



Rizzetta & Company

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

---

## **Board of Supervisors' Meeting April 5, 2023**

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

[www.wildernesslakecdd.org](http://www.wildernesslakecdd.org)

## PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

[www.wildernesslakecdd.org](http://www.wildernesslakecdd.org)

<b>District Board of Supervisors</b>	Holly Ruhlig Bryan Norrie Heather Hepner Beth Edwards Agnieszka Fisher	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.wildernesslakecdd.org)

March 29, 2023

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

## **REVISED MEETING AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, April 5, 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 tentative 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 RedTree Landscape's Proposals.. Tab 2
    2. Presentation of Irrigation Inspection Report..... Tab 3
  - B. District Engineer Report ..... Tab 4
    1. Update on Splash Pad
    2. Floating Dock Update
    3. Volleyball Court Drainage Update
    4. Discussion Regarding Draft Public Facilities Report..... Tab 5
    5. Consideration of Proposal for Grasmere Swales ..... Tab 6
  - C. District Counsel Report
  - D. GHS Environmental Report..... Tab 7
  - E. Discussion Regarding District Management and Amenity Management**
  - F. Community Manager's Report..... Tab 8
    1. Consideration of Revised Scope for Security Services..... Tab 9
    2. Consideration of Proposals for Handicap Buttons at the Nature Center..... Tab 10
    3. Consideration of Proposals for Tennis Court Light Replacement..... Tab 11
- 5. BUSINESS ITEMS**
  - A. Ratification of Proposal for Wrist Bands..... Tab 12

- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on March 1, 2023..... Tab 13
  - B. Consideration of Operation and Maintenance Expenditures for January 2023 (under separate cover)
- 7. **DISTRICT MANAGER UPDATE**
  - A. Financial Statements for February 2023.....Tab 14
  - B. Overview of Reserve Study.....Tab 15
- 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,

*Matthew Huber*

Regional 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:	February 9, 2023
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Management-Beth Edward, Sean Craft Redtree Landscape Systems-Pete Lucadano, John Burkett, 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 February 27, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on February 28, 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

Lodge service area-redefine bed lines.

**Completed 2.3.23**

Lodge rear lawn-remove leaf drop.

**Completed 2.3.23**

Oakhurst park-remove leaf drop from turf and street.

**Completed on 2.3.23**

Waverly Shores/Kendall Heath-remove leaf drop from turf and street.

**Completed on 2.3.23**

Garden Walk-remove leaf drop.

**Completed on 2.3.23**

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



**JB**

General work order-redefine all bed lines prior to the spring growth flush.

**completed 2.16.23**

The turf was neatly mowed, edged, and trimmed as per the specifications. Be certain that all heavy leaf drop is removed to prevent turf from being smothered. Only mow turf that is actively growing.

**Noted**

### **3 WOODLINE MAINTENANCE**

The woodlines were neatly maintained. There was no significant vegetative encroachment or overgrowth of grass line.

### **2 TURF COLOR**

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

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

Citrus Blossom playground-turf color was a mottled medium green.

Stoneleigh park-turf color of the common Bermudagrass ranged from a mottled pale green to a mottled medium 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 ranged from a mottled pale green to a mottled medium 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 was a mottled medium green.

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

*February*

*February*

*February*



**JB**

*January*



*January*



*January*



*December*



*December*



*November*



*November*



*November*



**2 TURF DENSITY**

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

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

***JB***



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 strong. The front lawn density is still affected by soil compaction.

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

The Bahia turf density around the ponds and other common areas ranged from fair to good.

### **3 TURF WEED CONTROL**

The volume of broadleaf weeds was low. Continue to spot treat broadleaf weeds in all noted locations.

**Will be completed by next inspection**

Caliente/Night Heron intersection-treat broadleaf weeds.

**Will be completed by next inspection**

Blvd.-treat broadleaf weeds from bridge to traffic light.

**Will be completed by next inspection**

Lodge Amenity Center-treat broadleaf weeds in front lawn.

**Will be completed by next inspection**

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

General work order-designated turf areas should receive their contractual aeration.

**Will be completed by next inspection**

Blvd. exit side curb-treat fire ant mounds.

**completed 2.17.23**

Woods Bay stop sign-monitor patch disease.

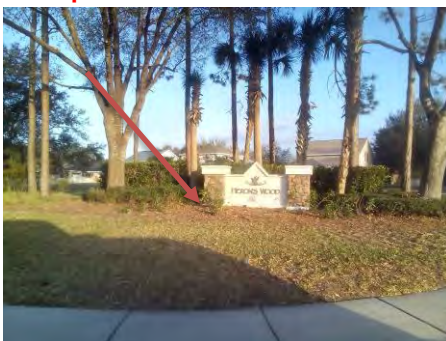
**Will be completed by next inspection**

The turf was mowed and trimmed in accordance with the specifications. The blades were sharp, and the cut was precise. The color was generally a mottled medium green, though some of the common Bermudagrass was still pale. The turf density of both the St. Augustine, Bahia and common Bermuda grass ranged from fair to good, but the majority of the density was strong. Some of the St. Augustine turf has a light top burn from recent cooler temperatures. This will recover. The turf weeds were under control. There were no indications of turf insects, and the patch disease was limited to one area.

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

Heron's Wood-remove declining oleander. *Photo below.*

**Completed 2.22.23**



Water's Edge monument-cocoa plum has been damaged by vehicle.

**Completed 2.22.23**

**JB**

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



Waverly Shores/Kendall Heath-lorapetalum are old and in decline. They should be considered for replacement or the area can be sodded in. *Photo below.*

**Noted**



## **2 BED / CRACK WEED CONTROL**

Citrus Blossom playground-remove bed weeds.

**Completed 2.16.23**

Natures Ridge exit-remove palmetto from azalea and flax lily from entry side.

**Completed 2.16.23**

Water's Edge monument-remove bed weeds.

**Completed 2.16.23**

Exit monument-remove pepper tree.

**Completed 2.20.23**

Tennis court along boulevard-remove pepper tree.

**Completed 2.20.23**

Lodge entry drive at boulevard-remove bed weeds and vines.

**Completed 2.17.23**

Left of lodge front door-remove bed weeds under large oak.

**Completed 2.15.23**

Butterfly garden-remove bed weeds from sage.

**Completed 2.15.23**

Stoneleigh park-lremove bed weeds along viburnum hedge.

**Completed 2.21.23**

Lodge front door-remove bed weeds growing within plumbago.

**Completed 2.21.23**

**JB**

### **3 IRRIGATION MANAGEMENT**

Caliente berm-check for proper coverage to long Caliente hedge on pond side. Some plants are dry.

**Completed 2.23.23**

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. **In progress.**

### **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)

Pine Knot-prune dead section out of anise.

**Completed 2.21.23**

Main entry monuments-prune dead section out of schilling holly.

**Completed 2.14.23**

Lodge service area-continue to cut back palmetto. Remove dead fronds.

**Completed 2.14.23**

Nature Center-prune coontie palm off of steppingstone path and cut back Fakahatchee grass.

**Completed 2.13.23**

Pool deck-prune out dead section of quava.

**Completed 2.13.23**

Lodge and pool deck-cut back all cold weather damaged shrubs by March 1. This includes potted ti plants.

**Completed 2.14.23**

Butterfly garden-cut back all shrubs by 2/3.

**Completed 2.13.23**

Nature center-cut back jatropha.

**Completed 2.13.23**

Lodge patio-prune thryallis. Do not cut back.

**Completed 2.15.23**

Tennis court sidewalk-cut back plumbago behind pool fence.

**Completed 2.14.22**

General work order-cut back all firebush.

**Completed 2.10.23**

Hérons Glen monument-cut back firebush.

**Completed 2.22.23**

Hawk Wind Trails monument-cut back firecracker bush.

**Completed 2.22.23**

Eagles Crest monument-prune jasmine away from monument light.

**Completed 2.20.23**

Boulevard bridge-cut back firebush.

**Completed 2.17.23**

Deerfields-cut back firebush.

**Completed 2.17.23**

Tawny Owl-cut back ornamental grasses.

**Completed 2.27.23**

Minnow Brook island-prune out dead sections of juniper.

**Completed 2.17.23**

**JB**

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

**Noted**

Lakewood Retreat cul de sac-viburnum hedge is neatly pruned. *Photo below.*

*January*

*February*

*February*



Do not prune azaleas.

**Noted**

**3 TREE PRUNING**

Exit monument-remove moss from crape myrtles behind fence.

**Completed 2.10.23**

Lodge service area-remove moss from hollies.

**Completed 2.10.23**

Butterfly garden-remove water sprouts from oak tree.

**Completed 2.10.23**

Lodge patio-remove moss from crape myrtle.

**Completed 2.13.23**

Birchholm-remove broken limb from tree along boulevard.

**Completed 2.10.23**

Tennis court sidewalk-remove moss from crape myrtles.

**Completed 2.13.23**

**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 still providing excellent curb appeal in all locations. The plants were healthy and the beds were weed free. Some minor deadheading of the petunias was needed. *Photo below.*

*February*

*February*

*February*



**JB**

*February*



*January*



*January*



*January*



*December*



*December*



*December*



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

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

**FOR MANAGER**

None

**JB**

**PROPOSALS**

**NEW** Submit a proposal to replace crotons on boulevard bridges with small scale color plants. Two possible choices of plants are society garlic and bulbine. According to UF/IFAS society garlic is deer resistant.

Photos below. **submitted on 2.20.23 -attached to this report**  
Bulbine Society Garlic



**NEW** Submit proposal to aerate the common Bermudagrass at Stoneleigh and Oakhurst parks.

**Submitted on 2.20.23 attached to this report**  
Submit proposal to prune large oaks around the tennis court.

**Submitted on 2.20.23 attached to this report**  
**SUMMARY**

Redtree performed to contractual standards for this inspection. The turf was correctly mowed, edged, and trimmed. The color was generally a mottled medium green and the density varied by location and turf type. The broadleaf weeds were under control and can be spot treated. The contractual pre-emergent herbicide must be applied to the St. Augustine turf. The bed and crack weeds were fairly well managed. The shrubs were healthy except for some that suffered some cold weather damage. These shrubs will receive a rejuvenation pruning in mid-February. Normally scheduled pruning was sufficient for the other shrubs. Some cosmetic hardwood pruning needs to be performed. There did not appear to be any significant concerns regarding the irrigation system as the landscape appears to be receiving adequate irrigation. The seasonal flower display was still performing strongly.

**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 John Burkett  
Print Name John Burkett, Client Care Specialist  
Company RedTree Lanscape Systems, LLC  
Date March 1, 2023

**The following proposals have been submitted and are attached to this report, as well:**

**Submitted on 2.20.23**

- Water's Edge Monument Enhancement**
- Natures Ridge Enhancement**
- Night Heron Island Enhancement**
- Eagle's Nest Monument**

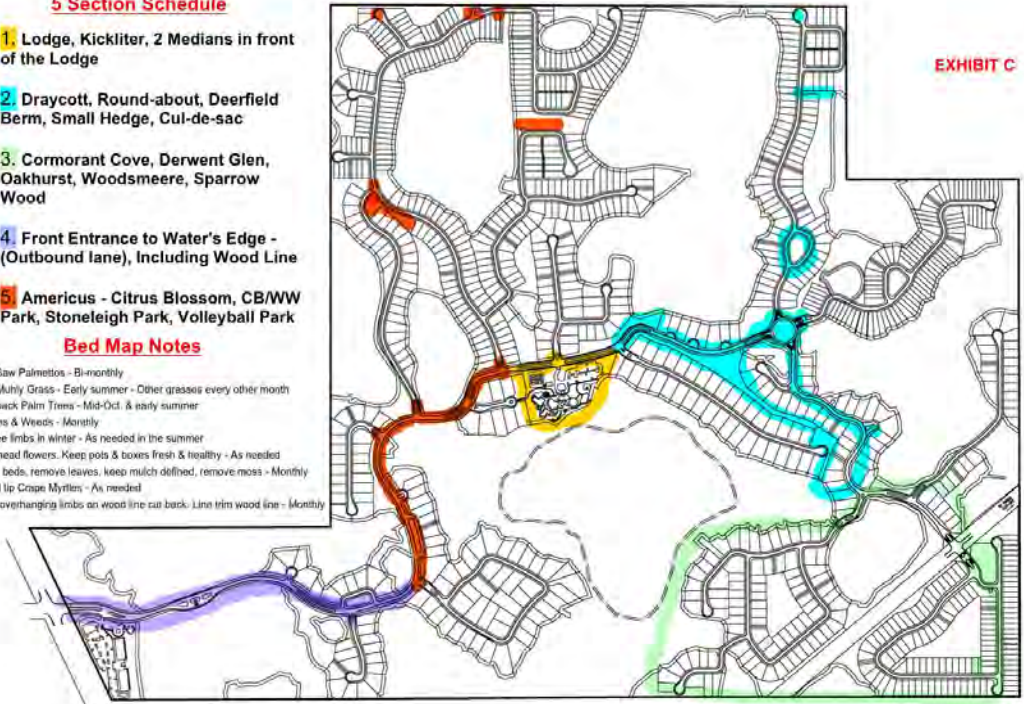
**5 Section Schedule**

- 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. Limb 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:	March 9, 2023
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Management-Aga Fisher, Sean Craft Redtree Landscape Systems-John Burkett, 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 March 28, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on March 29, 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**

The grass is being mowed at the proper height for sunlight absorption by the leaf blades. The line trimming was performed at the same height as the mowing. The hard edging was vertical, and the edged material was thoroughly cleaned out. Continue to remove any heavy leaf drop that would damage the turf.

Oakhurst park-remove leaf drop from lawn.

Kendall Heath/Waverly Shores-remove leaf drop from lawn.

21819 Waverly Shores common area-remove leaf drop from lawn.

Eleanor Wood pond-remove leaf drop from lawn.

Americus-remove leaf drop from lawn.

Lodge rear-remove leaf drop from lawn.



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



General work order-redefine all bed lines prior to the spring growth flush.

### **3 WOODLINE MAINTENANCE**

Hawk Wind Trail entry side-cut back encroaching sections of woodline

The woodlines were neatly maintained. There was very little vegetative encroachment or overgrowth of grass line.

### **2 TURF COLOR**

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

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

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

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

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

Oakhurst park-turf color of the common Bermudagrass still ranged from a mottled pale green to a mottled medium green. The St. Augustine turf was a lightly mottled medium green.

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

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

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

*March*



*March*



*March*



*February*



*February*



*February*



*January*



*January*



*January*



*December*



*December*



## **2 TURF DENSITY**

Quail Trace monument-repair rutted turf on entry side.

Kendall Heath/Waverly Shores-the density of the common Bermudagrass remained poor. It may be advisable to overseed this area on a yearly basis. The density of the St. Augustine turf was strong.

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

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density was good.

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

Oakhurst park-the density of the common Bermudagrass was fair. It may be advisable to overseed this on a yearly basis if the soccer field will be heavily used. The density of the St. Augustine turf was strong.

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 strong. The front lawn density is still affected by soil compaction.

Tennis court-the density around the tennis court ranged from fair to good. It was weakest along the boulevard.

The Bahia turf density around the ponds and other common areas was good.

## **3 TURF WEED CONTROL**

Continue to spot treat broadleaf weeds in all noted locations.

General work order-the entry and exit side by each monument have broadleaf weed growth.

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

Pine Knot-treat patch disease.

Kendall Heath/Waverly Shores-some of the turf along parkway is in decline due to soil compaction from vehicle parking.

General work order-all turf that is susceptible to take all rot should be treated with fungicide in a proactive manner during the spring.

The grass is being properly mowed with sharp blades. Both the color and density saw a slight improvement in certain sections over the past month. They will continue to improve as we get further into the growing season. There are still some visible sparse patches of turf throughout the grounds. Some may fill in once the growing season arrives and some may not. The broadleaf weed volume has declined and they can be easily spot treated in the high visibility turf. The patch disease is limited to one area and there was no insect activity. Fungicide should be applied to help control take all rot.

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

Firebush damaged by cold weather are recovering. *Photo below.*



Behind lodge entry monument-fertilize bottlebrush and remove dead wood. *Photo below.*



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



Waverly Shores/Kendall Heath-lorapetalum are old and in decline. They should be considered for replacement, or the area can be sodded in. *Photo below.*



Pool deck-treat quava hedge with fungicide.

### **3 BED / CRACK WEED CONTROL**

Front of lodge-remove vines from coontie palms.

Tennis court walkway- remove vines from coontie palms.

Blvd.at Birchholm- treat crack weeds in sidewalk.

Monument at Night Heron/Caliente-remove vines from schilling hollies.

Outside of pool gate by Lodge entry-remove vines from schilling holly hedge.

### **2 IRRIGATION MANAGEMENT**

Top of Deerfields berm-viburnum is wilting. High visibility area.

Oakhurst park-viburnum hedge is wilting. High visibility area.

Front of activity center-trim around valve box. *Photo below.*



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)

Blvd. behind ranger station-thin out palmettos and remove dead fronds.

Pine Knot-prune dead section out of anise.

Main entry monuments-prune dead section out of schilling holly.

Pool deck-prune out dead section of quava.

Lodge patio-prune thryallis to a consistent height.

Draycott berm-viburnum hedge was neatly pruned on both sides. It was not in need of immediate pruning. It is pruned approximately every five weeks. *Photo below.*



Deerfields berm-cut back ornamental grasses.

Butterfly garden-shrubs have been neatly cut back. *Photo below.*



Nature center and at area between lodge and amenity center-cut back viburnum hedge by two foot and prune it away from bed line Be certain it is pruned wider at the bottom than at the top. *Photo below.*



Lakewood Retreat cul de sac-viburnum hedge is neatly pruned. *Photo below.*

*January*

*February*

*March*



### **3 TREE PRUNING**

Tennis court walkway-remove dead queen palm frond hanging over split rail fence.

Stoneleigh playground- elevate oak trees hanging over playground area. *Photo below.*



Blvd. across from Eagles Nest by sign board-elevate low hanging branch along woodline.

### **3 CLEANUP/RUBBISH REMOVAL**

7328 Ambleside common area-remove piled branches along woodline. *Photo below.*



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

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

The newly installed seasonal color display was providing excellent curb appeal in all locations. The plants were healthy, properly spaced and the beds were weed free. *Photo below.*

*March*

*March*

*March*



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

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

### **FOR MANAGER**

None

### **PROPOSALS**

**NEW**-Submit proposal to mulch Lakewood Retreat monument.

**NEW**-Submit proposal to install annuals at Lakewood Retreat monument.

Submit proposal to prune large oaks around the tennis court.

