u>248,973</u>	<u>128,719</u>	<u>120,254</u>
Expenditures				
Contingency				
Capital Reserve	248,973	248,973	20,261	228,712
Total Contingency	<u>248,973</u>	<u>248,973</u>	<u>20,261</u>	<u>228,712</u>
Total Expenditures	<u>248,973</u>	<u>248,973</u>	<u>20,261</u>	<u>228,712</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>108,458</u>	<u>(108,458)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>767,331</u>	<u>(767,331)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>875,789</u>	<u>(875,789)</u>

865 Debt Service Fund S2013 **The Preserve at Wilderness Lake Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	383	(383)
Special Assessments				
Tax Roll	315,023	315,023	315,023	0
Total Revenues	<u>315,023</u>	<u>315,023</u>	<u>315,406</u>	<u>(383)</u>
Expenditures				
Debt Service				
Interest	125,023	125,023	0	125,024
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>315,023</u>	<u>315,023</u>	<u>0</u>	<u>315,024</u>
Total Expenditures	<u>315,023</u>	<u>315,023</u>	<u>0</u>	<u>315,024</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>315,406</u>	<u>(315,406)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>234,562</u>	<u>(234,562)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>549,968</u>	<u>(549,968)</u>

See Notes to Unaudited Financial Statements

865 Debt Service Fund S2012 **The Preserve at Wilderness Lake Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	299	(299)
Special Assessments				
Tax Roll	169,967	169,967	169,967	0
Total Revenues	<u>169,967</u>	<u>169,967</u>	<u>170,266</u>	<u>(299)</u>
Expenditures				
Debt Service				
Interest	74,967	74,967	0	74,967
Principal	95,000	95,000	0	95,000
Total Debt Service	<u>169,967</u>	<u>169,967</u>	<u>0</u>	<u>169,967</u>
Total Expenditures	<u>169,967</u>	<u>169,967</u>	<u>0</u>	<u>169,967</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>170,266</u>	<u>(170,266)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>183,276</u>	<u>(183,276)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>353,542</u>	<u>(353,542)</u>

See Notes to Unaudited Financial Statements

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2022</u>
The Bank of Tampa	Money Market	\$ 5,326
The Bank of Tampa ICS		
First-Citizens Bank & Trust Company	Money Market	248,561
NexBank	Money Market	38,231
	Total General Fund Investments	<u>\$ 292,118</u>
The Bank of Tampa ICS Reserve		
NexBank, SSB	Money Market	\$ 176,438
The Huntington National Bank	Money Market	248,561
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>\$ 791,740</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund C1 Y	\$ 80,318
US Bank Series 2013 Reserve	First American Government Obligation Fund C1 Y	154,107
US Bank Series 2013 Prepayment	First American Government Obligation Fund C1 Y	519
US Bank Series 2012 Revenue	First American Government Obligation Fund C1 Y	54,037
US Bank Series 2012 Reserve	First American Government Obligation Fund C1 Y	125,130
US Bank Series 2012 Prepayment	First American Government Obligation Fund C1 Y	4,409
	Total Debt Service Fund Investments	<u>\$ 418,520</u>

**The Preserve at Wilderness Lake Community Development District
Summary A/R Ledger
From 10/1/2022 to 10/31/2022**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
865, 2742	865-001	865 General Fund	Pasco County Tax Collector	AR00000319	10/01/2022	1,647,699.81 12110
Sum for 865, 2742						1,647,699.81
865, 2744	865-005	865 Reserve Fund	Pasco County Tax Collector	AR00000319	10/01/2022	128,719.00 12110
Sum for 865, 2744						128,719.00
865, 2746	865-201	865 Debt Service Fund S2013	Pasco County Tax Collector	AR00000319	10/01/2022	315,023.24 12110
Sum for 865, 2746						315,023.24
865, 2747	865-202	865 Debt Service Fund S2012	Pasco County Tax Collector	AR00000319	10/01/2022	169,966.55 12110
Sum for 865, 2747						169,966.55
Sum for 865						2,261,408.60
Sum Total						2,261,408.60