### **SUMMARY**

Redtree performed to contractual standards for this inspection. The turf is being mowed at the correct height. The color and density of the lawn is slowly improving as the weather warms. The heavy leaf drop must be regularly removed to prevent turf damage. There was no significant insect activity and patch disease was limited to one area. or disease activity affecting the turf. The shrubs are beginning to flush out their spring growth. There did not appear to be any large-scale cold weather damage. There was some disease activity on the quava at the pool. Most of the shrubs have received their renewal pruning and others are currently underway. The rest can be pruned according to their normal rotational schedule. Some routine hardwood tree pruning as well as a small woodline cutback need to be performed. The bed and crack weed management was good. Most of the turf, shrubs and flowers are receiving sufficient irrigation. There was some high visibility shrub wilting and dry turf that needs to be investigated. The new seasonal color display was providing and excellent curb appeal in all locations. The grounds are well positioned to enter the spring growing season.



**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 \_\_\_\_\_

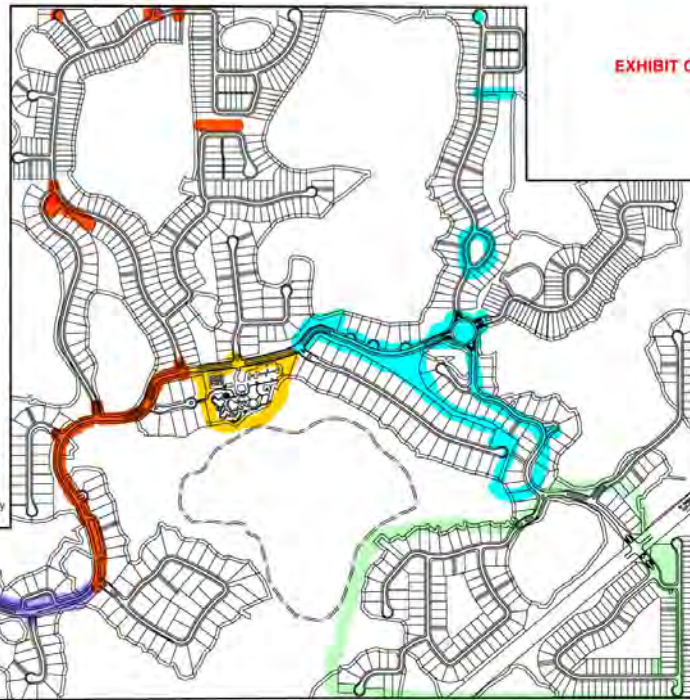
Date \_\_\_\_\_

**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 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



## **Tab 2**



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

SOD INSTALLATION PROPOSAL
FOR
Preserve at Wilderness Lake CDD
On Grasmere

Attention: Jayna Cooper, District Manager

March 16, 2023

Scope of Work

Sod Installation at new fence (front & back) on Grasmere

Table with 2 columns: Item, Total Price. Rows include: Grade area in preparation for new sod, Install (1,100) square feet of Bahia sod, Includes all labor, equipment, and materials. Total Price: \$1,200.00

TOTAL COST: \$1,200.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

TREE PRUNING PROPOSAL – TENNIS COURTS
FOR
PRESERVE AT WILDERNESS LAKE CDD

Attention: Jayna Cooper, District Manager

January 31, 2023

Target Area

A total of (8) Oak trees around the tennis courts.

Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

Table with 2 columns: Diagrams of tree pruning types and lists of tasks to be performed. The first diagram shows various pruning targets like dead branches, crossed-over branches, and suckers. The second diagram shows proper limb removal techniques at the branch collar and bark ridge.



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

	<ul style="list-style-type: none"> <li>• Structural elevation to provide proper clearance for pedestrians on landscape areas.</li> <li>• Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.</li> <li>• Includes debris removal, hauling fees and dumping fees for all debris.</li> </ul>
--	---

Tree Type	Quantity	Unit Price	Total Price
Oak Trees	8	\$275.00	\$2,200.00
<b>Total:</b>			<b>\$2,200.00</b>

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
[peteluke@redtreelandscape.com](mailto:peteluke@redtreelandscape.com) / Cell phone: (727) 919-3915



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**BERMUDA TURF AERATION PROPOSAL**  
FOR  
***Preserve at Wilderness Lake CDD***

Attention: Mr. Sean Craft – Lodge Manager

February 12, 2023

Target Areas

- Kendal Heath Cul-de-sac - 5,000 sq. ft.
- Woodsmere / Oakhurst - 16,640 sq. ft.
- Stoneleigh Park - 13,231 sq. ft.
- Activity Center (IN-CONTRACT – To be done at the same time for no additional charge)



**Total Estimated Sq. Ft. = 34,487 at \$200.00 per 10,000 square feet: \$640.00**

*To be completed in the early spring.*

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
[peteluke@redtreelandscape.com](mailto:peteluke@redtreelandscape.com) / Cell phone: (727) 919-3915



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PLANT REPLACEMENT AT BRIDGE PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Jayna Cooper, District Manager

February 20, 2023

Scope of Work

Landscape Enhancement – at the bridge (both sides) between guard gate and Ranger station.

Item	Total Price
Remove existing plant material.	<b>\$420.00</b>
Install (60) 1-gallon Society Garlic. (30) on each side	
Includes all labor, materials, hauling, and disposal.	

TOTAL COST: **\$420.00**

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

COCO PLUM INSTALLATION AT WATER'S EDGE MONUMENT PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Jayna Cooper, District Manager

February 20, 2023

Scope of Work

Landscape Enhancement – Water’s Edge Monument

Item	Total Price
Install an additional (8) 3 gal. Coco Plum.	\$144.00
Includes all labor and materials.	

TOTAL COST: \$144.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

NATAL PLUM INSTALLATION AT NATURE'S RIDGE PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Jayna Cooper, District Manager

February 20, 2023

Scope of Work

Landscape Enhancement – Nature’s Ridge

Item	Total Price
Install (7) 3-gallon Natal Plum.	\$126.00
Includes all labor and materials.	

TOTAL COST: \$126.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

MAMI CROTON INSTALLATION AT NIGHT HERON ISLAND PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Jayna Cooper, District Manager

February 20, 2023

Scope of Work

Landscape Enhancement – Night Heron Island

Item	Total Price
Install (16) 3-gallon Mami Croton.	\$288.00
Includes all labor and materials.	

TOTAL COST: \$288.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PLANT REPLACEMENT AT EAGLE'S NEST MONUMENT PROPOSAL

FOR
Preserve at Wilderness Lake CDD

Attention: Jayna Cooper, District Manager

February 20, 2023

Scope of Work

Landscape Enhancement – Eagle's Nest Monument.

Table with 2 columns: Item, Total Price. Rows include: Remove existing Jasmine, Install (48) 1-gallon Pringle Podocarpus, Install (60) 1-gallon Variegated Flax Lily, Includes all labor, materials, hauling and disposal. Total Price: \$756.00

TOTAL COST: \$756.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

# Estimate 1451



**ADDRESS**

The Preserve at Wilderness Lake CDD  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614 USA

DATE	TOTAL	
03/27/2023	\$412.50	

ACTIVITY	QTY	RATE	AMOUNT
Replace non functioning Hybrid controller at the Nieghborhood Park.			
<b>Sales</b> Hunter 12 station hybrid controller	1	330.00	330.00
<b>Sales</b> Technician Labor	1.50	55.00	82.50

Thank You

<b>TOTAL</b>	<b>\$412.50</b>
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

## **Tab 3**



*Perm Controller*

**REDTREE LANDSCAPE SYSTEMS  
IRRIGATION CONTROLLER CHECKLIST**

PROPERTY	<i>Preserves at Wilderness</i>							DATE:	<i>3/15/13</i>				TECHNICIAN(S):	<i>Josh</i>				
TIMER TYPE	<i>ICC 2</i>							WATER SOURCE				<i>Well</i>						
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>		
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>		
ZONE # PROG B / BATTERY 2						<i>N</i>										<i>N</i>		
ZONE # PROG C / BATTERY 3						<i>0</i>										<i>0</i>		
ZONE # PROG D / BATTERY 4						<i>0</i>										<i>0</i>		
SPRAY / ROTOR / DRIP / MIX	<i>S</i>	<i>R</i>	<i>S</i>	<i>S</i>	<i>R</i>	<i>L</i>	<i>R</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>0</i>		
CLEANED CLOGGED NOZZLE	<i>2</i>		<i>1</i>	<i>4</i>									<i>2</i>					
CHANGED INCORRECT NOZZLE													<i>2</i>					
REPLACED NOZZLE													<i>1</i>					
ADJUST ARC / RADIUS	<i>3</i>	<i>1</i>		<i>2</i>	<i>1</i>	<i>4</i>	<i>2</i>	<i>2</i>		<i>2</i>		<i>1</i>				<i>3</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														<i>4</i>	<i>2</i>			
NOTES:	<i>Zone 6 - node change 9volts Zone 16 changed 9volts</i>																	



Volley Ball CT.

## REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

<b>PROPERTY</b>	Preserves at Wilderness							<b>DATE:</b>	3/3/23		<b>TECHNICIAN(S):</b>	Josh							
<b>TIMER TYPE</b>	Pro-C									<b>WATER SOURCE</b>	Well			<b>RAIN SWITCH TYPE</b>				MMA Elite	
<b>PROGRAM A / BATTERY 1</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 3</b>	MON	TUE	WED	THU	FRI	SAT	SUN		
<b>START:</b>	12am			<b>STOP:</b>						<b>START:</b>				<b>STOP:</b>					
<b>PROGRAM B / BATTERY 2</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 4</b>	MON	TUE	WED	THU	FRI	SAT	SUN		
<b>START:</b>				<b>STOP:</b>						<b>START:</b>				<b>STOP:</b>					
<b>ZONE NUMBER</b>	1	2	3	4	5														
<b>ZONE # PROG A / BATTERY 1</b>	30	30	30	30	30														
<b>ZONE # PROG B / BATTERY 2</b>																			
<b>ZONE # PROG C / BATTERY 3</b>																			
<b>ZONE # PROG D / BATTERY 4</b>																			
<b>SPRAY / ROTOR/ DRIP / MIX</b>																			
<b>CLEANED CLOGGED NOZZLE</b>																			
<b>CHANGED INCORRECT NOZZLE</b>																			
<b>REPLACED NOZZLE</b>																			
<b>ADJUST ARC / RADIUS</b>																			
<b>STRAIGHTEN HEADS</b>																			
<b>HEAD MISSING / BROKE</b>																			
<b>CHANGE 4" TO 6"</b>																			
<b>CHANGE 4" TO 12"</b>																			
<b>CHANGE 6" TO 12"</b>																			
<b>SHRUBS: RAISED HEADS</b>																			
<b>TURF: RAISED HEADS</b>																			
<b>RELOCATE HEADS</b>																			
<b>LEAK IN HEADS</b>																			
<b>LEAK IN PIPE</b>																			
<b>ROTORS NOT ROTATING</b>																			
<b>VALVE INOPERABLE</b>																			
<b>REPAIR DRIP LINE</b>																			
<b>NOTES:</b>	Adjustments made as needed																		







Deer field

### REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Preserves at wilderness							DATE:	3/3/23			TECHNICIAN(S):	Josh						
TIMER TYPE	Hunter										WATER SOURCE	well			RAIN SWITCH TYPE		mim click		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN				PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	12pm			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	30	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	N	S	N	N	S	S	S	M	S									
CLEANED CLOGGED NOZZLE	1																		
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS		2		1	1		1	4		3									
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

DD Timer

PROPERTY	Preserves at Wilderness							DATE: 3/18/23		TECHNICIAN(S): Josh & John								
TIMER TYPE	ICC 2							3/23/23		WATER SOURCE: well		RAIN SWITCH TYPE: M/C						
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: 8AM			PROGRAM C / BATTERY 4			MON	TUE	WED	THU	FRI	SAT	SUN		
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			START:		STOP:						
START:				STOP:														
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30	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	M	S	S	S	S	S	S	R	S	R	R	R	R	R	R	R		
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:	<p>④ Hunter Solenoids</p> <p>Zones - 6, 9, 13, &amp; 15 had bad solenoids</p> <p>Zone 6 - leak under new side valve County installed</p>																	



Neighborhood Park

### REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Preserve at wilderness							DATE:	3/19/23			TECHNICIAN(S):	Josh / John									
TIMER TYPE	Hunter Hybrid Timer														WATER SOURCE	Potable			RAIN SWITCH TYPE	.M/C		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN								PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	12pm			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	30	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	S	N	N	N	S	S	N	N	N												
CLEANNED 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:	was able to get controller to work - it needs replacing... ordered new one! have . Proposa to replace will follow -																					



Sparrow wood well

### REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Pre Service at wilderness Camp							DATE:	3/18/13		TECHNICIAN(S):	John & Josh								
TIMER TYPE	Hunter ACC												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:	12 AM			STOP: 7 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:				STOP:				START:				STOP:								
ZONE NUMBER	1	2	3	4	5	6	7	8	9	12	13	14	15	16						
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	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	R	R	R	S	R	R	R	<del>S</del>	S	D	D	R	R	D						
CLEANED CLOGGED NOZZLE				3		1			2											
CHANGED INCORRECT NOZZLE				1				2	3											
REPLACED NOZZLE																				
ADJUST ARC / RADIUS	1					2		2	1											
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										3	1			3						
NOTES:																				



Lodg r

### REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

PROPERTY	Preserves of wilderness							DATE:	3/6/23					TECHNICIAN(S):	Josh						
TIMER TYPE	I-corr												WATER SOURCE	Well							
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN						PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:	12 AM			STOP:									START:	12 AM				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	11	12	13	14							
ZONE # PROG A / BATTERY 1	30	30	X	30	30	30	30	30	30	30	30	X	5	30							
ZONE # PROG B / BATTERY 2																					
ZONE # PROG C / BATTERY 3				15	15			15	15	15	60										
ZONE # PROG D / BATTERY 4																					
SPRAY / ROTOR / DRIP / MIX	R	S		S	M	R	R	M	M	DM	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:	Checked all above zones & did repairs as needed. Checked remaining zones.														Starting to have issues with valves sticking on. Been working spring no valve with flow control handle. Note valves in ground are old & are starting to go bad!						

# Tab 4

**Preserve at Wilderness Lake CDD  
ENGINEER'S REPORT FOR April 5<sup>th</sup>, 2023 BOARD MEETING**

Ongoing Projects Report and Updates:

**Splash Pad Surface & Repair**

The splash pad work with Phoenix Pools was completed in March 22<sup>nd</sup>. However, Sean has coordinated unrelated electrical repairs as of writing this report.

**Grasmere Tract/Access Issue**

BDi was notified of the decision to implement a fence and gate at this location. This new direction has changed Site Masters approved scope. The revised proposal is for \$3400 to take care of the swale work only.

**Floating Dock Repair**

BDi was notified that the vendor is now under contract with the requested add-ons. A schedule will be provided once known. A tentative 4-week lead time was provided by the vendor.

**Paver Replacement Project**

BDi was notified that the vendor is now under contract. BDi is monitoring the ROW use permitting process. As soon as the ROW permit is approved, a schedule will be provided.

**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.

**Pasco County MSTU**

BDi has completed the public facilities report and reviewed all the plat documents for the community to identify the access/drainage easements. The report was sent to the DM to distribute to the board for board comment.

## **Tab 5**



March 16<sup>th</sup>, 2023



TECHNICAL REPORT

# PUBLIC FACILITIES REPORT

PRESERVE AT WILDERNESS LAKES COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida

**Submitted to:**

Preserve at Wilderness Lakes Community Development District

**Prepared by:**

Brlitic Dvorak, Inc.  
536 4th Ave. S, Unit 4  
St. Petersburg, FL 33701  
M: (813) 361-1466

# Contents

PURPOSE AND SCOPE .....	1
GENERAL INFORMATION.....	1
EXISTING PUBLIC FACILITIES .....	1
ROADWAYS .....	1
WATER FACILITIES.....	1
WASTEWATER FACILITIES .....	2
IRRIGATION AND LANDSCAPING FACILITIES.....	2
STORMWATER MANAGEMENT FACILITIES.....	2
RECREATIONAL FACILITIES .....	2

## List of Figures

Figure 1	Location Map/Site Plan	3
----------	------------------------	---

DRAFT

## PURPOSE AND SCOPE

In compliance with *Section 189.08, Florida Statutes*, special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. This report for the Preserve at Wilderness Lakes Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is substantially complete, the report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

## GENERAL INFORMATION

The Preserve at Wilderness Lakes Community Development District (“District”) is located in Pasco County, Florida. The District is contained within Sections 35 and 36, Township 25, Range 18 and is bounded by a residential development known as Connerton West to the north and residential developments known as Drexel, Caliente and Woods to the south, a residential development known as Ehrens Mill on the east and a residential development known as Groves and Land O Lakes Blvd on the west. Access to the District is via Wilderness Lakes Blvd off Land O Lakes Blvd, and Night Heron Dr. off of Caliente Blvd. (See Location Map, Figure 1). The District was established for the purpose of maintaining and operating a portion of the public improvements and community facilities within the District. Preserve at Wilderness Lakes (the “Development”), located within the boundaries of the District consists of 632.94 acres and a total of 948 residential units.

## EXISTING PUBLIC FACILITIES

### ROADWAYS

Roadways within the district are not owned by the District, however, it is the responsibility of the District to maintain the decorative brick pavers located in particular sections of the roadways. Pasco County owns and maintains all roadways within the boundary of the district including sidewalks, curb, stormwater inlets, underdrain, and storm sewers within the rights of way abutting non-lot lands, except for Timber Ridge Way/Sky Vista Drive (Parcel 36-25-18-0010-00000-RW10), Quiet Haven Court (Parcel 36-25-18-0010-00000-RW20), Draycott Way (Parcel 36-25-18-0020-00000-ORW1), and Deer Path Lane/Helen White Lane (Parcel 36-25-18-0020-00000-ORW2) which are owned and maintained by the Wilderness Lake Preserve Homeowner’s Association.

### WATER FACILITIES

The District is supplied with potable water and fire protection by the Pasco County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and buildings within the District as well as to the recreational facilities and common areas.

All water mains constructed within the rights-of-way (ROW) have been dedicated to the Pasco County Public Utilities Department.

## **WASTEWATER FACILITIES**

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes which collect the individual household and commercial wastewater flows. They then flow through the system by gravity to a sanitary pump station. From the pump station, the wastewater is mechanically lifted by pumps. The discharge (effluent) is then collected into a Pasco County force main.

Like the potable water system, all wastewater facilities are owned by Pasco County.

## **IRRIGATION AND LANDSCAPING FACILITIES**

The District maintains landscape and irrigation improvements throughout the District boundaries. A maintenance area map can be provided as a reference to the particular landscape areas in which the CDD maintains by the District staff.

## **STORMWATER MANAGEMENT FACILITIES**

The District owns and maintains the District-wide Stormwater system consists of approximately 34 wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and orifices to recover the treatment volume. The CDD owns the community stormwater management facilities which provide stormwater treatment and storage for the Preserve at Wilderness Lakes development as permitted by Pasco County and the Southwest Florida Water Management District. The District has been granted drainage/access easements per the Phase 1-3 plat maps between homes to provide proper maintenance to the stormwater maintenance system in cases where the property is not owned by the District. Plats can be provided by District staff.

## **RECREATIONAL FACILITIES**

The District owns and maintains a recreational facilities including 2 pools, a spa, the Lodge clubhouse and other amenity buildings, tennis courts, basketball court, fitness center, 3 docks, and 3 playgrounds/parks.

There is no plan currently to expand these facilities or add any new amenities.

**THE PRESERVE AT WILDERNESS LAKES CDD**

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

**Legend**

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

**Wood Line Trimming Areas**

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

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

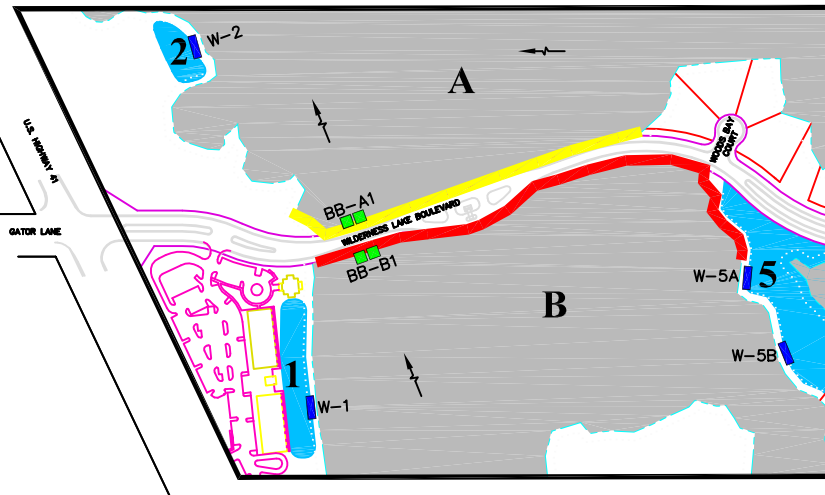
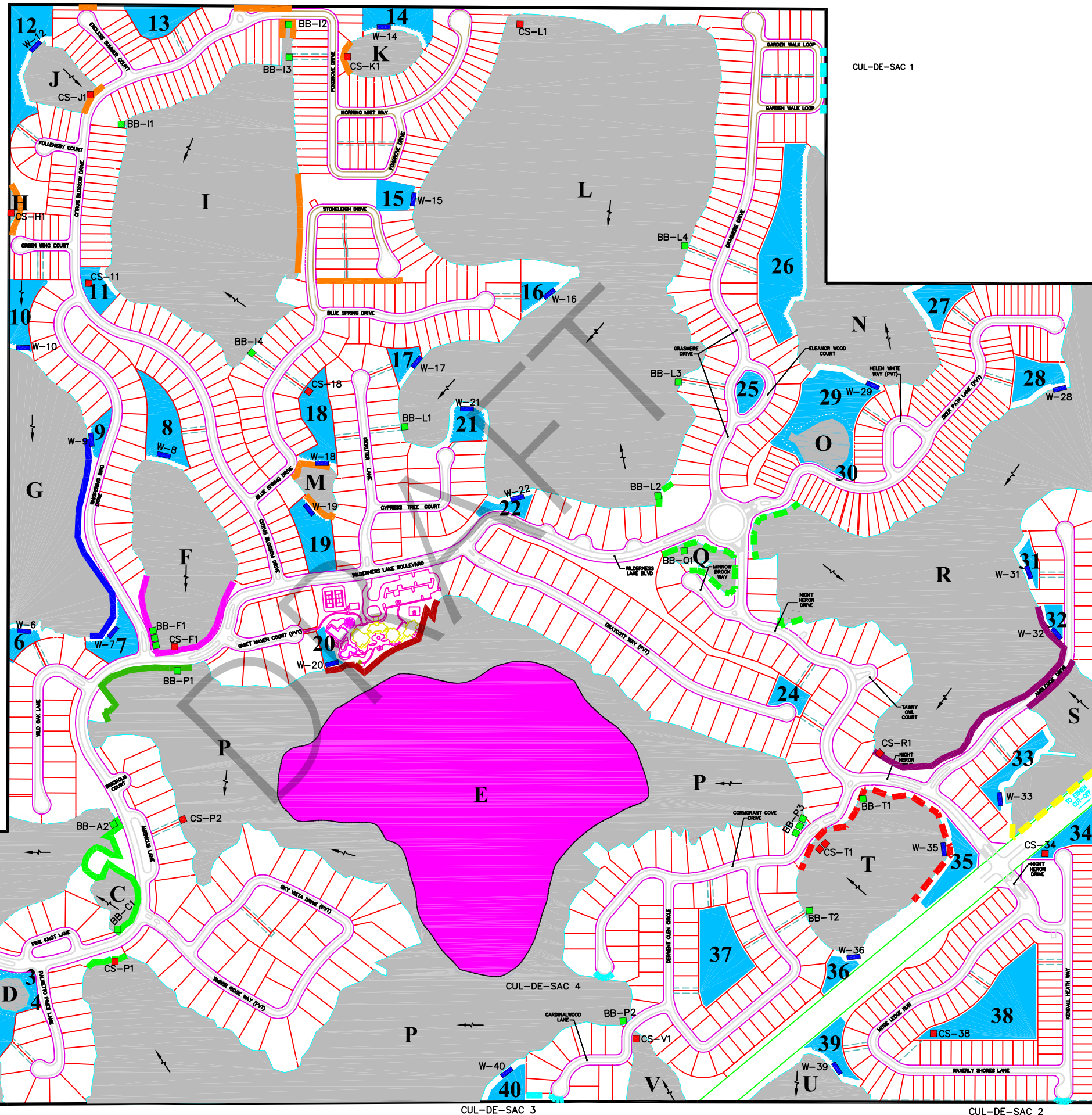
Date: September 18, 2020



Not to Scale



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



CUL-DE-SAC 3

CUL-DE-SAC 2

CUL-DE-SAC 1

CUL-DE-SAC 4

## **Tab 6**

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

---

---

**PROPOSAL**

**Wilderness Lake Preserve CDD**

**Grasmere Drive Swales**

**3/20/2023**

---

**Construct 3 swales, 5' wide, from north side of 7947 Grasmere Drive to convey surface drainage to existing low area to the north.**

**Swales will be restored with sod to match existing.**

**Excess soil and grass will be disposed offsite.**

**TOTAL     \$3,400**

## **Tab 7**





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

March 28, 2023

The Preserve at Wilderness Lake CDD  
c/o Mr. Sean Craft  
21320 Wilderness Lake Boulevard  
Land O' Lakes, Florida 34637

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

Dear Mr. Craft,

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

**Dates Worked Performed:** February 23, 24, 25, March 1, 2, 3, 9, 10, 13, 15, 16, 17, 20, 21, 27 and 28

**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. Finished Maintenance Area 1. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal.
5. Manual removal of spikerush from Pond No. 24.
6. Finished Maintenance Area 2. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal.
7. Reviewed stressed pine tree located adjacent to Wilderness Lake Boulevard and Kickliter Lane with S. Craft.
8. Field meeting with the resident of 7706 Citrus Blossom Drive to discuss the allowable vegetation removal, CDD process and Southwest Florida Water Management District's (SWFWMD) guidelines. Emailed CDD maintenance agreement for review.
9. Applied EutroSorb in Pond Nos. 6, 15 and 24 to remove phosphorus from the water column to help with algae control.
10. Finished Maintenance Area 4. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal.
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 'C. Burnite'.

Chuck Burnite  
Senior Environmental Scientist









**THE PRESERVE AT WILDERNESS LAKES CDD**

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

**Legend**

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

**Wood Line Trimming Areas**

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

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

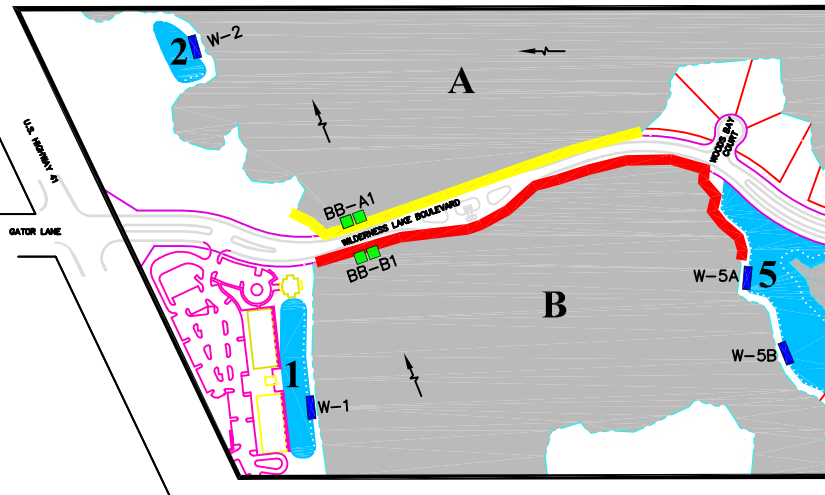
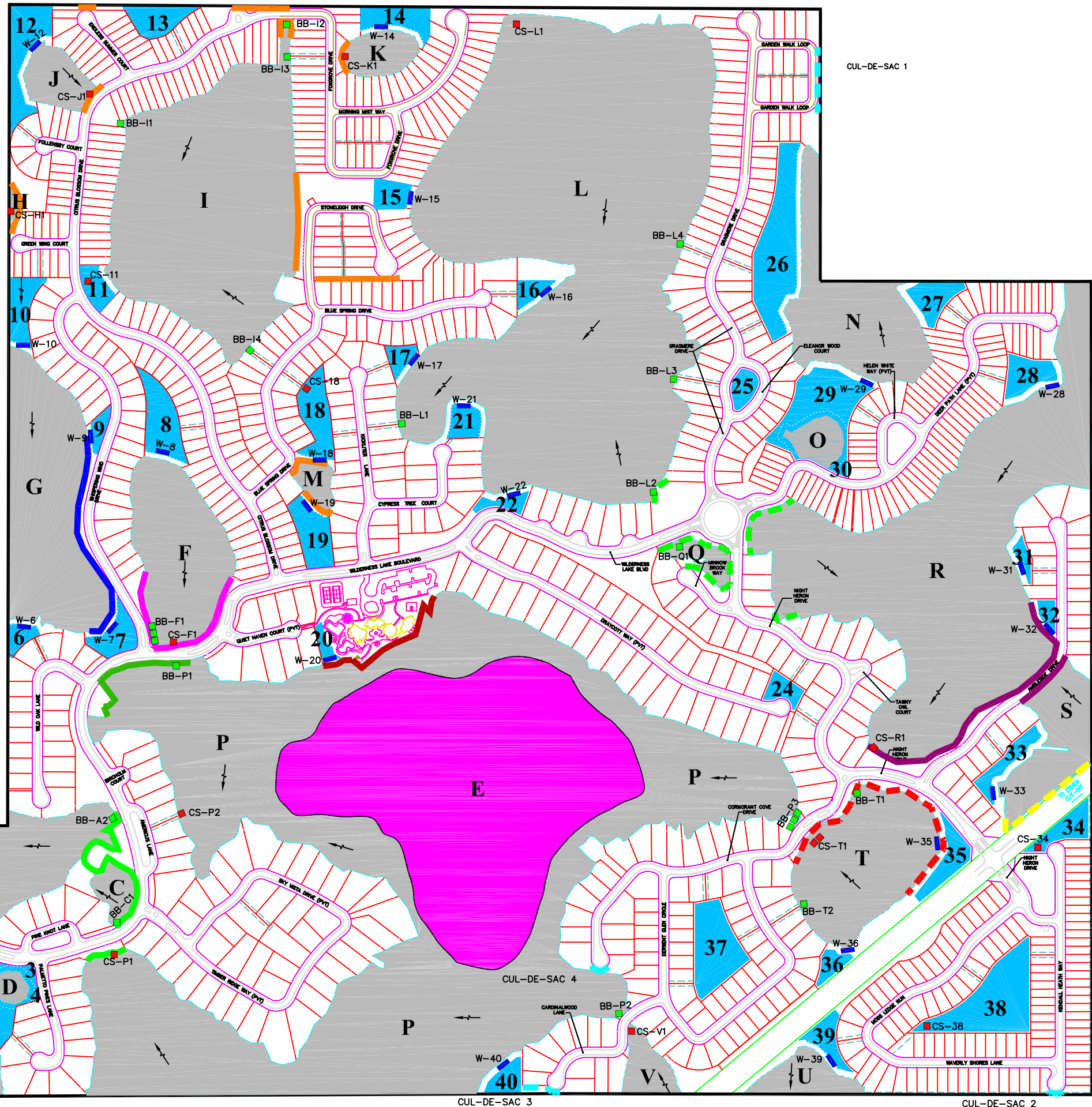
Date: September 18, 2020



Not to Scale



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



# Tab 8



## **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

### **March 2023 Clubhouse Operations / Maintenance Updates:**

- Had viburnum as well as some nuisance vegetation at common area near 7947 Grasmere Dr. removed in advance of a fence with a gate being installed at the same location.
- Had vinyl fencing installed at the above mentioned location to match what was pre-existing across the street.
- Obtained proposal to grade the area down on either side of the fence at the above mentioned location and have Bahia sod installed. Submitted to District Management for review.
- Executed proposal to add three (3) outdoor trash bins with dome lids and mounting kits similar to what is currently seen on property. Expected delivery timetable is in May.
- Executed proposal for 200 RFID wrist bands for our junior residents which would allow them access into the age appropriate amenity areas. Also requested a proposal to replace the current security camera system with a system that has more available channels than our current system. Awaiting receipt of proposal for system, additional cameras (7), and internet connectivity in the remote locations of Stoneleigh Park and Oakhurst Park.
- Executed proposal to add new signage to the Business Center area and had it installed. Requested proposal to update the pool signs to include language which allows for commercially bottled water being acceptable as Cooper Pools was unable to deliver on that.
- Received revised proposal for security patrolling services and submitted to District Management. Also determined on where to draw from the budget to pay for the services which includes first drawing down the surplus in the extra duty patrol budget, and then once that has been drawn down to zero to then draw from the existing surplus in staff salaries to cover the rest.
- Completed repairs to splash pad and reopened it to our residents. Experienced an electrical issue shortly thereafter which is currently being worked through.
- Had community pressure washing performed to include the highly visible common areas, and also treated for rust removal at the same time.
- Executed proposal to repair handicap lift chair at the pool which is in need of an actuator and an assembly hub kit. Awaiting parts currently.
- Executed proposal to replace irrigation pump at the back monument near Caliente Blvd. as the previous one had failed due to old age.
- Had ADT on site to perform an analysis of our security monitoring services (fire/burglar) and they discovered a panel not communicating. Have ordered a new panel and will be taking over from A Total Solution once the new panel is installed.
- Gathered all names and email addresses from the community and submitted them to NABR to be included with the app. still in development. Holly Ruhlig will be the new Administrator for the community going forward.



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

- Received proposals for the all LED solution for the tennis lights as well as the electrical end of the handicap buttons at the Nature Center (applies to both the most expensive as well as the least expensive options currently being considered by the Board). Submitted to District Management for review.

#### **Maintenance Completed Tasks:**

- Installed 208 storm drain markers throughout the community.
- Performed minor repairs on brick pavers near the community entrance/exit.
- Pressure washed the mold off the side of the Main Lodge.
- Repainted pillars near the community entrance on the right hand side.
- Repainted the fire pit.
- Cleaned the lake of debris around the edges.
- Cleaned the mold off the fence in front of the Lodge.
- Fixed clog in ladies shower in the fitness center.
- Replaced broken swing seat in Woodsmere Park.
- Repaired hole in the drywall in the Nature Center bathroom.
- Pressure washed the play structure in the main park outside the Lodge.
- Repaired broken locker in men's bathroom.
- Repainted pillars at pool entrance and the back gate.
- Repaired bench on WLP Blvd. near the radar sign.
- Pressure washed the pillars connected to the gates at Lakewood Retreat.
- Repaired slats in fencing throughout the community as needed.

#### **March 2023 Playground and Dock Inspection**

- See Report Under Separate Cover

#### **March 2023 Projects In Work/Projected Projects**

- See Report Under Separate Cover

#### **March 2023 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 April)

- 4/2, Curran. Activity Center @ 1pm
- 4/7, Morey. Activity Center @ 12pm
- 4/22. Ugrenovic. Activity Center @ 3:30pm
- 4/23, Oebsack, Activity Center @ 1pm
- 4/29, McFadden, Activity Center @ 10am

**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:

- **Hughes Exterminators.** Performed monthly treatment.
- **Fit Logic.** Performed monthly maintenance.
- **Romaner Graphics.** Installed new sign at Business Center.
- **Fence Pro.** Installed new fence at Grasmere Dr.
- **ADT.** Performed analysis of our current monitoring services to determine where deficiencies are and will be taking over the service from A Total Solution once a new panel is installed.
- **Core Technologies.** Troubleshoot several issues we were experiencing with our desktops.