See Notes to Unaudited Financial Statements

**The Preserve at Wilderness Lake Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
865, 2742					
865 General Fund	10/18/2022	AlSCO, Inc.	LTAM964787	Linen & Mat Service 10/22	145.95
865 General Fund	10/07/2022	AlSCO, Inc.	LTAM963083	Linen & Mat Service 10/22	145.95
865 General Fund	10/31/2022	Back 9 Bistro	103122-Bistro	October Fest Event 10/21/22	644.60
865 General Fund	10/31/2022	Celebrate Yard Signs	711	Community Yard Sale Sign 11/22	100.00
865 General Fund	09/16/2022	Cheryls Trinity, Inc.	14432	VIP Wine Tasting 09/22	325.00
865 General Fund	09/30/2022	Duke Energy	9300 0001 3381	09/22 Summary Bill 09/22 Revised	3,350.25
865 General Fund	10/31/2022	Duke Energy	9300 0001 3381	10/22 Summary Bill 10/22	12,770.21
865 General Fund	10/31/2022	Duke Energy	9100 8746 5155	10/22 Herons Wood Sign 10/22	30.43
865 General Fund	10/31/2022	Duke Energy	9100 8746 4930	10/22 Herons Glen 10/22	30.44
865 General Fund	10/31/2022	Duke Energy	9300 0001 3787	10/22 Duke Summary 10/22	1,175.96
865 General Fund	10/25/2022	Fitness Logic, Inc.	109568	Repairs - Athletic Equipment 10/22	237.99
865 General Fund	10/18/2022	Florida Jazz Express	122111	Musical Performance 11/22	350.00
865 General Fund	10/28/2022	Florida Jazz Express	102822-Florida	Jazz Performance 11/4/22	350.00
865 General Fund	10/15/2022	Frontier Florida, LLC	813-929-9402-041519	813-929-9402 Phone Service 10/22	105.98
865 General Fund	10/31/2022	Gaydos Hydro Services, LLC	2022-558	Monthly Aquatic Weed Control Program 10/22	875.00
865 General Fund	10/31/2022	Gaydos Hydro Services, LLC	2022-558	Monthly Aquatic Weed Control Program 10/22	65.00
865 General Fund	10/31/2022	Gaydos Hydro Services, LLC	2022-558	Monthly Aquatic Weed Control Program 10/22	2,875.00
865 General Fund	10/31/2022	Gaydos Hydro Services, LLC	2022-558	Monthly Aquatic Weed Control Program 10/22	166.67
865 General Fund	10/28/2022	Grant Hemond and Associates, Inc	102822-Fall Festival	Fall Festival Extra Hour for Event 10/8/22	125.00
865 General Fund	09/01/2022	Great Britain Tile, Inc.	39430	Replace Damaged Rubber Tiles in Gym 07/22	824.06
865 General Fund	10/31/2022	James Hollingsworth	110322-Hollingsworth	Stand Up Comedy 10/22	94.50
865 General Fund	09/30/2022	James Hollingsworth	103122-Hollingsworth	Stand Up Comedy 09/22	72.00
865 General Fund	10/31/2022	Johnson Mirmiran & Thompson, Inc.	12-201057	Engineering Services 10/22	2,900.00
865 General Fund	09/30/2022	Line Dance with Simone	102822-09/14/22	Line Dance Class 09/14/22	45.00
865 General Fund	10/28/2022	Line Dance with Simone	102822	Line Dance Class 10/12/22	9.00
865 General Fund	10/31/2022	McNatts Cleaners and Ideal Cleaners	32315	Laundry Service 10/22	119.00
865 General Fund	10/31/2022	Pasco County Utilities	Summary Water 10/22	Summary Water Billing 10/22	851.00
865 General Fund	10/31/2022	Pasco Sheriffs Office	I-8/26/2022-07717	Off Duty Detail 10/22	1,350.00
865 General Fund	10/31/2022	ReadyRefresh by Nestle	12K0006240923	Bottled Water Services 10/22	274.81
865 General Fund	10/01/2022	RedTree Landscape Systems, LLC	11569	Landscape Maintenance/Irrigation Repair/Arbor Care 10/22	1,000.00
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11624	Landscape Monthly Pest Control 10/22	1,165.00
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11627	Ornamentals Fertilization 10/22	1,500.00
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11629	Semi-Annual Tall Palm Tree Trimming 10/22	6,000.00
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11628	Specialty Plant Fertilization 10/22	375.00
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11625	Bahia Sod Fertilization 10/22	2,400.00

**The Preserve at Wilderness Lake Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
865 General Fund	10/07/2022	RedTree Landscape Systems, LLC	11626	St. Augustine Sod Fertilization 10/22	1,500.00
865 General Fund	10/01/2022	RedTree Landscape Systems, LLC	11569	Landscape Maintenance/Irrigation Repair/Arbor Care 10/22	1,100.00
865 General Fund	10/01/2022	RedTree Landscape Systems, LLC	11569	Landscape Maintenance/Irrigation Repair/Arbor Care 10/22	12,900.00
865 General Fund	09/02/2022	Rizzetta & Company, Inc.	INV0000071194	Amenity Management & Oversight, Personnel Reimbursement 09/02/22	1,500.00
865 General Fund	10/28/2022	Rizzetta & Company, Inc.	INV0000072680	Personnel Reimbursement 10/28/22	16,677.56
865 General Fund	10/31/2022	Rizzetta & Company, Inc.	INV0000072711	Out of Pocket Expenses 10/22	189.37
865 General Fund	09/02/2022	Rizzetta & Company, Inc.	INV0000071194	Amenity Management & Oversight, Personnel Reimbursement 09/02/22	15,761.26
865 General Fund	08/01/2022	Romaner Graphics	21262	Repaired Damaged Eagle Grove Monument 07/22	800.00
865 General Fund	10/27/2022	Straley Robin Vericker	22187	Legal Services 10/22	3,052.50
865 General Fund	10/28/2022	Suncoast Energy Systems, Inc.	U002C505	Propane Delivery 10/22	1,824.23
865 General Fund	09/16/2022	Time for Wine	14432	VIP Wine Tasting 09/22	325.00
865 General Fund	09/30/2022	Vanguard Cleaning Systems of Tampa Bay	103343	Toilet Overflow Emergency Clean up 09/22	35.00
865 General Fund	10/01/2022	Vanguard Cleaning Systems of Tampa Bay	103194	Monthly Service Charge 10/22	1,875.00
865 General Fund	10/31/2022	Verizon Wireless	9918713716	Cell Phone Service 10/22	64.70
Sum for 865, 2742 865, 2744					100,453.42
865 Reserve Fund	10/14/2022	Anova Furnishings, Inc	101422-Anova	New Bench for Outdoor Use 10/22	1,102.71
865 Reserve Fund	10/26/2022	Phoenix Pools, Inc.	104	50% Deposit to Start Project 10/22	12,240.00
Sum for 865, 2744					13,342.71
Sum for 865					113,796.13
Sum Total					113,796.13

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/22.
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 FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Rizzetta & Company, Incorporated

Reconciliation Report

As Of 10/31/2022

Account: Cash-Truist Operating Account - The Preserve at Wilderness Lake

Statement Ending Balance	121,911.47
Deposits in Transit	0.00
Outstanding Checks and Charges	(27,507.97)
Adjusted Bank Balance	94,403.50
Book Balance	94,403.50
Adjustments*	0.00
Adjusted Book Balance	94,403.50

Total Checks and Charges Cleared	173,583.14	Total Deposits Cleared	3,095.29
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
Misc Revenue	Misc Revenue	10/03/2022	100322	1,684.19	
Misc Revenue	Misc Revenue	10/19/2022	101922	664.40	
Misc Revenue	Misc Revenue	10/31/2022	103122	746.70	
Total Deposits				3,095.29	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
Jason Hepner		07/19/2022	013508		49.25
Animal & Exotic Medical Center		08/12/2022	100004	78.00	
Body Luxxe LLC		08/31/2022	100039		225.00
Strictly Entertainment Tampa		09/09/2022	100064	1,235.00	
Heather Everett		09/15/2022	100074		75.91
Stellar Electrical Services, LLC		09/20/2022	100087	712.00	
Egis Insurance Advisors, LLC		09/23/2022	100089	44,624.00	
Fitness Logic, Inc.		09/23/2022	100090	2,416.80	
Line Dance with Simone		09/23/2022	100091	45.00	
Softroc of Ocala/ Tampa		09/23/2022	100092	9,735.00	
Vanguard Cleaning Systems of Tampa Bay		09/26/2022	100095	1,875.00	
Cooper Pools Inc.		09/30/2022	100096	6,140.99	
RedTree Landscape Systems, LLC		09/30/2022	100097	15,171.50	
A Total Solution, Inc. (ATS)		10/05/2022	100098	1,320.00	
Innersync Studio, Ltd		10/05/2022	100099	1,537.50	
Joseph J Bastasich Jr.		10/05/2022	100100	108.00	
Pasco Sheriff's Office		10/05/2022	100101	1,620.00	
Vilo Fence, LLC		10/05/2022	100102	880.00	
	Debit Card Replenishment	10/06/2022		3,579.02	
A Total Solution, Inc. (ATS)		10/10/2022	100103	465.91	
AlSCO, Inc.		10/10/2022	100104	145.95	
Duke Energy		10/10/2022	100105	9,935.91	
Florida Department of Revenue		10/10/2022	100106	70.10	
Leader's Casual Furniture Co		10/10/2022	100107	1,918.03	
McNatt's Cleaners and Ideal Cleaners		10/10/2022	100108	119.00	
Rizzetta & Company, Inc.		10/10/2022	100109	15,560.35	
Rizzetta & Company, Inc.		10/10/2022	100110	5,724.00	
Rizzetta & Company, Inc.		10/10/2022	100111	5,650.00	