### Upcoming Meetings and Events:

#### ➤ **April**

- 4/4, 4/11, 4/18, 4/25, Yoga Classes, 8:45am
- 4/10, 4/12, 4/14, 4/17, 4/19, 4/21, 4/24, 4/26, 2/28 Walking Toning Classes, 9:30am
- 4/4, 4/6, 4/11, 4/13, 4/18, 4/20, 4/25, 4/27 Pickleball Rocks, 6:30pm
- 4/5, 4/12, 4/19, 4/26 Food Truck Nights, 5pm
- 4/5, 4/12, 4/19, 4/26 Women's Bible Study, 10am
- 4/4, 4/10, 4/17/ 4/24, Story Time, 10am
- 4/22, Art Class, 12pm
- 4/3 CDD Special Meeting, 10am
- 4/5 CDD Regular Meeting, 9:30am
- 4/18 CDD Budget Workshop, 10am
- 4/10, 4/24 ARC Meeting, 6:30pm
- 4/25 HOA Meeting, 6:30pm
- 4/3, 4/10, 4/17, 4/24, Mahjong, 1pm
- 4/15 Community Yard Sale, 8am



## Wilderness Lake Preserve Community Development District (CDD)

- 4/8 Community Easter Event, 11am
- 4/1, Comedy Night @ The Lodge, 6:30pm
- 4/14, Sip & Paint, 6pm
- 4/4, 4/11, 4/18, 4/25 Family Movie Day, 10am
- 4/6, 4/13, 4/20, 4/27, Family Movie Night, 6pm

### **Resident Requests**

- None to report.

### **Employee Schedule (April):**

- See Report Under Separate Cover and can only be done on a weekly basis at this time.

### **Radar Speed Sign Data (March):**

- See Report Under Separate Cover

### **Budget Tracking and Attendance (2<sup>nd</sup> Quarter of FY 2023):**

- See Report Under Separate Cover

### **Red Tree Irrigation Report (March):**

- See Report Under Separate Cover

### **GHS Environmental Report (March):**

- See Report Under Separate Cover



# Wilderness Lakes Preserve

Apr 1, 2023 - Apr 7, 2023 at Default

NAME	SAT 1	SUN 2	MON 3	TUE 4	WED 5	THU 6	FRI 7
Carmen Torres	Time Off All Day		Time Off All Day			9a - 9p Events Coordinator	9a - 1p Events Coordinator
Evelyn Ocasio-Lopez	9:30a - 10p Lodge Representative		11:30a - 9p Lodge Representative		9a - 9p Lodge Representative		11a - 9p Lodge Representative
Judy Norris		4p - 9p Senior Lodge Rep		8:30a - 9p Senior Lodge Rep		8:30a - 9p Senior Lodge Rep	12p - 9p Senior Lodge Rep
Shawn Piccolo	2p - 10p Lodge Representative				1p - 9p Lodge Representative		
Terri Oakley		11a - 9p Assistant Manager	8:30a - 9p Assistant Manager	8:30a - 9p Assistant Manager	8:30a - 5:30p Assistant Manager		
Trevor Elliott	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician	7a - 3p Maintenance Technician

## Annotations

## Job Site Details

	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)
<b>January Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>	<b>Vendors</b>	<b>Debt. Card</b>	<b>Total for each Month</b>
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)
<b>February Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>	<b>Vendors</b>	<b>Debt. Card</b>	<b>Total for each Month</b>
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)
<b>March Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>	<b>Vendors</b>	<b>Debt. Card</b>	<b>Total for each Month</b>
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 <sup>th</sup> of July	7/4/2023		\$ 800.00	\$ -			
Misc. Shopping for the Month	July		\$ -	\$ -			\$ -



# Master Data Report



Select Sign #

**304063**

Change Street Name

**Citrus Blossom**

Set Speed Limit/ Bins

**20 MPH**

**Bin Type: NB**

## SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **304063**

Street: **Citrus Blossom**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % based on 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
Feb 17	421	9	2%	9	1	1	12:30a	32	5	1	24	17.9
Feb 18	326	7	2%	7	0	0	5:30p	27	1	0	24	17.9
Feb 19	316	6	2%	6	1	1	5:00p, 6:00p	28	3	1	24	18
Feb 20	354	11	3%	11	3	2	2:00p, 5:00p, 10:00p	31	5	2	24	18.7
Feb 21	382	10	3%	10	3	2	6:30p	30	6	3	24	17.9
Feb 22	392	11	3%	11	4	3	6:30p	36	6	4	24	18.7
Feb 23	371	11	3%	11	2	1	2:30p, 6:00p	33	5	1	25	18.5
Feb 24	421	14	3%	14	3	2	4:30p, 6:00p	29	7	2	24	18.2
Feb 25	271	2	1%	2	1	0	4:00p	8	2	1	23	16.8
Feb 26	212	0	0%	0	0	0	9:00p	5	0	0	22	15.7
Feb 27	230	3	1%	3	2	1	7:30p	7	2	2	23	16.5
Feb 28	231	4	2%	4	4	3	6:30p	13	4	4	23	16.9
Mar 1	256	3	1%	3	1	1	1:30p	8	3	1	23	16.4
Mar 2	287	5	2%	5	3	1	4:30p	9	5	1	22	15.1
Mar 3	318	7	2%	7	3	3	2:00p	13	6	3	23	17.1
Mar 4	283	6	2%	6	0	0	5:00p	16	2	0	23	17.1
Mar 5	285	19	7%	19	13	11	12:00p	21	15	14	23	17.7
Mar 6	326	7	2%	7	2	2	9:30p	12	3	2	23	17.5
Mar 7	331	10	3%	10	3	3	5:00p	14	5	3	23	17.7
Mar 8	321	7	2%	7	1	1	5:00p	18	2	1	23	17.7
Mar 9	316	9	3%	9	2	1	2:00p, 6:00p	16	3	3	23	17.6
Mar 10	368	12	3%	12	3	3	10:30p	20	4	3	23	17.2
Mar 11	285	6	2%	6	0	0	2:00p, 6:00p	11	0	0	23	17

## Master Data Report

Mar 12	252	5	2%	5	3	3	1:00p	13	3	3	23	17
Mar 13	293	3	1%	3	1	1	9:30p	10	2	1	23	17.1
Mar 14	306	10	3%	10	3	2	11:00p	23	6	3	24	17.7
Mar 15	305	5	2%	5	3	2	1:00p	17	5	3	23	17
Mar 16	324	4	1%	4	1	1	10:30p	12	2	1	23	17.8
Mar 17	269	5	2%	5	1	0	1:00p	18	4	2	23	17.8
Mar 18	300	7	2%	7	2	0	11:00p	20	4	1	24	18.3

# Master Data Report



Select Sign #

**303004**

Change Street Name

**Night Heron**

Set Speed Limit/ Bins

**20 MPH**

**Bin Type: NB**

## SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **303004**

Street: **Night Heron**

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
Feb 17	1143	482	42%	63	5	1	3:30p	305	30	4	27	19.9
Feb 18	950	423	45%	43	6	0	8:30p	248	22	6	27	20
Feb 19	861	373	43%	45	3	0	6:30p	214	24	5	27	20
Feb 20	1095	440	40%	50	4	1	3:00p	262	21	3	27	19.7
Feb 21	766	334	44%	43	2	0	6:00p	208	23	2	27	19.9
Feb 22	969	422	44%	38	4	0	7:30p	257	14	3	27	20
Feb 23	1134	475	42%	49	4	1	6:00p	266	31	3	27	19.7
Feb 24	1122	440	39%	38	2	0	8:00p	252	24	2	26	19.6
Feb 25	953	369	39%	39	7	2	5:00p	214	32	8	27	19.7
Feb 26	881	392	45%	41	1	0	7:30p	230	22	2	27	20
Feb 27	1091	426	39%	50	3	0	4:00p	230	28	3	27	19.6
Feb 28	1138	411	36%	42	1	0	3:00p	226	25	2	26	19.4
Mar 1	466	193	41%	27	3	1	2:30p	130	17	2	27	19.8
Mar 2	1057	333	32%	37	2	0	4:00p	201	26	2	26	18.9
Mar 3	912	360	40%	50	6	1	7:00p	214	28	2	27	19.8
Mar 4	949	388	41%	41	4	0	5:30p	233	27	2	27	19.7
Mar 5	874	405	46%	40	1	0	4:00p	222	23	2	27	20.2
Mar 6	1087	468	43%	47	2	0	2:30p	272	18	1	27	19.9
Mar 7	1111	481	43%	48	4	0	3:00p	286	25	4	27	19.9
Mar 8	1149	465	41%	33	1	1	2:30p	268	22	1	27	19.5
Mar 9	1159	470	41%	43	2	0	5:30p	267	28	1	27	19.7
Mar 10	1072	443	41%	35	2	0	4:00p	241	23	3	27	19.7
Mar 11	913	379	42%	30	2	0	5:00p	223	19	1	27	19.7
Mar 12	802	344	43%	49	4	0	4:30p, 7:30p	201	25	0	27	20.1
Mar 13	884	365	41%	40	3	0	6:30p	193	27	2	27	19.7
Mar 14	925	351	38%	40	2	1	2:30p	201	19	3	26	19.4
Mar 15	905	389	43%	41	1	0	2:30p	230	24	1	27	19.9
Mar 16	938	430	46%	49	0	0	3:30p	260	21	1	27	19.9
Mar 17	927	401	43%	43	4	1	3:00p	231	28	2	27	19.9
Mar 18	268	112	42%	15	3	1	3:30p	66	10	5	27	19.9



# Master Data Report



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

## 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
Feb 17	1407	889	63%	172	18	0	4:30p	441	67	11	28	21.7
Feb 18	1210	778	64%	159	18	2	7:30p	397	55	5	28	21.8
Feb 19	1136	779	69%	163	24	4	7:00p	402	69	11	28	22.2
Feb 20	953	571	60%	128	19	0	3:30p	290	48	4	28	21.6
Feb 21	872	515	59%	77	9	0	11:30p	234	35	2	27	21.4
Feb 22	1350	805	60%	159	15	3	7:00p	395	61	8	28	21.4
Feb 23	1389	771	56%	123	18	0	4:00p	331	54	5	27	21.1
Feb 24	1429	888	62%	165	26	1	5:00p	423	64	10	27	21.6
Feb 25	1182	773	65%	172	19	3	6:30p	380	61	8	28	22
Feb 26	1163	757	65%	159	11	4	3:00p	376	50	8	28	21.9
Feb 27	1310	752	57%	131	11	1	3:00p	321	44	5	27	21.3
Feb 28	1403	781	56%	138	11	2	3:00p	365	51	6	27	21.2
Mar 1	1352	826	61%	156	20	2	3:00p	375	58	10	27	21.6
Mar 2	1331	826	62%	135	17	1	3:30p	359	52	5	27	21.5
Mar 3	1367	854	63%	178	27	3	7:00p	429	67	9	28	21.7
Mar 4	1142	781	68%	173	24	1	6:30p, 7:30p	398	76	5	28	22.1
Mar 5	1125	738	66%	152	21	2	5:00p, 7:30p	368	56	6	28	21.9
Mar 6	1343	804	60%	157	20	2	4:00p	373	65	7	27	21.6
Mar 7	1352	809	60%	140	16	3	4:30p	385	46	7	27	21.4
Mar 8	1383	699	51%	101	18	2	5:00p	296	48	11	26	20.7
Mar 9	790	446	57%	85	11	2	2:30p	210	31	7	27	21.2
Mar 10	920	515	56%	82	14	1	1:30p	240	36	7	27	21.3
Mar 11	1173	737	63%	178	23	2	7:00p	377	63	9	28	21.9
Mar 12	1079	720	67%	161	16	1	7:00p	366	59	4	28	22
Mar 13	1124	695	62%	144	19	4	1:30p	346	55	10	28	21.6
Mar 14	1220	719	59%	149	17	3	2:00p	363	56	7	28	21.5
Mar 15	1211	692	57%	132	17	2	6:30p	320	49	8	27	21.3
Mar 16	1178	746	63%	167	12	0	7:00p	384	49	3	28	21.8
Mar 17	121	72	60%	12	6	2	5:00p	34	8	3	27	21.6

# Master Data Report

Mar 18	1116	627	56%	122	17	3	5:30p	308	34	9	27	21.3
--------	------	-----	-----	-----	----	---	-------	-----	----	---	----	------



## Landscaping Project Tracker – March 2023

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

### Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
11/29/22	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. Trees have been flush cut. Sod to be installed in the springtime. Installed in wrong location and needs to be moved.	3/23
3/2/23	Aeration	Bermuda turf aeration at Kendall Heath cul de sac, Woodsmere Park, Oakhurst Park, Stoneleigh Park	Proposal approved		4/23
3/2/23	Landscape Enhancement	Install an additional (8) 3 gallon coco plum at Water's Edge monument	Proposal approved		4/23

3/2/23	Landscape Enhancement	Install (16) 3 gallon mami croton at Night Heron Island	Proposal approved		4/23
3/2/23	Landscape Enhancement	Install (7) 3 gallon natal plum Nature's Ridge	Proposal approved		4/23
3/2/23	Landscape Enhancement	Install (60) 1 gallon society garlic, 30 on each side at the bridge between Ranger Station and the bridge	Proposal approved		4/23
3/20/23	Tree Removal	Remove dying pine tree at 7450 Kickliter Ln.	Proposal received and pending review.	Proposal executed 3/21. Work pending.	4/23
3/23/23	Tree Removal	Remove dying pine tree across from the Lodge parking lot at fence.	Proposal received and is pending review.	Proposal executed 3/24. Work pending.	4/23

## 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 and is pending discussion.		
1/31/23	Tree Pruning	Trim eight (8) Oak Trees around tennis court area.	Proposal received 1/31/23 and is pending discussion.	Currently not budgeted for and maintenance trimmed all trees where branches were overhanging or protruding through the fence in 2/23.	
2/20/23	Aeration	Bermuda turf aeration at the Kendall Heath cul de sac, Woodsmere, Oakhurst, and Stoneleigh Parks, and outside the Activity Center	Proposal received 2/20/23 and is pending discussion.		
2/20/23	Landscape Enhancement	Install 60 1-gallon Society Garlic between the entrance/exit to SR 41 on each side of the bridge.	Received proposal and is pending review.		
2/22/23	Landscape Enhancement	Install 7 3-gallon Natal Plum at Nature's Ridge monument.	Received proposal and is pending review.		
2/22/23	Landscape Enhancement	Install 16 3-gallon Mami Crotons at Night Heron Island.	Received proposal and is pending review.		
2/22/23	Landscape Enhancement	Install an additional 8 3-gallon coco plum at Water's Edge monument.	Received proposal and is pending review.		
2/22/23	Landscape Enhancement	Move existing Dwarf Ixora (move good ones to pool pots) and install 21 3-gallon Natal Plum.	Received proposal and is pending review.		
2/28/23	Tree Pruning	Prune Crepe Myrtle tree at Nature's Ridge	Proposal received and is pending review.		
3/3/23	Irrigation	Replace hybrid irrigation controller in the neighborhood park.	Proposal received and is pending review.		
3/9/23	Tree Pruning	Prune Oak Tree at Draycott Way in common area encroaching on a private residence.	Proposal pending.		
3/9/23	Landscape Enhancement	Slope dirt down at Grasmere Dr. underneath the new fencing and install Bahia sod.	Proposal received and is pending review.		
3/9/23	Landscape Enhancement	Install seasonal rotational flowers at Lakewood Retreat monument. Obtain second proposal for a mulch refresh in the same location.	Proposals received and is pending review.		

<b>3/9/23</b>	<b>Landscape Enhancement</b>	<b>Install new viburnum at hedge line behind 7427 Deer Path Ln.</b>	<b>Proposal pending.</b>		
<b>3/17/23</b>	<b>Sod Installation</b>	<b>Install 1100 sq. ft. of bahia sod and grade the area in advance at 7947 Grasmere Dr.</b>	<b>Proposal received and is pending review.</b>		

## Completed Projects

<b>Date Entered</b>	<b>Project</b>	<b>Task</b>	<b>Update 1</b>	<b>Update 2</b>	<b>Completion Date</b>
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.	Project completed.	3/23
2/1/23	Tree Removal	Remove two (2) dead palm trees at corner of WLP Blvd. and Citrus Blossom and replace with two (2) cabbage palms.	Proposal approved and work pending.	Project completed.	3/23
1/24/23	Landscape Enhancement	Replace dead bush in common area behind 21523 Draycott Way.	Proposal received and pending approval.	Project completed.	3/23
2/16/23	Vegetation Removal	Remove Walters Viburnum and several areas of nuisance vegetation near 7947 Grasmere Dr.	Received proposal	Project completed.	3/23
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.	Project completed.	3/23
2/1/23	Landscape Enhancement	Install fifteen (15) 3-gallon viburnum at pump station near 7250 Ambleside Dr.	Warranty work to be completed in springtime.	Project completed.	3/23
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.	Project completed.	3/23
3/9/23	Irrigation	New pump for Caliente Blvd. to replace one that has gone bad.	Proposal received and is pending review.	Project completed.	3/23







## Project Tracker – March 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.	Nine (9) areas near the entrance now to have the brick pavers removed and replaced with asphalt. 3-4 days to complete work once it begins.	4/23
8/17/22	Floating Dock	Dock has a long piece of wood coming separated.	Support column underneath dock has collapsed and is in immediate need of repair or replacement.	Floating dock to be replaced with new, including EZ dock launch, canoe paddle-on launch, canoe/kayak rack, and roof for kayak. Contract has been signed by all parties and the deposit has been sent in.	5/23
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.	Signs delivered but were missing the language we were in need of. Requested new proposal from Romaner Graphics on 3/27/23 and am awaiting receipt.	5/23

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
3/9/23	Handicap Lift Chair	Replace actuator and hub assembly kit at Lagoon pool handicap chair lift	Proposal received 3/9 and sent to District Management for review.	Proposal executed and am awaiting parts.	4/23
1/26/23	Outdoor Trash Bins	Add three (3) 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.	Proposal approved with a 43 day lead time on delivery.	5/23

## 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 April meeting. Options to include replacing just the fixtures with similar bulbs, fixtures plus the ballasts, and a third option for all LED throughout.	TBD
2/1/23	Security Improvements	Add new security cameras to account for several (7) areas in the amenities areas and at the outer parks where we are currently blind.	Met with Convergent for initial consultation and then with DCSI for more specific recommendations as far as hardware is concerned. Proposal	Received proposal from DCSI for new camera system with expanded capabilities beyond the 30 channels our current system provides. Awaiting	TBD

			pending. Will gather competitive bids following receipt of that.	proposal for the cameras themselves.	
1/28/23	Seasonal Security Patrols	Add professional security patrol services during the summer break period of 5/23 – 8/23.	Received multiple bids and presented to the Board at the March meeting. Advised to revisit the numbers and indicate where in the budget to draw that from, then come back present again at the April meeting. Numbers have been crunched and it is on the April meeting agenda.		4/23
3/1/23	Fire/Burglary Monitoring Services	Transition fire and burglary monitoring services from A Total Solutions to ADT	ADT on site to assess areas needing improvement and discovered that the panel was not communicating at all. A replacement has been ordered and once installed they will be taking over monitoring from that point.		4/23