Rizzetta & Company, Incorporated

Reconciliation Report

As Of 10/31/2022

Account: Cash-Truist Operating Account - The Preserve at Wilderness Lake

Straley Robin Vericker	10/10/2022	100112	3,754.00	
Waste Connections of Florida	10/10/2022	100113	378.92	
Frontier Florida, LLC Auto Pay	10/11/2022		105.98	
Frontier Florida, LLC Auto Pay	10/13/2022		831.58	
ReadyRefresh by Nestle Auto Pay	10/13/2022		30.00	
Beth Edwards	10/14/2022	100114	200.00	
Bryan D Norrie	10/14/2022	100115		200.00
Duke Energy	10/14/2022	100116	30.43	
Duke Energy	10/14/2022	100117	30.44	
Heather Lyn Hepner	10/14/2022	100118		200.00
Holly C Ruhlig	10/14/2022	100119	200.00	
Ierna's Heating and Cooling, LLC	10/14/2022	100120	327.00	
Pasco County Utilities	10/14/2022	100121	1,407.22	
Rizzetta & Company, Inc.	10/14/2022	100122	197.50	
Robert Scott Diver	10/14/2022	100123	200.00	
Strictly Entertainment Tampa	10/14/2022	100124	405.00	
Strictly Entertainment Tampa	10/14/2022	100125	550.00	
Times Publishing Company	10/14/2022	100126	160.00	
Welch Tennis Courts, Inc.	10/14/2022	100127	196.61	
Welch Tennis Courts, Inc.	10/14/2022	100128	508.49	
Frontier Florida, LLC auto Pay	10/17/2022		104.36	
RedTree Landscape Systems, LLC	10/21/2022	100129	15,415.00	
Rizzetta & Company, Inc.	10/21/2022	100130	17,708.77	
Verizon Wireless Auto Pay	10/21/2022		64.78	
Beth Edwards	10/25/2022	100131		200.00
Bryan D Norrie	10/25/2022	100132		200.00
Cool Coast Heating & Cooling Inc.	10/25/2022	100133		486.00
Cooper Pools Inc.	10/25/2022	100134		4,939.50
DCSI, Inc.	10/25/2022	100135		244.00
Duke Energy	10/25/2022	100136		1,310.11
Fitness Logic, Inc.	10/25/2022	100137	110.00	
Gaydos Hydro Services, LLC	10/25/2022	100138		3,981.50
Heather Lyn Hepner	10/25/2022	100139		200.00
Holly C Ruhlig	10/25/2022	100140		200.00
Jerry Richardson Trapper	10/25/2022	100141		1,200.00
Leader's Casual Furniture Co	10/25/2022	100142		5,000.00
ProPet Distributors, Inc.	10/25/2022	100143		1,902.60
PSA Horticultural	10/25/2022	100144		1,100.00
Robert Scott Diver	10/25/2022	100145		200.00
Skyway Supply, Inc.	10/25/2022	100146		878.18
Suncoast Energy Systems, Inc.	10/25/2022	100147		2,527.27
Sysco Food Services	10/25/2022	100148		1,108.42
West Coast Florida, Inc.	10/25/2022	100149		995.00
The Pool Works of Florida, Inc.	10/25/2022	100149		995.00
Vanguard Cleaning Systems of Tampa Bay	10/25/2022	100150		85.23
Total Checks and Charges			173,583.14	27,507.97



999-99-99 51371 U O C 001 30 S T 63 001
THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
OPERATING ACCT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Your account statement

For 10/31/2022

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 09/30/2022	\$292,399.32
Checks	- 168,867.42
Other withdrawals, debits and service charges	- 4,715.72
Deposits, credits and interest	+ 3,095.29
Your new balance as of 10/31/2022	= \$121,911.47

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/05	100004	78.00	10/13	100102	880.00	10/21	100117	30.44
10/17	*100064	1,235.00	10/17	100103	465.91	10/19	*100119	200.00
10/03	*100087	712.00	10/18	100104	145.95	10/19	100120	327.00
10/05	*100089	44,624.00	10/17	100105	9,935.91	10/25	100121	1,407.22
10/03	100090	2,416.80	10/19	100106	70.10	10/19	100122	197.50
10/07	100091	45.00	10/17	100107	1,918.03	10/24	100123	200.00
10/03	100092	9,735.00	10/19	100108	119.00	10/26	100124	405.00
10/03	*100095	1,875.00	10/13	100109	15,560.35	10/26	100125	550.00
10/11	100096	6,140.99	10/13	100110	5,724.00	10/21	100126	160.00
10/05	100097	15,171.50	10/13	100111	5,650.00	10/19	100127	196.61
10/11	100098	1,320.00	10/20	100112	3,754.00	10/19	100128	508.49
10/11	100099	1,537.50	10/19	100113	378.92	10/26	100129	15,415.00
10/12	100100	108.00	10/28	100114	200.00	10/24	100130	17,708.77
10/14	100101	1,620.00	10/21	*100116	30.43	10/31	*100137	110.00

* indicates a skip in sequential check numbers above this item

Total checks = \$168,867.42

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/06	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 10-06-22	3,579.02
10/12	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 16736054701	105.98
10/13	ACH CORP DEBIT ECHECKPAY ReadyRefresh AP .CUSTOMER ID 0006240923	30.00
10/13	ACH CORP DEBIT PAYMENTS VERIZON WIRELESS 000000032313281900001CUSTOMER ID 032313281900001	64.78
10/14	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 16742317351	831.58
10/18	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 16751231141	104.36

Total other withdrawals, debits and service charges = \$4,715.72

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/03	DEPOSIT	1,684.19
10/19	DEPOSIT	664.40
10/31	DEPOSIT	746.70
Total deposits, credits and interest		= \$3,095.29

Rizzetta & Company, Incorporated

Reconciliation Report

As Of 10/31/2022

Account: Cash-Truist Clubhouse Debit Card Account - The Preserve at Wilderness Lake

Statement Ending Balance	1,344.86
Deposits in Transit	0.00
Outstanding Checks and Charges	(6.95)
Adjusted Bank Balance	1,337.91
Book Balance	1,337.91
Adjustments*	0.00
Adjusted Book Balance	1,337.91

Total Checks and Charges Cleared	5,080.10	Total Deposits Cleared	4,945.49
----------------------------------	----------	------------------------	----------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
	Debit Card Replenishment	10/06/2022		3,579.02	
General Ledger Entry	Swipe Card Revenue Oct 22 & Sales Tax Adjustment	10/31/2022		1,366.47	
Total Deposits				4,945.49	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
General Ledger Entry	Debit Card Expense 09/22	09/30/2022		38.50	
General Ledger Entry	Debit Card Expense 09/22	09/30/2022		19.99	
General Ledger Entry	Debit Card Expense 10/22	10/31/2022			6.95
General Ledger Entry	Debit Card Expense 10/22	10/31/2022		5,021.61	
Total Checks and Charges				5,080.10	6.95



999-99-99-99 51371 U O C 001 30 S T 63 001
THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
LODGE DEBIT CARD ACCT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Your account statement

For 10/31/2022

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 09/30/2022	\$1,479.47
Checks	- 0.00
Other withdrawals, debits and service charges	- 5,124.50
Deposits, credits and interest	+ 4,989.89
Your new balance as of 10/31/2022	= \$1,344.86

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/03	DEBIT CARD PURCHASE LOWES #02238* 09-30 LUTZ FL 5812	38.50
10/03	DEBIT CARD PURCHASE LOWES #02238* 10-01 LUTZ FL 5812	9.47
10/03	DEBIT CARD PURCHASE USPS PO 1150550205 10-01 LAND O LAKES FL 5812	24.00
10/03	DEBIT CARD PURCHASE VISTAPRINT 10-01 866-207-4955 MA 5812	41.72
10/03	DEBIT CARD PURCHASE AMZN Mktp US*14458 10-02 Amzn.com/bill WA 5812	19.99
10/03	DEBIT CARD PURCHASE CALENDAR WIZ LLC 10-02 603-9299592 NH 5812	9.00
10/03	DEBIT CARD PURCHASE WHENIWORK.COM 10-02 WHENIWORK.COM MN 5812	25.00
10/04	DEBIT CARD PURCHASE-PIN 10-04-22 LUTZ FL 5812 LOWE'S #2238	59.94
10/05	DEBIT CARD PURCHASE-PIN 10-04-22 TAMPA FL 5812 SAMS CLUB #6401	274.62
10/05	DEBIT CARD PURCHASE-PIN 10-05-22 LUTZ FL 5812 LOWE'S #2238	59.46
10/06	DEBIT CARD PURCHASE MAC DADDY SALES 10-04 813-4067796 FL 5812	58.00
10/06	DEBIT CARD PURCHASE FSP*BOUNCE A LOT I 10-05 813-996-2935 FL 5812	378.45
10/07	DEBIT CARD PURCHASE-PIN 10-06-22 LUTZ FL 5812 WAL WAL-MART SUPER 001432	27.54
10/07	DEBIT CARD PURCHASE-PIN 10-06-22 LUTZ FL 5812 WAL WAL-MART SUPER 000012	70.76
10/07	DEBIT CARD PURCHASE-PIN 10-06-22 LAND O LAKES FL 5812 DOLLAR TREE	18.73
10/11	DEBIT CARD PURCHASE AMZN Mktp US*1K2B0 10-07 Amzn.com/bill WA 5812	59.99
10/11	DEBIT CARD PURCHASE AMZN Mktp US*1K39N 10-08 Amzn.com/bill WA 5812	47.85
10/11	DEBIT CARD PURCHASE AMZN Mktp US*1KOMW 10-09 Amzn.com/bill WA 5812	275.59
10/11	DEBIT CARD RECURRING PYMT WHOLESALE ROACHES 10-08 HTTPSWHOLESALE FL 5812	34.40
10/11	DEBIT CARD PURCHASE AMZN Mktp US*1K98D 10-09 Amzn.com/bill WA 5812	16.99
10/11	DEBIT CARD PURCHASE PUBLIX #1142 10-08 LAND O LAKES FL 5812	67.11
10/11	DEBIT CARD PURCHASE-PIN 10-10-22 LUTZ FL 5812 LOWE'S #2238	22.35
10/11	DEBIT CARD PURCHASE-PIN 10-10-22 LAND O LAKES FL 5812 7-ELEVEN	82.69
10/11	DEBIT CARD PURCHASE-PIN 10-10-22 LAND O LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	11.17
10/12	DEBIT CARD PURCHASE-PIN 10-12-22 ZEPHYRHILLS FL 5812 THE HOME DEPOT #8929	337.79
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT8MF 10-14 Amzn.com/bill WA 5812	11.44
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT7Q2 10-14 Amzn.com/bill WA 5812	6.78
10/17	DEBIT CARD PURCHASE AMZN Mktp US*1K1MH 10-14 Amzn.com/bill WA 5812	166.59
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT1YK 10-15 Amzn.com/bill WA 5812	172.37