## Completed Projects

<b>Date Entered</b>	<b>Project</b>	<b>Task</b>	<b>Update 1</b>	<b>Update 2</b>	<b>Completion Date</b>
12/16/22	Fence/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.	6ft. PVC fencing to be installed with a gate, with all vegetation to be cleared out in advance.	Project completed.	3/23
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.	Board opted to go with a 6' PVC fence identical to the one currently seen across the street.	Project completed.	3/23
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.	Project completed.	3/23
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.	Project completed	3/23
2/1/23	Community Pressure Washing	Pressure wash and treat rust stains along common sidewalk areas throughout the community.	Proposal received.	Project completed.	3/23
3/1/23	New Signage for Business Center	Add new signage at Lodge Business Center	Proposal executed 3/3/23	Project completed.	3/23

## Playground Equipment & Dock Safety Check List

Date: 3-26-23

### Notes

Job:		Notes
Swings	✓	
Bolts on Swings	✓	
Chains on Swings	✓	
Grease Swings	✓	
Seats on Swings	✓	
Supports (Poles)	✓	
Overall appearance	✓	park #3 needs pressure washing
Nests (Bees, Birds, Ants, etc.)	✓	
<b>Equipment</b>		
All Bolts	✓	
Ladders	✓	
Slides	✓	
Climbing Wall	✓	
Stairs	✓	
Railings	✓	
Nails/Screws	✓	
Slats/Banisters	✓	
Supports (Poles)	✓	
Overall Appearance	✓	
<b>Other</b>		
*Rake Mulch Under Swings	✓	
*Railroad Ties	✓	
*Park Benches	✓	
*Grills	✓	
*Picnic Tables	✓	
*Volleyball Net	✓	
*Tether Ball	✗	don't have tether ball
*Sidewalks	✓	
*Trash Cans	✓	
*Concrete Slabs	✓	
*Shade Structure	✓	
*Pavilions	✓	
*Docks	✓	needs pressure washing dock #2
*Boats	✓	
*Pool Deck Pavers	✓	
*Pavers around the Lodge	✓	a couple are loose

**\*Remediation:**

---



---



---

**Staff Initials:** TE

**Mgmt. Initials:** SC

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

## OFF DUTY PATROL LOGS

March 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:** WILDERNESS LAKES  
**Employee Reporting :** J KEENE 5802  
**Date of Work :** 3/6/23

**Event Number :** 2023133132  
**Arrival Time :** 2000  
**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 :**  
4 PARKING WARNINGS 1 TRESPASS WARNING

**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. No calls for service occurred within the community throughout my detail. Throughout my detail I observed the following parking violations: 7742 Citrus Blossom Dr Gold Pontiac FL tag: NPHD84 7506 Citrus Blossom Dr Black Infinity FL tag: 96901Z 7018 Derwin Glen Cr Black Ford Escape FL: tag QSNL78 7544 Grasmere Dr Gray Dodge Dakota FL tag: ILAM04 All offenders were issued written warnings

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](mailto: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 sheriff~s office

**Report Sent To:** regina trani

**Employee Reporting :** john barlow

**Date of Work :** 03/11/23

**Event Number :** 2023146378

**Arrival Time :** 2100

**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](mailto: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 Sheriff~s Office  
**Report Sent To:** WILDERNESS LAKES PRESERVE  
**Employee Reporting :** Deputy B. Pack  
**Date of Work :** 03/08/2023

**Event Number :** 2023139492  
**Arrival Time :** 1800  
**On arrival did you check in :** Responded to club house  
**Number of field interview reports:** None  
**Number of parking tickets:** Three  
**Amount of time running radar:** One Hour

**Were there any other types of violations, such as trespassing, written warnings :**  
None

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

Upon arrival I patrolled the neighborhood for suspicious activity observing none during this shift. After the clubhouse was closed, there was a group a juveniles who left right at closing. I did not smell the odor of marijuana or saw any damage to the clubhouse during my checks. There was no one loitering at the docks or clubhouse area. I did run radar on Wilderness Lakes Blvd near the dunking donuts. Everyone was obeying the speed limit or slowing down when they saw me. I issued parking citations to three vehicles this shift. The first one was a black sedan on Citrus Blossom Drive, a silver truck on Blue Spring Drive, and a white sedan Cormorant Cove Drive. All three of these vehicles were parked in the roadway with an empty driveway nearby that could be used instead of the road.

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](mailto: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:** Wildherness Perservena

**Report Sent To:** na

**Employee Reporting :** C Patrick

**Date of Work :** na

**Event Number :** na

**Arrival Time :** na

**On arrival did you check in :** na

**Number of field interview reports:** na

**Number of parking tickets:** na

**Amount of time running radar:** na

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

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

was unable to work due to child custody issues

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](mailto: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 Sheriff~s Office  
**Report Sent To:** .  
**Employee Reporting :** M. Darling  
**Date of Work :** 03/17/23

**Event Number :** 2023158567  
**Arrival Time :** 2100  
**On arrival did you check in :** Yes  
**Number of field interview reports:** None  
**Number of parking tickets:** None  
**Amount of time running radar:** None

**Were there any other types of violations, such as trespassing, written warnings :**  
None

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

Conducted a traffic stop on a vehicle with no lights on. Verbal Warning.

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](mailto: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 sheriff~s office  
**Report Sent To:** regina trani  
**Employee Reporting :** john barlow  
**Date of Work :** 03/20/23

**Event Number :** 2023184157  
**Arrival Time :** 1900  
**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](mailto: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:** Wilderness Lake  
**Report Sent To:** EXTRA DUTY DETAIL COORDINATOR  
**Employee Reporting :** Matthew Myers #2080  
**Date of Work :** 03/23/2023

**Event Number :** 2023170348  
**Arrival Time :** 1800hrs  
**On arrival did you check in :** YES  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** N/A

**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:**

Patrolled community. Spent majority of time at clubhouse. Met with staff upon arrival and then again when they closed the clubhouse at 2100hrs. Conducted foot patrol around clubhouse after close and made sure gym was locked up after 2300hrs.

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](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

---

**MPS Security Services:**

Figures based on 14 weeks of service from the period of May 26<sup>th</sup> – September 5<sup>th</sup>, 2023. See below for details:

Monday and Tuesday: Vacant

Wednesday and Thursday: One unarmed officer working 2-9pm

Friday through Sunday: Two unarmed officers working 1-9pm on Friday and Sunday, 2-10pm on Saturdays.

Projected costs (without overtime or holidays): **\$18144**

**Money Budgeted for Pasco County Sheriff's Office: \$2895/mo.**

Current surplus in the budget for patrol services as of 2/28/23: **\$8480**

**New Total = \$9664**

**Contracted Employee Salaries (Budgeted) = \$450,000**

**Current surplus in budget as of 2/28/23 = \$20532.45**

- *This assumes that no additional staff will be hired other than to replace any staff member(s) who may depart between the beginning of March through the end of August, 2023.*

**New Total = Net Positive of \$10868.45**

**Expected costs of Pasco County Extra Duty Patrols during the same period (assuming 100% of scheduled shifts are picked up): \$8685**

**Grand Total: Net positive of \$2183.45**



## **Tab 9**

**MPS Security Services:**

Figures based on 14 weeks of service from the period of May 26<sup>th</sup> – September 5<sup>th</sup>, 2023. See below for details:

Monday and Tuesday: Vacant

Wednesday and Thursday: One unarmed officer working 2-9pm

Friday through Sunday: Two unarmed officers working 1-9pm on Friday and Sunday, 2-10pm on Saturdays.

Projected costs (without overtime or holidays): **\$18144**

**Money Budgeted for Pasco County Sheriff's Office: \$2895/mo.**

Current surplus in the budget for patrol services as of 2/28/23: **\$8480**

**New Total = \$9664**

**Contracted Employee Salaries (Budgeted) = \$450,000**

**Current surplus in budget as of 2/28/23 = \$20532.45**

- *This assumes that no additional staff will be hired other than to replace any staff member(s) who may depart between the beginning of March through the end of August, 2023.*

**New Total = Net Positive of \$10868.45**

**Expected costs of Pasco County Extra Duty Patrols during the same period (assuming 100% of scheduled shifts are picked up): \$8685**

**Grand Total: Net positive of \$2183.45**





Wages: The rates listed below are based on performance requirements provided at the time of proposal for the following location:

# The Preserve at WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Land O' Lakes, FL 34637

Proposed Billing Rate (UNARMED)						
Description	Hours/ WK	Hourly Bill Rate	OT/Holiday Bill Rate	Weekly Rate Total (Without OT/Holidays)	Approx. Annual Spend (Without OT/Holidays)	Term
Security Officer, Unarmed	37	\$ 36	\$54	\$1,296	\$18,144	5/26-9/5 1400-2100 W-F 1400-2200 Sat 1300-2100 Sun
1 On-Call Supervisor		\$0	\$0	\$0	\$0	

Officer Training Billing Rate			
	Training Bill Rate (While on Duty)	Off duty <40 hrs./wk.	Off-Duty >40 hrs./wk.
Security Officer	\$40	N/A	N/A

**Summary:** The above tables detail armed and unarmed patrol services for the Lodge at Wilderness Lake Preserve. After speaking with Community Manager Sean Craft, MPS Investigations and Guard Services feels equipped and qualified to service your community. By request of Mr. Craft, we have quoted for 1 officer on Wednesdays and Thursdays and 2 officers Friday-Sunday and shifts on Saturday and Sunday will be 8 hours as opposed to 7 on Wednesday and Thursday. The duties will consist of patrol, policy enforcement, infraction reporting and documentation. In addition to the officer on duty, the Client will have direct access to an on-call supervisor during service hours at no cost to the client. This supervisor will be available for immediate response to incidents and to address any concerns posed by the Client. Should the Client decide to lengthen the service term, increase the number of officers/hours or expand the scope of service, a discount will be applied.



**Emergency and Additional Service Orders:** MPS Investigations & Guard Services may bill at a double-time rate (2.0) of the standard “Hourly Rate” provided in this pricing proposal for any additional service order, such as emergency services, requested with 24 hours or less prior notice, or as negotiated. Should the client request a vehicle in the future one will be provided for a flat fee, the Client will also reimburse MPS Investigations and Guard Services for fuel and maintenance.

**Above pricing for security guards includes:**

<i>Recruiting Costs/Background Checks</i>	<i>Training</i>	<i>Payroll Cost</i>
<i>Uniforms</i>	<i>Benefits</i>	<i>Unemployment Cost</i>
<i>Insurance *General and WC</i>	<i>Administrative Costs</i>	<i>Licensing</i>

**Terms:** This rate is valid for 60 days, unless extended in writing from the date of proposal, after said period the prices may be subject to change. ***The service start date requires 30 day’s advance notice***, unless mutually agreed upon in writing by the client and MPS Investigations & Guard Services. Any deviations or changes may be cause for cost adjustment and/or withdrawal of this proposal.

**Security Guard Invoicing:** MPS Investigations & Guard Services can provide weekly invoicing based on the requirements of client. The invoice can contain position specifics with shift hours worked. All invoicing will be managed through our in-house billing and payroll software. Invoices can be mailed or electronically sent.

**Invoicing Terms:** Terms are net/30. Discount 1/net10

# Tab 10

# 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	
	<b>COD - DUE ON COMPLETION</b>	<b>Jordan Ludlam</b>	
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**

<b>DATE</b>	<b>QUOTE #</b>	<b>CUST #</b>
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	
		<b>COD - DUE ON COMPLETION</b>	<b>Jordan Ludlam</b>	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	

<b>SUBTOTAL</b>	<b>\$7,262.00</b>
<b>TAX</b>	<b>\$497.56</b>
<b>TOTAL</b>	<b>\$7,759.56</b>

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.

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

Phone #	8152540621	Fax #	8152541208
---------	------------	-------	------------

## 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.dhpaceflorida.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 \_\_\_\_\_

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023002

Name / Address
The Preserve at Wilderness Lake CDD

Project

Description	Qty	U/M	Rate	Total
<p>Nature Center Handicap Door Opener dedicated 20 Amp 120 Volt Circuit Installation to Front and Rear Doors</p> <p>Proposed -Installation Labor and Material - Commercial Grade 20 Amp Copper Wire, Conduit, Junction Boxes, fittings, Connectors, and Mounting hardware.</p> <p>This proposal is for the procurement and installation of Two (2) Twenty amp, one-hundred-and-twenty-volt, dedicated circuits. The circuits shall be installed from the Nature Centers' exterior sub-distribution electrical panel. The attic space above the Theater Room shall be inspected for installation of the two circuit runs from the sub-distribution electrical panel through and to the front and rear doors through the interior routes. If the attic space is blocked or limited the installation shall be ran in two three-quarter inch pvc conduits installed along the exterior of the Nature Center Building to the front and rear doors. The conduit shall penetrate through to the interior wall directly above the front and rear doors. Number twelve stranded copper conductors shall be installed through the conduits. The handicap door opener contractor shall be coordinated with for connection to the door motors.</p> <p>-Please review the attached Exhibit A - Work Order # 03272023002 - Site Plan with Proposed Replacement Locations Marked</p> <p>-The Nature Center shall be closed to the residents during the installation work. Scheduling shall be made in advance with the manager.</p>	1		3,750.00	3,750.00
			<b>Total</b>	

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023002

Name / Address
The Preserve at Wilderness Lake CDD

Project

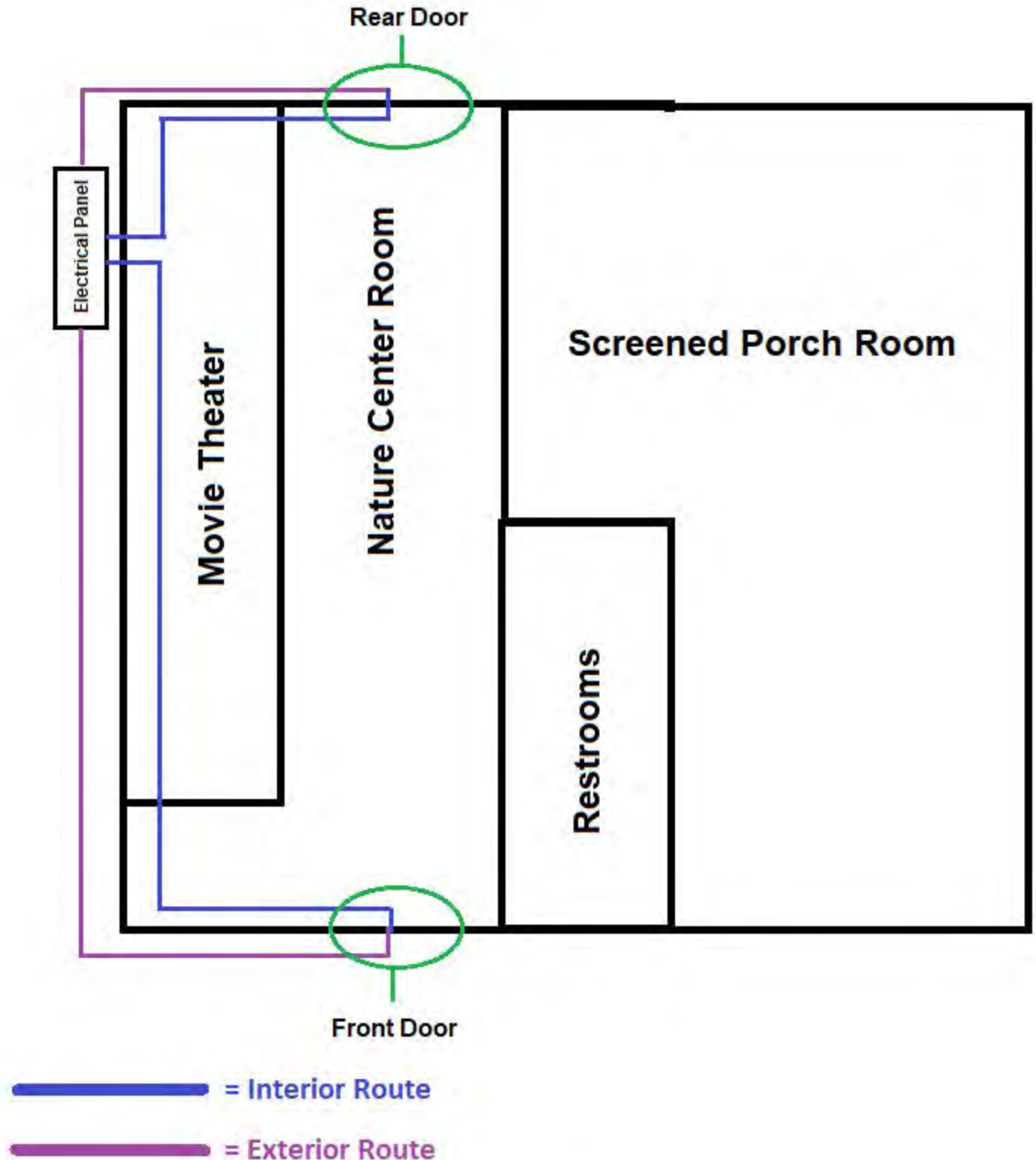
Description	Qty	U/M	Rate	Total
<p>-Payments are due upon receipt. If additional time and/or material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be 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>				
			<b>Total</b>	\$3,750.00

## Wilderness Lake Preserve CDD

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

Nature Center Handicap Door Opener

Dedicated 20 Amp 120 Volt Circuit Installation to Front and Rear Doors



# Tab 11

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>				
			<b>Total</b>	

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>				
			<b>Total</b>	\$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>				
			<b>Total</b>	



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>				
			<b>Total</b>	\$7,229.00

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023001

Name / Address
The Preserve at Wilderness Lake CDD

Project

Description	Qty	U/M	Rate	Total
<p>Tennis Court Light Fixture Head Premium LED Replacement</p> <p>Proposed - Equipment Rental, Installation Labor, Material- Quantity Sixteen (16) Premium Product Line - 350W, WiLLsport® GT4 LED Light Fixture, 50000 Lumens, 5000K, 120-277V Input VAC, Type 4 Distribution, Rugged Architectural Grade, Dark Green Painted Finish, Adjustable Slipfitter Mount, Tennis Court Davit Arm Adapter For Slipfitter Mount, Manufacturer Installed Thirty-Foot Lead Wires, and Shipping. Wire Connectors. All Other Mounting Hardware.</p> <p>-This proposal is for the procurement and installation of quantity Sixteen (16) Wisconsin Lighting Lab, Inc. 1000 watt equivalent LED fixture heads onto sixteen existing tennis/pickleball light poles at 21320 Wilderness Lake Blvd. Land O' Lakes, FL 34637.</p>	1		54,000.00	54,000.00
			<b>Total</b>	