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT6XG 10-14 Amzn.com/bill WA 5812	22.99
10/17	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 10-14 801-3654535 FL 5812	243.00
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT49C 10-14 Amzn.com/bill WA 5812	6.99
10/17	DEBIT CARD PURCHASE Amazon Prime*HT4DX 10-14 Amzn.com/bill WA 5812	14.99
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT0GM 10-15 Amzn.com/bill WA 5812	38.98
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT2DM 10-15 Amzn.com/bill WA 5812	8.99
10/17	DEBIT CARD PURCHASE-PIN 10-14-22 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	27.57
10/17	DEBIT CARD RECURRING PYMT EIG*CONSTANTCONTACT 10-15 855-2295506 MA 5812	45.00
10/17	DEBIT CARD PURCHASE AMZN Mktp US*HT3D2 10-16 Amzn.com/bill WA 5812	8.99
10/18	DEBIT CARD PURCHASE PUBLIX #1142 10-17 LAND O LAKES FL 5812	11.98
10/18	DEBIT CARD PURCHASE THE UPS STORE 6830 10-17 813-5759196 FL 5812	149.03
10/18	ACH CORP DEBIT MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESSCUSTOMER ID 8788292167946	44.40
10/19	DEBIT CARD PURCHASE AMZN Mktp US*HT6WS 10-18 Amzn.com/bill WA 5812	150.99
10/19	DEBIT CARD PURCHASE AMZN Mktp US*HT06S 10-18 Amzn.com/bill WA 5812	22.99
10/19	DEBIT CARD PURCHASE-PIN 10-18-22 LUTZ FL 5812 LOWE'S #2238	200.30
10/20	DEBIT CARD PURCHASE AMZN Mktp US*H86RO 10-19 Amzn.com/bill WA 5812	189.93
10/20	DEBIT CARD PURCHASE AMZN Mktp US*H88ED 10-19 Amzn.com/bill WA 5812	197.94
10/20	DEBIT CARD PURCHASE-PIN 10-19-22 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	43.20
10/21	DEBIT CARD PURCHASE AMZN Mktp US*H89DT 10-20 Amzn.com/bill WA 5812	167.26
10/21	DEBIT CARD PURCHASE AMZN Mktp US*H82TS 10-21 Amzn.com/bill WA 5812	18.73
10/21	DEBIT CARD PURCHASE AMZN Mktp US*H85IR 10-20 Amzn.com/bill WA 5812	53.36
10/21	DEBIT CARD PURCHASE AMZN Mktp US*HT3R0 10-20 Amzn.com/bill WA 5812	49.75
10/21	DEBIT CARD PURCHASE AMZN MKTP US*H87L8 10-20 AMZN.COM/BILL WA 5812	127.96
10/24	DEBIT CARD PURCHASE AMZN MKTP US*HT87E 10-21 AMZN.COM/BILL WA 5812	78.99
10/24	DEBIT CARD PURCHASE DUNCHEON'S NURSERY 10-21 LAND O LAKES FL 5812	33.68
10/24	DEBIT CARD PURCHASE LUTZ ACE 10-21 LUTZ FL 5812	16.48
10/24	DEBIT CARD PURCHASE PET SUPERMARKET #2 10-21 LUTZ FL 5812	48.33
10/24	DEBIT CARD RECURRING PYMT WHOLESALE ROACHES 10-22 HTTPSWHOLESALE FL 5812	34.40
10/24	DEBIT CARD PURCHASE-PIN 10-23-22 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 2121 COL	13.56
10/25	DEBIT CARD PURCHASE AMZN Mktp US*H0018 10-24 Amzn.com/bill WA 5812	16.99
10/26	DEBIT CARD PURCHASE-PIN 10-26-22 LUTZ FL 5812 LOWE'S #2238	64.80
10/26	DEBIT CARD PURCHASE-PIN 10-26-22 LAND O LAKES FL 5812 7-ELEVEN	103.67
10/27	DEBIT CARD PURCHASE HOLLOWAYS FARM SUP 10-26 LAND O LAKES FL 5812	41.00
10/27	DEBIT CARD PURCHASE-PIN 10-26-22 TAMPA FL 5812 SAMS CLUB #6401	329.02
10/28	DEBIT CARD PURCHASE AMZN Mktp US*H048G 10-27 Amzn.com/bill WA 5812	69.97