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023001

Name / Address
The Preserve at Wilderness Lake CDD

Project

Description	Qty	U/M	Rate	Total
<p>-The existing fixture heads shall be replaced with Wisconsin Lighting Lab, Inc. LED fixture heads. The attachment points of these fixtures (Slipfitter Tenon Arm and Mounting Davit Plate) may not exactly match the poles' attachment Tenon or Mounting Plate. This proposal includes sixteen manufacturer attachment Davits that are installed onto flat mounting plates or walls. The installation fit to the poles' mounting plate is unknown. The new fixture head Slipfitter Tenon Arms and Mounting Davit Plates will need to be in hand and the installation attempted to know for sure how the items match. A manufacturer representative reviewed pictures of the existing poles' Tenon and Mounting Plate with Stellar Electrical Services LLC. The representative was fairly confident that the manufacturers' Mounting Davit Plate could be mounted to the existing poles' mounting plate if the manufacturers' Slipfitter Tenon Arm doesn't match the poles' Tenon Mount. Please note that there is always a small chance that the Wisconsin Lighting Lab, Inc Slipfitter Tenon Arm or the Mounting Davit Plate does not match properly to the poles' Tenon or Mounting Plate. In this event a Welding Contractor would need to be contracted to cut the existing poles' mounting plate off and weld a larger mounting plate to the poles' existing slipfitter attachment plate in order for the manufacturers' mounting Davit to mount properly against. The manager will be notified immediately in this event and a separate proposal will be sent for the additional costs.</p> <p>-Please review the attached Exhibit A - Work Order # 03272023001 - Site Plan with Proposed Replacement Locations Marked</p> <p>-The Tennis Court shall be closed to the residents during the installation work. Scheduling shall be made in advance with the lodge manager.</p>				
			<b>Total</b>	

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023001

Name / Address
The Preserve at Wilderness Lake CDD

Project

Description	Qty	U/M	Rate	Total
<p>-Payments are due upon Invoice 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>-The Preserve at Wilderness Lake CDD shall be Invoiced for Fifty percent of this proposals Fifty-Four-Thousand Dollar total upon Execution of this Agreement. Once the payment is received the quantity Six-Teen Wisconsin Lighting Lab, Inc LED Light Fixture Heads and mounting hardware described within this proposal shall be ordered. The remaining Fifty percent shall be Invoiced after the installation of the Six-Teen Wisconsin Lighting Lab, Inc LED Light Fixture Heads.</p> <p>- The Preserve at Wilderness Lake CDD shall be Invoiced for Twenty-Seven-Thousand Dollars upon Execution of this Agreement. This payment is Non-Refundable even upon cancellation of this work. The Wisconsin Lighting Lab, Inc LED Light Fixture Heads and mounting hardware are made to order and are Non-Returnable and Non-Refundable once ordered.</p> <p>- The Preserve at Wilderness Lake CDD shall be Invoiced for Twenty-Seven-Thousand Dollars upon completion of the installation for Six-Teen Wisconsin Lighting Lab, Inc LED Light Fixture Heads.</p> <p>-The Wisconsin Lighting Lab, Inc LED Light Fixture Heads and mounting hardware are made to order. These items are Non-Returnable and Non-Refundable once ordered.</p> <p>-This proposal is valid for Thirty (30) days from the date shown at the top of this proposal.</p>				
			<b>Total</b>	

Stellar Electrical Services LLC

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

# Estimate

Date	Estimate #
3/27/2023	03272023001

Name / Address
The Preserve at Wilderness Lake CDD

Project

Description	Qty	U/M	Rate	Total
-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.  Printed Name Signed Name Date				
			<b>Total</b>	\$54,000.00

# Site Plan

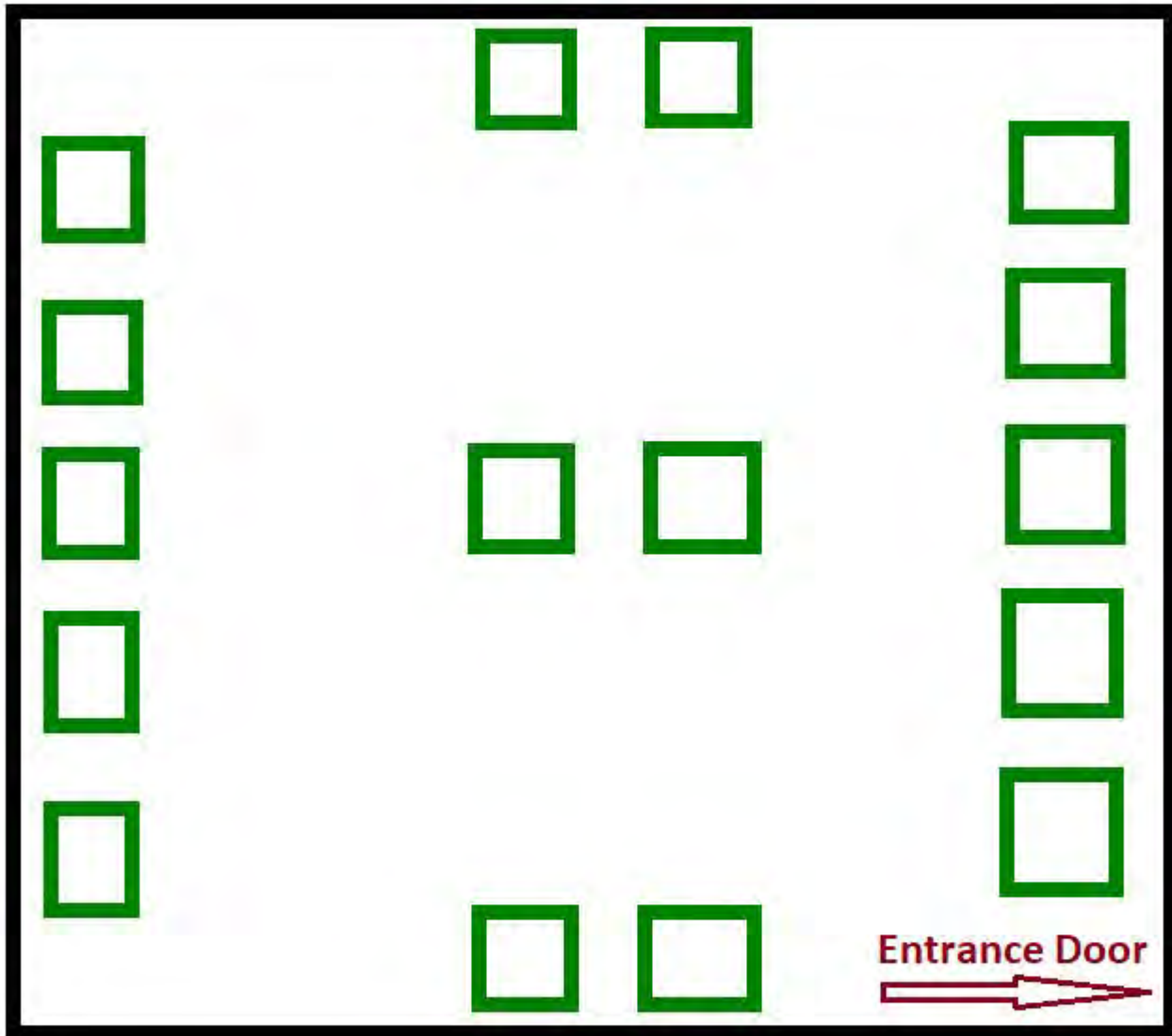
## Wilderness Lake Preserve CDD

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

### Tennis Court



= Light Fixture Location





23ft



















# Tab 12





DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548  
 (813)949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Estimate

**ADDRESS**  
 Wilderness Lake Lodge  
 3434 Colwell Ave. Suite 200  
 Tampa, FL 33614

**SHIP TO**  
 Wilderness Lake Lodge  
 21320 Wilderness Lake Boulevard  
 Land O' Lakes, Florida 34637

ESTIMATE #	DATE	EXPIRATION DATE
12127	03/03/2023	05/31/2023

**SALES REP**  
 DC

**ACCT#/LOT/BLK**  
 Clubhouse Access

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is for RFID bracelets that can be used with the existing access control system. <b>Access Control</b> KidFit- RapidPROX® KidFit™ for HID® 125kHz Proximity Technology, Bright-Colored, Adjustable, Contactless & Touch-Free 9.3" long x .86" at it's widest point Water-proof, moisture-proof, shock-proof, high temperature resistance. Frequency: LF (125KHz), HID Technology Material: Silicone Warranty: 1Year (Purple, Pink Yellow or Green) pick one ID number:12500-12699 FC: 162	200	7.25	1,450.00
	*Ordered in quantity of 100 <b>Access Control</b> ProxCard II Clam Shell Card 1326LGSMV Format: H10301 Card Number: 12700 FC: 162	100	5.25	525.00

Thank you for your time and this opportunity to do business with you!  
 \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**TOTAL \$1,975.00**

Accepted By 

**District Manager**

Accepted Date **03/24/23**

# KidFit™ Proximity Wristbands



Printed, Encoded  
and Shipped from  
South Carolina.



# Tab 13

---

**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, March 1, 2023, at 6:33 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	<b>Board Supervisor, Chairman</b>
Bryan Norrie	<b>Board Supervisor, Vice Chairman</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Heather Hepner	<b>Board Supervisor, Assistant Secretary</b>
Agnieszka Fisher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jayna Cooper	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley, Robin &amp; Vericker</b> <i>(via conference call)</i>
Stephen Brletic	<b>District Engineer, BDI Engineering</b> <i>(via conference call)</i>
Sean Craft	<b>Community Manager, Rizzetta &amp; Company, Inc.</b>
Kayla Connell	<b>Manager, District Financial Services, Rizzetta &amp; Company</b> <i>(via conference call)</i>
Michael Rodriguez	<b>Amenity Services Manager, Rizzetta &amp; Company, Inc.</b>
Andre Cherrington	<b>Representative, MPS Security</b>
Audience	<b>Present</b>

**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**

Audience comments were entertained regarding security guard service and concerns regarding landscaping and potholes. It was suggested that a call box or a security bar be added at the Ranger Station.

Further comments were taken regarding guest passes, fishing, and divisions between the

HOA and the District.

**THIRD ORDER OF BUSINESS**

**Board Supervisor Requests and Walk on Items**

Ms. Ruhlig responded to audience comments regarding the roads and paving. She also responded to an audience comment regarding the bar at the Ranger Station.

Ms. Edwards responded to audience comments regarding guest passes and the bar at the Ranger Station.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Investment Options**

Ms. Connell reviewed investment options for the District. She discussed current interest rate environment. Ms. Connell presented several CD options for 3, 7, 11, and 18 months. She also presented FLCLASS option. The Board directed Ms. Connell to return with information on the current CD's maturity dates and rates.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Security Services**

Andre Cherrington from MPS Security presented proposals for security services. He entertained the Board members' questions. A lengthy discussion ensued. The Board directed Mr. Craft to work with Mr. Cherrington to revise the scope of services.

**SIXTH ORDER OF BUSINESS**

**General Interest Items**

**A. Review of Performance Review Template**

Mr. Rodriguez presented and reviewed the Performance Review Template. Ms. Fisher suggested quarterly reviews rather than annual. Ms. Edwards requested individual meetings are scheduled with each Board member to discuss all employee reviews.

**B. Landscaping Reports**

The Board reviewed the landscape inspection reports. There were no questions or discussion.

The Board reviewed 5 proposals from RedTree Landscape.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved RedTree Landscape's proposals for Bermuda Turf Aeration (\$640.00), Coco Plum Installation at Water's Edge Monument (\$144.00), Mami Croton Installation at Night Heron Island (\$288.00), Natal Plum Installation at Nature's Ridge (\$126.00), and Plant Replacement at Bridge (\$420.00) and authorized District manager to execute the 5 proposals for the Preserve at Wilderness Lake Community Development District.

Ms. Cooper presented the irrigation inspection report. Ms. Edwards directed Mr. Craft to find out the irrigation schedule for the Palmetto Pines monument.

**C. District Engineer**

Mr. Brletic presented a proposal from MEI for materials testing of ACPLM asphalt work. He stated that he is waiting for on two more proposals.

On a Motion by Ms. Ruhlig, seconded Mr. Norrie, with all in favor, the Board of Supervisors authorized Ms. Ruhlig to execute a Geotech Engineer proposal at a not-to-exceed amount of \$8,000.00 within the specs and the timeline of the project for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the splash pad. He stated that he is waiting on two missing plates. Mr. Brletic informed the Board that Cooper Pools had tested the water quality and it passed. Mr. Craft will obtain the test results in writing.

Mr. Brletic gave an update on the Grasmere Tract/Access Issue. He stated that Site Masters will send over a revised proposal for a reduced scope to only handle the swales.

On a Motion by Ms. Ruhlig, seconded Ms. Fisher, with all in favor, the Board of Supervisors authorized Ms. Cooper to execute the revised proposal for the Grasmere Tract at a not-to-exceed cost of \$4,200.00 Fence Pro's proposal in the amount of \$2,595.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the Volleyball Court drainage. He stated that the is still working on gathering proposals and he will share these with the Board once he has received them.

Mr. Brletic gave the Board an update on the floating dock. He advised the Board to approve the contract as is and draft an addendum for the add-on kayak rack with a roof to keep the project moving forward.

A discussion was held regarding easements.

On a Motion by Ms. Edwards, seconded Ms. Fisher, with all in favor, the Board of Supervisors directed Mr. Brletic and Mr. Craft to review the maps that are onsite on easements throughout the entire community at a not-to-exceed cost of \$600.00 for District engineer's effort for the Preserve at Wilderness Lake Community Development District.

**D. District Counsel**

Mr. Vericker stated that he is working on the agreements for Tampa Dock and ACPLM.

*The Board took a recess at 8:56 p.m. and returned at 9:07 p.m.*

**E. GHS Environmental Report**

Ms. Cooper presented the GHS report for the Board's review. There was no discussion. The Board considered the Florida Reserve Study update. Ms. Cooper stated that without

a site inspection the cost would be \$1,500.00. She stated that the completion time is estimated to be 4 weeks. The Reserve Study update will be classified as "Amenity Maintenance and Repairs".

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved Florida Reserve Study and Appraisal's proposal for a Reserve Study Update without Site Inspection (\$1,500.00) for the Preserve at Wilderness Lake Community Development District.

**F. Community Manager's Report**

Mr. Craft presented and reviewed his Community Manager's Report. A discussion ensued regarding vacancies.

The proposals for Security Services were addressed at the front of the meeting agenda.

The consideration of proposals for handicap buttons at the Nature Center were tabled.

The consideration of proposals for Tennis Court Light Replacement were tabled.

The Board considered the proposal for signage at the Business Center.

On a Motion by Ms. Fisher, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved Romaner Graphic's proposal for signage at the Business Center (\$1,895.00) for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented the revised proposal for trash bins.

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved School Outfitters' revised proposal for Trash Bins (\$3,286.05) for the Preserve at Wilderness Lake Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Pool Heating**

No discussion was needed as the pool heater was turned back on.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding BOS Email Addresses**

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Expectations for Proposed Budget**

A discussion ensued regarding realistic numbers in the proposed budget draft.

**NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' January 25, 2023 Workshop, February 8, 2023 BOS Meeting and the February 15, 2023 Continued Meeting**

There were no changes made to the meeting minutes.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved minutes of the January 25, 2023 Workshop, February 8, 2023 BOS Meeting, and the February 15, 2023 Continued Meeting as presented for the Preserve at Wilderness Lake Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for December 2022**

Ms. Cooper presented the Operation and Maintenance Expenditures for December 2022.

On a Motion by Ms. Ruhlig, seconded by Ms. Fisher, with all in favor, the Board of Supervisors approved the December 2022 Operation and Maintenance Expenditures (\$184,925.92) for the Preserve at Wilderness Lake Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**District Manager Update**

Ms. Cooper presented her District Manager's Report. She stated that the next regular BOS meeting is scheduled for April 5, 2023 at 9:30 a.m. The Board requested holding a budget workshop on Tuesday, April 18, 2023 at 10:00 a.m.

Ms. Cooper presented the January Financial Statements and the overview of the Reserve Study. There were no comments.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Hepner would like to brainstorm ways to boost staff morale.

**FOURTEENTH 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. Fisher, with all in favor, the Board of Supervisors adjourned the meeting at 10:49 p.m. for the Preserve at Wilderness Lake Community Development District.