Total other withdrawals, debits and service charges = \$5,124.50

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/03	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
10/03	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	128.93
10/03	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	172.54
10/06	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.12
10/06	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 10-06-22	3,579.02
10/11	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
10/11	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	70.84
10/11	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	263.77
10/17	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	194.42
10/19	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	43.20
10/24	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
10/24	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	64.12
10/24	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	259.23
10/27	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	10.80
10/31	MERCH SETL EPX ST 292167946 PRESERVE AT WILDERNESS CUSTOMER ID 8788292167946	160.50

Total deposits, credits and interest = \$4,989.89

Rizzetta & Company, Incorporated Reconciliation Report

As Of 10/31/2022

Account: Cash-Mainstreet Community Bank of Florida - The Preserve at Wilderness Lake

Statement Ending Balance		50.00
Deposits in Transit		0.00
Outstanding Checks and Charges		(5.00)
Adjusted Bank Balance		45.00
Book Balance		55.00
Adjustments*		(5.00)
Adjusted Book Balance		50.00

Total Checks and Charges Cleared	5.00	Total Deposits Cleared	0.00
----------------------------------	------	------------------------	------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
Total Deposits				0.00	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
	Monthly Bank Fee	10/31/2022		5.00	
*	Bank Fees	12/02/2022			5.00
Total Checks and Charges				5.00	5.00



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

Date 10/31/22
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	10/03/22 thru 10/31/22
Previous Balance	55.00	Days in the statement period	29
Deposits/Credits	.00	Average Ledger	55.00
Checks/Debits	.00	Average Collected	55.00
Service Charge	5.00		
Interest Paid	.00		
Ending Balance	50.00		

Service Charges and Itemized Fees		
Date	Description	Amount
10/31	Paper Statement Rendering Fee	5.00

Checks and Withdrawals		
Date	Description	Amount
10/31	Service Charge	5.00-SC

Daily Balance Information			
Date	Balance	Date	Balance
10/03	55.00	10/31	50.00

* * * END OF STATEMENT * * *

* 0 1 9 8 0 0 1 1 9 5 0 3 1 0 1 0 0 0 *

Rizzetta & Company, Incorporated Reconciliation Report

As Of 10/31/2022

Account: Investments-Bank of Tampa MMA - The Preserve at Wilderness Lake

Statement Ending Balance	5,325.61
Deposits in Transit	0.00
Outstanding Checks and Charges	0.00
Adjusted Bank Balance	5,325.61
Book Balance	5,325.61
Adjustments*	0.00
Adjusted Book Balance	5,325.61

Total Checks and Charges Cleared	0.00	Total Deposits Cleared	0.45
----------------------------------	------	------------------------	------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
	Oct 22 Interest	10/31/2022		0.45	
Total Deposits				0.45	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
Total Checks and Charges				0.00	0.00



Account Number:
Statement Period:
Through:
30 - 5

Statement
Oct 01, 2022
Oct 31, 2022
Page 1

STATEMENT MESSAGE

EFFECTIVE SEPTEMBER 1, 2022, THE BANK'S INCOMING WIRE TRANSFER FEE ON
DOMESTIC AND INTERNATIONAL WIRES WILL BE \$18.00 PER WIRE TRANSFER



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	\$5,325.16
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$0.45
AVG. AVAILABLE BALANCE	\$5,325.16	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$5,325.16	ENDING BALANCE	\$5,325.61
INTEREST PAID YTD	\$18.80	# DEPOSITS / CREDITS	1
INTEREST PAID THIS PERIOD	\$0.45	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

Statement

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

OTHER CREDITS

Description	Date	Amount
INTEREST	10-31	0.45
Total		0.45

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
10-31-22	\$5,325.61				

Rizzetta & Company, Incorporated Reconciliation Report

As Of 10/31/2022

Account: Investments-Bank of Tampa ICS Operating - The Preserve at Wilderness Lake

Statement Ending Balance	286,791.89
Deposits in Transit	0.00
Outstanding Checks and Charges	0.00
Adjusted Bank Balance	286,791.89
Book Balance	286,791.89
Adjustments*	0.00
Adjusted Book Balance	286,791.89

Total Checks and Charges Cleared	0.00	Total Deposits Cleared	243.46
----------------------------------	------	------------------------	--------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
	Oct 22 Interest	10/31/2022		243.46	
Total Deposits				243.46	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
Total Checks and Charges				0.00	0.00

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

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

Contact Us

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<https://www.bankoftampa.com/>



Account

**The Preserve at Wilderness Lake CDD
Operating**

Date

10/31/2022

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 October 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	1.00%	\$286,548.43	\$286,791.89
TOTAL			\$286,548.43	\$286,791.89

DETAILED ACC

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Operating



Account Summary - Savings

Statement Period	10/1-10/31/2022	Average Daily Balance	\$286,556.28
Previous Period Ending Balance	\$286,548.43	Interest Rate at End of Statement Period	1.00%
Total Program Deposits	0.00	Statement Period Yield	1.00%
Total Program Withdrawals	(0.00)	YTD Interest Paid	1,021.35
Interest Capitalized	243.46		
Current Period Ending Balance	\$286,791.89		

Account Transaction Detail

Date	Activity Type	Amount	Balance
10/31/2022	Interest Capitalization	\$243.46	\$286,791.89

Summary of Balances as of October 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	\$248,561.02
NexBank	Dallas, TX	29209	38,230.87

Rizzetta & Company, Incorporated Reconciliation Report

As Of 10/31/2022

Account: Investments-Bank of Tampa ICS Reserve - The Preserve at Wilderness Lake

Statement Ending Balance	424,998.52
Deposits in Transit	0.00
Outstanding Checks and Charges	0.00
Adjusted Bank Balance	424,998.52
Book Balance	424,998.52
Adjustments*	0.00
Adjusted Book Balance	424,998.52

Total Checks and Charges Cleared	0.00	Total Deposits Cleared	360.79
----------------------------------	------	------------------------	--------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
	Oct 22 Interest	10/31/2022		360.79	
Total Deposits				360.79	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
Total Checks and Charges				0.00	0.00

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

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

Contact Us

813-872-1200

PromontoryRequests@bankoftampa.com

<https://www.bankoftampa.com/>



Account

**The Preserve at Wilderness Lake CDD
Capital Reserve**

Date

10/31/2022

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 October 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

	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	1.00%	\$424,637.73	\$424,998.52
TOTAL			\$424,637.73	\$424,998.52

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve



Account Summary - Savings

Statement Period	10/1-10/31/2022	Average Daily Balance	\$424,649.37
Previous Period Ending Balance	\$424,637.73	Interest Rate at End of Statement Period	1.00%
Total Program Deposits	0.00	Statement Period Yield	1.00%
Total Program Withdrawals	(0.00)	YTD Interest Paid	1,402.52
Interest Capitalized	360.79		
Current Period Ending Balance	\$424,998.52		

Account Transaction Detail

Date	Activity Type	Amount	Balance
10/31/2022	Interest Capitalization	\$360.79	\$424,998.52

Summary of Balances as of October 31, 2022

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
NexBank	Dallas, TX	29209	\$176,437.50
The Huntington National Bank	Columbus, OH	6560	248,561.02

Rizzetta & Company, Incorporated

Reconciliation Report

As Of 10/31/2022

Account: Investments-CD Mainstreet Community Bank Reserve-The Preserve at Wilderness Lake

Statement Ending Balance	366,741.71
Deposits in Transit	0.00
Outstanding Checks and Charges	0.00
Adjusted Bank Balance	366,741.71
Book Balance	366,741.71
Adjustments*	0.00
Adjusted Book Balance	366,741.71

Total Checks and Charges Cleared	0.00	Total Deposits Cleared	0.00
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
Total Deposits				0.00	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
Total Checks and Charges				0.00	0.00

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

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NOV - 4 2022

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

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Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
10/31/2022

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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	6,937.22
Interest Earned Since Last Statement	713.38

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	415.83
Int Earned Since Last Statement	42.76

10/01/2022	Opening Balance	\$21,983.42
10/31/2022	Ending Balance	21,983.42

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	2,056.79
Int Earned Since Last Statement	211.51

10/01/2022	Opening Balance	\$108,733.80
10/31/2022	Ending Balance	108,733.80

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	4,464.60
Int Earned Since Last Statement	459.11

10/01/2022	Opening Balance	\$236,024.49
10/31/2022	Ending Balance	236,024.49

Tab 21

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

Tab 22



Quarterly Compliance Audit Report

Preserve at Wilderness Lake

Date: January 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 2 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

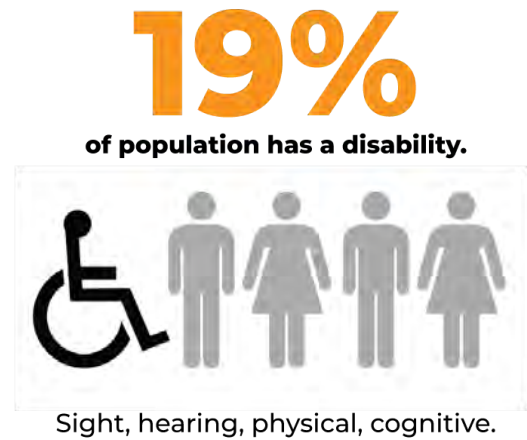
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web