---

Assistant Secretary

---

Chairman/Vice Chairman

DRAFT

# **Tab 14**



Rizzetta & Company

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

---

**Financial Statements  
(Unaudited)**

**February 28, 2023**

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

[wildernesslakecdd.org](http://wildernesslakecdd.org)  
[rizzetta.com](http://rizzetta.com)

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

Balance Sheet  
As of 02/28/2023  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	931,878	414,634	44,041	1,390,553	0	0
Investments	336,113	523,944	753,480	1,613,537	0	0
Accounts Receivable	64,127	0	17,508	81,635	0	0
Prepaid Expenses	584	0	0	583	0	0
Refundable Deposits	28,750	0	0	28,750	0	0
Fixed Assets	0	0	0	0	11,399,477	0
Amount Available in Debt Service	0	0	0	0	0	815,029
Amount To Be Provided Debt Service	0	0	0	0	0	3,409,971
<b>Total Assets</b>	<b>1,361,452</b>	<b>938,578</b>	<b>815,029</b>	<b>3,115,058</b>	<b>11,399,477</b>	<b>4,225,000</b>
<b>Liabilities</b>						
Accounts Payable	8,055	28,708	0	36,763	0	0
Other Current Liabilities	191	0	0	191	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,225,000
Deposits Payable	3,250	0	0	3,250	0	0
<b>Total Liabilities</b>	<b>11,496</b>	<b>28,708</b>	<b>0</b>	<b>40,204</b>	<b>0</b>	<b>4,225,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	467,879	767,331	417,838	1,653,048	3,568	(3,568)
Investment In General Fixed Assets	0	0	0	0	11,395,909	3,568
Net Change in Fund Balance	882,076	142,539	397,191	1,421,806	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,349,955</b>	<b>909,870</b>	<b>815,029</b>	<b>3,074,854</b>	<b>11,399,477</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,361,452</b>	<b>938,578</b>	<b>815,029</b>	<b>3,115,058</b>	<b>11,399,477</b>	<b>4,225,000</b>

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	9,500	3,958	11,175	(7,216)
Special Assessments				
Tax Roll	1,647,700	1,647,700	1,654,647	(6,947)
Other Misc. Revenues				
Insurance Proceeds	0	0	41,809	(41,810)
Facility Rentals	8,250	3,438	5,937	(2,499)
Miscellaneous Revenue	500	208	75	133
General Store	7,000	2,917	2,297	619
Events & Sponsorships	3,500	1,458	3,022	(1,562)
Guest Fees	4,500	1,875	2,309	(435)
<b>Total Revenues</b>	<b>1,680,950</b>	<b>1,661,554</b>	<b>1,721,271</b>	<b>(59,717)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	5,833	7,800	(1,966)
<b>Total Legislative</b>	<b>14,000</b>	<b>5,833</b>	<b>7,800</b>	<b>(1,966)</b>
Financial & Administrative				
Administrative Services	8,874	3,698	3,697	0
District Management	25,078	10,449	10,900	(451)
District Engineer	17,000	7,083	15,382	(8,298)
Disclosure Report	2,200	2,200	2,000	200
Trustees Fees	7,800	4,714	4,714	0
Assessment Roll	5,724	5,724	5,724	0
Financial & Revenue Collections	5,724	2,385	2,385	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	26,024	10,844	10,843	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	664	(414)
Legal Advertising	2,250	937	105	833
Miscellaneous Mailings	2,500	1,042	0	1,041
Bank Fees	0	0	108	(108)
Dues, Licenses & Fees	825	343	277	67
Website Hosting, Maintenance, Backup & Email	7,500	3,706	3,229	477
<b>Total Financial &amp; Administrative</b>	<b>118,584</b>	<b>56,425</b>	<b>62,761</b>	<b>(6,336)</b>
Legal Counsel				

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	02/28/2023	02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
District Counsel	20,000	8,334	14,570	(6,238)
Total Legal Counsel	20,000	8,334	14,570	(6,238)
Law Enforcement				
Off Duty Deputy	34,750	14,479	6,000	8,480
Total Law Enforcement	34,750	14,479	6,000	8,480
Electric Utility Services				
Utility Services	165,000	68,750	59,393	9,357
Total Electric Utility Services	165,000	68,750	59,393	9,357
Gas Utility Service				
Utility Services	30,000	12,500	24,979	(12,479)
Total Gas Utility Service	30,000	12,500	24,979	(12,479)
Garbage/Solid Waste Control Services				
Solid Waste Assessment	3,250	3,250	3,375	(125)
Garbage - Recreation Facility	1,500	625	1,602	(977)
Total Garbage/Solid Waste Control Services	4,750	3,875	4,977	(1,102)
Water-Sewer Combination Services				
Utility Services	30,000	12,500	3,691	8,809
Total Water-Sewer Combination Services	30,000	12,500	3,691	8,809
Stormwater Control				
Stormwater Assessments	3,125	3,125	2,377	748
Total Stormwater Control	3,125	3,125	2,377	748
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	416	338	79
Holiday Decorations	15,000	15,000	12,000	3,000
Total Other Physical Environment	62,603	62,019	54,229	7,791
Landscape				
Landscape Maintenance	158,000	65,834	66,925	(1,092)
Irrigation Maintenance & Repair	25,000	10,416	7,145	3,272
Aerator Maintenance	4,000	1,667	0	1,666
Well Maintenance	2,500	1,042	0	1,042
Landscape - Fertilizer	30,000	12,500	6,525	5,975
Tree Trimming Services	32,000	13,333	22,750	(9,417)
Irrigation Inspection	13,600	5,667	0	5,667
Landscape Replacement Plants, Shrubs, Trees	45,000	18,750	24,521	(5,771)

See Notes to Unaudited Financial Statements

## The Preserve at Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape Inspection Services	13,200	5,500	5,500	0
Landscape - Annuals/Flowers	16,200	6,750	4,050	2,700
Landscape - Mulch	68,000	28,333	0	28,333
Landscape - Pest Control	13,980	5,825	3,495	2,330
Total Landscape	421,480	175,617	140,911	34,705
Lake and Wetland Management				
Wetland Initial Cleanup	30,300	12,625	5,750	6,875
Wetland Monitoring & Maintenance	13,200	5,500	12,132	(6,631)
Professional Oversight of WLP Wetland Staff	2,000	833	333	500
Private Resident Consultation	780	325	130	195
Wetland Nuisance/Exotic Species Control	10,500	4,375	1,750	2,625
Miscellaneous Expense	5,000	2,084	2,146	(63)
Aquatic Weed Control Monthly Program	34,500	14,375	0	14,375
Total Lake and Wetland Management	96,280	40,117	22,241	17,876
Road & Street Facilities				
Roadway Repair & Maintenance - Brick Pavers	10,000	4,166	0	4,167
Sidewalk Maintenance & Repair	3,000	1,250	0	1,250
Street Sign Repair & Replacement	500	209	1,600	(1,392)
Pressure Washing Sidewalks	8,000	3,333	0	3,333
Street Light/Decorative Light Maintenance	500	208	0	209
Total Road & Street Facilities	22,000	9,166	1,600	7,567
Parks & Recreation				
Management Contract	18,000	7,500	7,500	0
Contracted Employee Salaries	450,000	187,500	166,968	20,532
Employee - Mileage Reimbursement	2,500	1,042	730	311
Amenity Maintenance & Repairs	50,000	20,833	12,300	8,533
Telephone, Internet, Cable	14,000	5,834	6,389	(555)
Playground Mulch	8,000	3,333	0	3,334
Pool Permits	1,000	417	0	416
Facility Supplies	8,000	3,333	2,029	1,305
Pool Service Contract	58,520	24,383	23,614	769
Playground Equipment & Maintenance	1,000	417	664	(248)
General Store	7,000	2,917	1,857	1,060
Security System Maintenance & Repair	7,500	3,125	812	2,313
Lodge - Facility Janitorial Supplies	7,500	3,125	4,340	(1,215)
Amenity Facility Janitorial Service Contract & Supplies	30,000	12,500	10,945	1,555
Computer Support, Maintenance & Repair	3,750	1,562	864	699
Security System Monitoring Services &	12,000	5,000	4,440	560

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance				
Pool Repair & Maintenance	5,000	2,084	1,166	917
Lighting Replacement	2,000	833	0	833
Nature Center Operations	6,000	2,500	3,060	(560)
Wildlife Management Services	14,400	6,000	6,185	(185)
Athletic Court/Field/Playground Maintenance & Repair	5,250	2,187	3,780	(1,592)
Special Events	30,000	12,500	21,934	(9,435)
Dog Waste Station Supplies & Maintenance	5,000	2,084	3,877	(1,793)
ID & Access Cards	1,500	625	0	625
Fitness Equipment Maintenance	1,500	625	550	75
Resident Services	7,500	3,125	3,787	(662)
Fitness Equipment Repair	7,000	2,916	2,247	670
Office Supplies	8,000	3,334	4,351	(1,018)
Equipment Lease	5,000	2,083	0	2,084
Equipment Repair/Replacement	10,000	4,167	19,658	(15,492)
Total Parks & Recreation	786,920	327,884	314,047	13,836
Contingency				
General Fund Transfer to Reserve Fund	120,254	120,254	120,254	0
Total Contingency	120,254	120,254	120,254	0
Total Expenditures	1,929,746	920,878	839,830	81,048
Total Excess of Revenues Over(Under) Expenditures	(248,796)	740,676	881,441	(140,764)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	635	(636)
Carry Forward Fund Balance				
Carry Forward Fund Balance	248,796	248,796	0	248,796
Total Other Financing Sources(Uses)	248,796	248,796	635	248,160
Fund Balance, Beginning of Period	0	0	467,879	(467,879)
Total Fund Balance, End of Period	0	989,472	1,349,955	(360,483)

See Notes to Unaudited Financial Statements



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

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	128,719	128,719	128,719	0
Other Misc. Revenues				
General Fund Transfer	120,254	120,254	120,254	0
<b>Total Revenues</b>	<u>248,973</u>	<u>248,973</u>	<u>248,973</u>	<u>0</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	248,973	248,973	106,434	142,539
Total Contingency	<u>248,973</u>	<u>248,973</u>	<u>106,434</u>	<u>142,539</u>
<b>Total Expenditures</b>	<u>248,973</u>	<u>248,973</u>	<u>106,434</u>	<u>142,539</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>142,539</u>	<u>(142,539)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>767,331</u>	<u>(767,331)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>909,870</u>	<u>(909,870)</u>

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

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,671	(2,671)
Special Assessments				
Tax Roll	315,023	315,023	316,255	(1,232)
<b>Total Revenues</b>	<u>315,023</u>	<u>315,023</u>	<u>318,926</u>	<u>(3,903)</u>
<b>Expenditures</b>				
Debt Service				
Interest	125,023	125,023	59,266	65,757
Principal	190,000	190,000	0	190,000
<b>Total Debt Service</b>	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
<b>Total Expenditures</b>	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>259,660</u>	<u>(259,660)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>234,562</u>	<u>(234,562)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>494,222</u>	<u>(494,222)</u>

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

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,139	(2,139)
Special Assessments				
Tax Roll	169,967	169,967	170,631	(665)
<b>Total Revenues</b>	<u>169,967</u>	<u>169,967</u>	<u>172,770</u>	<u>(2,804)</u>
<b>Expenditures</b>				
Debt Service				
Interest	74,967	74,967	35,240	39,727
Principal	95,000	95,000	0	95,000
<b>Total Debt Service</b>	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,727</u>
<b>Total Expenditures</b>	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,727</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>137,530</u>	<u>(137,530)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>183,277</u>	<u>(183,277)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>320,807</u>	<u>(320,807)</u>

**The Preserve at Wilderness Lake CDD**  
**Investment Summary**  
**February 28, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2023</u>
The Bank of Tampa	Money Market	\$ 5,333
The Bank of Tampa ICS		
First Republic Bank	Money Market	71,748
First-Citizens Bank & Trust Company	Money Market	248,485
NexBank	Money Market	99
	<b>Total General Fund Investments</b>	<b><u>\$ 325,665</u></b>
The Bank of Tampa ICS Reserve		
First Republic Bank	Money Market	\$ 36,969
First-Citizens Bank & Trust Company	Money Market	232
NexBank, SSB	Money Market	248,460
The Huntington National Bank	Money Market	248,731
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 534,392</u></b>
US Bank Series 2013 Revenue	First American Government Obligation Fund CI Y	\$ 277,952
US Bank Series 2013 Reserve	First American Government Obligation Fund CI Y	153,983
US Bank Series 2013 Prepayment	First American Government Obligation Fund CI Y	22,308
US Bank Series 2012 Revenue	First American Government Obligation Fund CI Y	150,375
US Bank Series 2012 Reserve	First American Government Obligation Fund CI Y	125,130
US Bank Series 2012 Prepayment	First American Government Obligation Fund CI Y	23,732
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 753,480</u></b>

**The Preserve at Wilderness Lake Community Development District  
Summary A/R Ledger  
From 02/01/2023 to 02/28/2023**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
<b>865, 2742</b>	865-001	865 General Fund	Pasco County Tax Collector	AR00000319	10/01/2022	64,127.43 12110
<b>Sum for 865, 2742</b>						<b>64,127.43</b>
<b>865, 2746</b>	865-201	865 Debt Service Fund S2013	Pasco County Tax Collector	AR00000319	10/01/2022	11,372.11 12110
<b>Sum for 865, 2746</b>						<b>11,372.11</b>
<b>865, 2747</b>	865-202	865 Debt Service Fund S2012	Pasco County Tax Collector	AR00000319	10/01/2022	6,135.67 12110
<b>Sum for 865, 2747</b>						<b>6,135.67</b>
<b>Sum for 865</b>						<b>81,635.21</b>
<b>Sum Total</b>						<b>81,635.21</b>

See Notes to Unaudited Financial Statements

**The Preserve at Wilderness Lake Community Development District  
Summary A/P Ledger  
From 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>865, 2742</b>					
865 General Fund	02/27/2023	Fitness Logic, Inc.	111554	Monthly Maintenance 02/23	110.00
865 General Fund	02/15/2023	Frontier Florida, LLC	813-929-9402-041519	813-929-9402-041519	105.98
865 General Fund	02/19/2023	Frontier Florida, LLC	-5 02/23 AUTOPAY	-5 02/23	921.64
865 General Fund	02/27/2023	Marc Rosales	813-995-2437-061803	813-995-2437-061803	250.00
865 General Fund	02/27/2023	Marc Rosales	-5 03/23 AUTOPAY	-5 03/23	250.00
865 General Fund	02/27/2023	Marc Rosales	Rosales 022723 CK	Private Party Refund 02/23	250.00
865 General Fund	02/28/2023	McNatts Cleaners and Ideal Cleaners	36373	Laundry Service 02/23	69.00
865 General Fund	02/28/2023	Pasco County Utilities	Water Summary 02/23	Water Bill Summary 02/23	463.00
865 General Fund	02/15/2023	RedTree Landscape Systems, LLC	12646	Waters Edge Mainte- nance 02/23	1,168.75
865 General Fund	02/28/2023	Straley Robin Vericker	22737	Legal Services 02/23	2,747.50
865 General Fund	02/28/2023	Vanguard Cleaning Systems of Tampa Bay	105283	Floor Cleaning 02/23	1,195.00
865 General Fund	02/21/2023	Wekiva Engineering, LLC	22-348-2	Engineering Services 02/23	1,023.88
<b>Sum for 865, 2742</b>					<b>8,054.75</b>
<b>865, 2744</b>					
865 Reserve Fund	02/24/2023	FitRev, Inc.	27585	Gym Equipment 02/23	28,708.00
<b>Sum for 865, 2744</b>					<b>28,708.00</b>
<b>Sum for 865</b>					<b>36,762.75</b>
<b>Sum Total</b>					<b>36,762.75</b>

**The Preserve at Wilderness Lake Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/23.
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 02/28/2023

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

Statement ending balance	1,050,235.32
Deposits in transit	0.00
Outstanding checks and charges	(43,711.23)
Adjusted bank balance	1,006,524.09
Book balance	1,006,524.09
Adjustments*	0.00
Adjusted book balance	1,006,524.09

<b>Total Checks and charges Cleared</b>	<b>823,866.00</b>	<b>Total Deposits Cleared</b>	<b>122,684.18</b>
---	-------------------	-------------------------------	-------------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Pasco County Tax Collector	FY22-23 Tax Roll Deposit-Reverse	02/01/2023	WIRE	(243,008.64)	
Pasco County Tax Collector	Tax Roll Corrected Amounts in Funds from Deposit 11/23/22	02/01/2023	ACH112322 Correction Amt	243,008.64	
General Ledger entry	Reversed -- Ck# 100245 Cleared for Different Amount Bank to Reimburse	02/03/2023		9.00	
Misc Revenue	Misc Revenue 02/23	02/06/2023	020623	381.40	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	02/07/2023	WIRE	76,634.04	
Misc Revenue	Misc Revenue 02/23	02/13/2023	021323	185.00	
Misc Revenue	Misc Revenue 02/23	02/16/2023	021623	285.50	
Misc Revenue	Misc Revenue 02/23	02/22/2023	022223	580.20	
Auto Owners Insurance	Insurance Claim for Ranger Station Repairs	02/24/2023	362762372	41,809.70	
Misc Revenue	Misc Revenue 02/23	02/28/2023	022823	2,799.34	
<b>Total Deposits</b>				<b>122,684.18</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Body Luxe LLC		08/31/2022	100039		225.00
Florida Jazz Express		11/02/2022	100153		350.00
Bryan D Norrie		11/14/2022	100170		200.00
Gamer Events		12/29/2022	100246		517.00
Beth Edwards		01/16/2023	100267	200.00	
Pasco County Utilities		01/23/2023	100282		1,078.71
Dennis Kilcoyne		01/25/2023	100284	171.18	
Elliot Smith		01/25/2023	100285	595.00	
Jerry Richardson Trapper		01/25/2023	100287	1,200.00	
McNatt's Cleaners and Ideal Cleaners		01/25/2023	100288	138.00	
Duke Energy	ach	01/25/2023		30.44	
Agnieszka Aneta Fisher		01/30/2023	100290	200.00	
Beth Edwards		01/30/2023	100291	200.00	
Christina M Lopes		01/30/2023	100292	886.00	
Cooper Pools Inc.		01/30/2023	100293	3,435.00	
Florida Department of Economic Opportunity		01/30/2023	100294	25.00	
Heather Lyn Hepner		01/30/2023	100295	200.00	
Holly C Ruhlig		01/30/2023	100296	200.00	
James Hollingsworth		01/30/2023	100297	93.00	
Johnson Mirmiran & Thompson, Inc.		01/30/2023	100298	6,210.00	
Joseph J Bastasich Jr.		01/30/2023	100299	513.00	
Leader's Casual Furniture Co		01/30/2023	100300	502.89	
Rachel Duffen		01/30/2023	100301	400.00	



# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Stellar Electrical Services, LLC		01/30/2023	100302	4,156.00	
Times Publishing Company		01/30/2023	100303	104.80	
Duke Energy	ACH	02/01/2023		13,414.71	
Rizzetta & Company, Inc.		02/02/2023	100304	5,650.00	
Alsco, Inc.		02/03/2023	100305	145.95	
Jason Coleman		02/03/2023	100306	250.00	
PBSS Inc./American Lock		02/03/2023	100307	1,000.00	
PSA Horticultural		02/03/2023	100308	1,100.00	
RedTree Landscape Systems, LLC		02/03/2023	100309	675.00	
Skyway Supply, Inc.		02/03/2023	100310	1,040.09	
Time for Wine		02/03/2023	100311	325.00	
Vanguard Cleaning Systems of Tampa Bay		02/03/2023	100312	1,950.00	
Welch Tennis Courts, Inc.		02/03/2023	100313	764.99	
Gaydos Hydro Services, LLC		02/06/2023	100314	2,146.09	
RedTree Landscape Systems, LLC		02/06/2023	100315	15,000.00	
Stellar Electrical Services, LLC		02/06/2023	100316	2,355.97	
	Debit Card Replenishment	02/06/2023		7,794.02	
Frontier Florida, LLC	Auto Pay	02/09/2023		105.98	
Agnieszka Aneta Fisher		02/10/2023	100317	200.00	
Beth Edwards		02/10/2023	100318		200.00
Bryan D Norrie		02/10/2023	100319	200.00	
Fitness Logic, Inc.		02/10/2023	100320	110.00	
Heather Lyn Hepner		02/10/2023	100321	200.00	
Holly C Ruhlig		02/10/2023	100322	200.00	
RedTree Landscape Systems, LLC		02/10/2023	100323	35,000.00	
Stellar Electrical Services, LLC		02/10/2023	100324	1,367.00	
Straley Robin Vericker		02/10/2023	100325	2,719.50	
Welch Tennis Courts, Inc.		02/10/2023	100326	1,600.00	
ReadyRefresh by Nestle	Auto Pay	02/13/2023		177.07	
Barracuda Networks, Inc.		02/14/2023	100327	1,342.00	
Construction Management Services, LLC		02/14/2023	100328	17,407.20	
Florida Department of Revenue		02/14/2023	100329	306.19	
Gaydos Hydro Services, LLC		02/14/2023	100330	12,100.00	
Johnson Mirmiran & Thompson, Inc.		02/14/2023	100331	3,000.00	
McNatt's Cleaners and Ideal Cleaners		02/14/2023	100332	69.00	
Pasco Sheriff's Office		02/14/2023	100333	1,890.00	
RedTree Landscape Systems, LLC		02/14/2023	100334	3,893.00	
Tibbetts Lumber Co., LLC		02/14/2023	100335	1,007.40	
General Ledger entry	DS Transfer	02/14/2023		119,363.37	
Frontier Florida, LLC	Auto Pay	02/14/2023		912.54	
General Ledger entry	DS Transfer	02/14/2023		221,233.16	
Pasco County Utilities		02/15/2023	100336	559.08	
Frontier Florida, LLC	Auto Pay	02/15/2023		100.99	
A Total Solution, Inc. (ATS)		02/16/2023	100337	600.00	
Cooper Pools Inc.		02/16/2023	100338	7,043.00	
Fence Tampa Bay, Inc.		02/16/2023	100339	1,300.00	

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Leader's Casual Furniture Co	02/16/2023	100340	6,918.03	
Rizzetta & Company, Inc.	02/21/2023	100341	258.95	
Rizzetta & Company, Inc.	02/21/2023	100342	2,000.00	
Rizzetta & Company, Inc.	02/21/2023	100343	16,639.07	
Rizzetta & Company, Inc.	02/21/2023	100344	18,239.44	
Rizzetta & Company, Inc.	02/21/2023	100345	112.50	
Agnieszka Aneta Fisher	02/21/2023	100346	200.00	
Beth Edwards	02/21/2023	100347		200.00
Bryan D Norrie	02/21/2023	100348	200.00	
Christina M Lopes	02/21/2023	100349		332.00
Construction Management Services, LLC	02/21/2023	100350	2,000.00	
Gamer Events	02/21/2023	100351		490.00
Heather Lyn Hepner	02/21/2023	100352		200.00
Holly C Ruhlig	02/21/2023	100353	200.00	
Hunt Talent LLC	02/21/2023	100354	350.00	
Jerry Richardson Trapper	02/21/2023	100355	1,385.00	
Josh Guzman	02/21/2023	100356		250.00
The Pampering Plumber, Inc.	02/21/2023	100357	125.00	
Vanguard Cleaning Systems of Tampa Bay	02/21/2023	100358	1,950.00	
Preserve At Wilderness Lake CDD	02/22/2023	100359	240,000.00	
Duke Energy ACH	02/23/2023		30.44	
Duke Energy ACH	02/23/2023		30.44	
Duke Energy ACH	02/23/2023		960.61	
Duke Energy ACH	02/23/2023		14,243.91	
ACB 1-2-Tree & Landscaping, LLC	02/24/2023	100360	4,000.00	
Arrow Exterminators	02/24/2023	100361		150.00
Gaydos Hydro Services, LLC	02/24/2023	100362		12,131.67
Hughes Exterminators	02/24/2023	100363		51.00
ProPet Distributors, Inc.	02/24/2023	100364	1,494.00	
PSA Horticultural	02/24/2023	100365	1,100.00	
RedTree Landscape Systems, LLC	02/24/2023	100366	4,350.00	
Strictly Entertainment Tampa	02/24/2023	100367		1,540.00
AlSCO, Inc.	02/27/2023	100368		437.85
Nabr Network, LLC	02/27/2023	100369		1,400.00
RedTree Landscape Systems, LLC	02/27/2023	100370		22,050.00
Stellar Electrical Services, LLC	02/27/2023	100371		1,908.00
<b>Total Checks and charges</b>			<b>823,866.00</b>	<b>43,711.23</b>



999-99-99-99 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 02/28/2023

## Contact us



Truist.com



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

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 01/31/2023	\$1,751,417.14
Checks	- 445,468.32
Other withdrawals, debits and service charges	- 378,397.68
Deposits, credits and interest	+ 122,684.18
Your new balance as of 02/28/2023	= \$1,050,235.32

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/02	100267	200.00	02/07	100310	1,040.09	02/17	100335	1,007.40
02/01	*100284	171.18	02/08	100311	325.00	02/21	100336	559.08
02/03	100285	595.00	02/07	100312	1,950.00	02/21	100337	600.00
02/02	*100287	1,200.00	02/06	100313	764.99	02/22	100338	7,043.00
02/02	100288	138.00	02/15	100314	2,146.09	02/24	100339	1,300.00
02/02	*100290	200.00	02/08	100315	15,000.00	02/21	100340	6,918.03
02/02	100291	200.00	02/10	100316	2,355.97	02/22	100341	258.95
02/10	100292	886.00	02/14	100317	200.00	02/22	100342	2,000.00
02/03	100293	3,435.00	02/16	*100319	200.00	02/22	100343	16,639.07
02/02	100294	25.00	02/13	100320	110.00	02/22	100344	18,239.44
02/21	100295	200.00	02/21	100321	200.00	02/22	100345	112.50
02/06	100296	200.00	02/13	100322	200.00	02/24	100346	200.00
02/02	100297	93.00	02/13	100323	35,000.00	02/27	*100348	200.00
02/03	100298	6,210.00	02/17	100324	1,367.00	02/28	*100350	2,000.00
02/02	100299	513.00	02/15	100325	2,719.50	02/24	*100353	200.00
02/01	100300	502.89	02/13	100326	1,600.00	02/27	100354	350.00
02/02	100301	400.00	02/22	100327	1,342.00	02/24	100355	1,385.00
02/02	100302	4,156.00	02/16	100328	17,407.20	02/28	*100357	125.00
02/06	100303	104.80	02/16	100329	306.19	02/24	100358	1,950.00
02/02	100304	5,650.00	02/22	100330	12,100.00	02/23	100359	240,000.00
02/08	100305	145.95	02/17	100331	3,000.00	02/28	100360	4,000.00
02/13	100306	250.00	02/23	100332	69.00	02/28	*100364	1,494.00
02/06	100307	1,000.00	02/17	100333	1,890.00	02/28	100365	1,100.00
02/07	100308	1,100.00	02/16	100334	3,893.00	02/27	100366	4,350.00
02/06	100309	675.00						

\* indicates a skip in sequential check numbers above this item

Total checks = \$445,468.32

■ PUBLIC FUND ANALYZED CHECKING

(continued)

**Other withdrawals, debits and service charges**

DATE	DESCRIPTION	AMOUNT(\$)
02/02	ACH CORP DEBIT WEB_PAY DUKEENERGYCORPOR 1107039131 CUSTOMER ID 17128256020123	13,445.15
02/07	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING	7,794.02
02/09	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17100558441	105.98
02/13	ACH CORP DEBIT ECHECKPAY ReadyRefresh AP .CUSTOMER ID 0006240923	177.07
02/14	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17110528671	912.54
02/14	ACH SETTLEMENT	340,596.53
02/16	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17116123041	100.99
02/24	WEB_PAY DUKEENERGYCORPOR 2323 1107075554	960.61
02/24	ACH CORP DEBIT WEB_PAY DUKEENERGYCORPOR 1107039131 CUSTOMER ID 18025564022323	14,304.79
Total other withdrawals, debits and service charges		= \$378,397.68

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
02/03	CREDIT MEMO	9.00
02/06	DEPOSIT	381.40
02/07	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	5,238.07
02/07	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	71,395.97
02/13	DEPOSIT	185.00
02/16	DEPOSIT	285.50
02/22	DEPOSIT	580.20
02/24	REMOTE DEPOSIT 3	41,809.70
02/28	DEPOSIT	2,799.34
Total deposits, credits and interest		= \$122,684.18

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	5,594.48
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	5,594.48
Book balance	5,594.48
Adjustments*	0.00
Adjusted book balance	5,594.48

Total Checks and charges Cleared	0.00	Total Deposits Cleared	2,895.46
----------------------------------	------	------------------------	----------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Reversed -- Bank Fee to be Reversed	12/30/2022		21.00	
Square Account Revenue	Square Account Revenue Jan 23	01/31/2023	013123	9.64	
General Ledger entry	Reversed -- Bank Fee to be Reversed	01/31/2023		21.40	
General Ledger entry	Swipe Card Revenue Feb 23 & Sales Tax Adjustment	02/28/2023		2,843.42	
<b>Total Deposits</b>				<b>2,895.46</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
<b>Total Checks and charges</b>				<b>0.00</b>	<b>0.00</b>



999-99-99-99 51371 0 C 001 30 50 004  
THE PRESERVE AT WILDERNESS LAKE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

RECEIVED  
MAR 06 2023

## Your account statement

For 02/28/2023

## Contact us



Truist.com



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

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 01/31/2023	\$2,699.02
Checks	- 0.00
Other withdrawals, debits and service charges	- 76.85
Deposits, credits and interest	+ 2,972.31
Your new balance as of 02/28/2023	= \$5,594.48

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/10	230210P2 Square Inc L21333757232	19.48
02/21	230220P2 Square Inc L21334616399	57.37
<b>Total other withdrawals, debits and service charges</b>		<b>= \$76.85</b>

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/01	230201P2 Square Inc 3874 Wilderness Lake CDD	9.64
02/02	230202P2 Square Inc 0025 Wilderness Lake CDD	525.56
02/03	230203P2 Square Inc 2346 Wilderness Lake CDD	116.48
02/06	SERVICE CHARGE REFUND	21.00
02/06	SERVICE CHARGE REFUND	21.40
02/06	230206P2 Square Inc 0172 Wilderness Lake CDD	116.16
02/06	230206P2 Square Inc 0173 Wilderness Lake CDD	125.48
02/08	230208P2 Square Inc 3563 Wilderness Lake CDD	314.05
02/09	230209P2 Square Inc 7262 Wilderness Lake CDD	38.86
02/13	230213P2 Square Inc 9940 Wilderness Lake CDD	29.02
02/16	230216P2 Square Inc 8722 Wilderness Lake CDD	19.38
02/21	230221P2 Square Inc 2753 Wilderness Lake CDD	253.04
02/22	230222P2 Square Inc 6076 Wilderness Lake CDD	243.40
02/24	230224P2 Square Inc 9296 Wilderness Lake CDD	252.90
02/27	230227P2 Square Inc 3021 Wilderness Lake CDD	214.08
02/27	230227P2 Square Inc 3022 Wilderness Lake CDD	671.86
<b>Total deposits, credits and interest</b>		<b>= \$2,972.31</b>

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	3,877.09
Deposits in transit	0.00
Outstanding checks and charges	(143.39)
Adjusted bank balance	3,733.70
Book balance	3,733.70
Adjustments*	0.00
Adjusted book balance	3,733.70

<b>Total Checks and charges Cleared</b>	<b>7,205.27</b>	<b>Total Deposits Cleared</b>	<b>7,921.26</b>
---	-----------------	-------------------------------	-----------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Debit Card Expense Amazon Refund 01/23	01/31/2023		59.25	
General Ledger entry	Debit Card Expense Amazon Refund 01/23	01/31/2023		67.99	
	Debit Card Replenishment	02/06/2023		7,794.02	
<b>Total Deposits</b>				<b>7,921.26</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
General Ledger entry	Debit Card Expense 10/22	10/31/2022			6.95
General Ledger entry	Debit Card Expense 01/23	01/31/2023		101.31	
General Ledger entry	Debit Card Expense 02/23	02/28/2023		7,103.96	
General Ledger entry	Debit Card Expense 02/23	02/28/2023			136.44
<b>Total Checks and charges</b>				<b>7,205.27</b>	<b>143.39</b>



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 02/28/2023

## Contact us



Truist.com



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

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 01/31/2023	\$3,161.10
Checks	- 0.00
Other withdrawals, debits and service charges	- 7,263.09
Deposits, credits and interest	+ 7,979.08
Your new balance as of 02/28/2023	= \$3,877.09

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/03	DEBIT CARD RECURRING PYMT CALENDAR WIZ LLC 02-03 603-9299592 NH 5812	9.00
02/03	DEBIT CARD RECURRING PYMT WHENIWORK.COM 02-02 WHENIWORK.COM MN 5812	25.00
02/06	DEBIT CARD PURCHASE AMZN Mktp US*GW5A2 02-04 Amzn.com/bill WA 5812	121.03
02/07	DEBIT CARD PURCHASE-PIN 02-06-23 LUTZ FL 5812 LOWE'S #2238	167.22
02/07	DEBIT CARD PURCHASE AMZN Mktp US*3U545 02-06 Amzn.com/bill WA 5812	269.98
02/07	DEBIT CARD PURCHASE CIRCLE K # 07575 02-06 LAND O LAKES FL 5812	21.51
02/07	DEBIT CARD PURCHASE SP GUMBALLWAREHOUS 02-06 HTTPSGMWSTORE UT 5812	163.45
02/08	DEBIT CARD PURCHASE AMZN Mktp US*LZ77H 02-08 Amzn.com/bill WA 5812	47.82
02/08	DEBIT CARD PURCHASE AMZN Mktp US*0R2IZ 02-07 Amzn.com/bill WA 5812	7.95
02/08	DEBIT CARD PURCHASE SAMS CLUB #6401 02-07 TAMPA FL 5812	327.20
02/08	DEBIT CARD PURCHASE SP GUMBALLWAREHOUS 02-07 HTTPSGMWSTORE UT 5812	15.00
02/09	DEBIT CARD PURCHASE AMZN Mktp US*H97TQ 02-08 Amzn.com/bill WA 5812	94.50
02/09	DEBIT CARD PURCHASE AMZN Mktp US*W24GE 02-08 Amzn.com/bill WA 5812	81.36
02/09	DEBIT CARD PURCHASE PUBLIX #1142 02-08 LAND O LAKES FL 5812	9.98
02/09	DEBIT CARD PURCHASE PUBLIX #1142 02-08 LAND O LAKES FL 5812	55.65
02/09	DEBIT CARD PURCHASE-PIN 02-08-23 LUTZ FL 5812 LOWE'S #2238	6.34
02/09	DEBIT CARD PURCHASE-PIN 02-09-23 LUTZ FL 5812 LOWE'S #2238	229.94
02/10	DEBIT CARD PURCHASE IKEA TAMPA 02-09 TAMPA FL 5812	93.66
02/10	DEBIT CARD PURCHASE MICHAELS STORES 94 02-09 CARROLLWOOD FL 5812	7.51
02/10	DEBIT CARD PURCHASE SAMSCLUB #6401 02-09 TAMPA FL 5812	11.48
02/10	DEBIT CARD PURCHASE SAMS CLUB #6401 02-09 TAMPA FL 5812	42.96
02/10	DEBIT CARD PURCHASE SAMSCLUB #6401 02-09 TAMPA FL 5812	18.48
02/10	DEBIT CARD PURCHASE SAMS CLUB #6401 02-09 TAMPA FL 5812	37.26
02/10	DEBIT CARD PURCHASE SAMS CLUB #6401 02-09 TAMPA FL 5812	104.70
02/10	DEBIT CARD PURCHASE WAL-MART #0988 02-09 LUTZ FL 5812	143.40
02/13	DEBIT CARD PURCHASE OTC BRANDS INC 02-09 800-2280475 NE 5812	167.05
02/13	DEBIT CARD PURCHASE PY *SANTELLI PIZZA 02-10 ODESSA FL 5812	175.00
02/13	DEBIT CARD PURCHASE CIRCLE K # 07575 02-10 LAND O LAKES FL 5812	76.86
02/13	DEBIT CARD PURCHASE AMZN MKTP US*9V6ZJ 02-10 AMZN.COM/BILL WA 5812	14.99

continued



■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/13	DEBIT CARD RECURRING PYMT WHOLESAL ROACHES 02-11 HTTPSWHOLESAL FL 5812	34.40
02/13	DEBIT CARD PURCHASE PUBLIX #1142 02-11 LAND O LAKES FL 5812	51.46
02/14	DEBIT CARD PURCHASE-PIN 02-13-23 TAMPA FL 5812 SAMS CLUB #4852	49.96
02/14	DEBIT CARD PURCHASE-PIN 02-13-23 LUTZ FL 5812 PUBLIX SUPER MAR 2801 E.	4.38
02/15	DEBIT CARD PURCHASE AMZN Mktp US*HE5BU 02-14 Amzn.com/bill WA 5812	46.75
02/16	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 02-14 801-3654535 FL 5812	238.00
02/16	DEBIT CARD PURCHASE SONIC WALL 02-15 408-962-6277 CA 5812	673.54
02/16	DEBIT CARD PURCHASE BLUEPEARL - TAMPA 02-14 813-5496969 FL 5812	368.05
02/16	DEBIT CARD PURCHASE BLUEPEARL - TAMPA 02-14 813-5496969 FL 5812	32.63
02/16	DEBIT CARD RECURRING PYMT EIG*CONSTANTCONTAC 02-15 855-2295506 MA 5812	70.00
02/16	DEBIT CARD PURCHASE AMZN Mktp US*HE3BR 02-15 Amzn.com/bill WA 5812	102.98
02/16	DEBIT CARD PURCHASE-PIN 02-16-23 LUTZ FL 5812 LOWE'S #2238	309.00
02/17	DEBIT CARD RECURRING PYMT ADOBE *ACROPRO SU 02-16 408-536-6000 CA 5812	19.99
02/17	DEBIT CARD PURCHASE-PIN 02-16-23 LUTZ FL 5812 LOWE'S #2238	103.12
02/17	DEBIT CARD PURCHASE-PIN 02-16-23 LUTZ FL 5812 LOWE'S #2238	181.72
02/17	DEBIT CARD PURCHASE PUBLIX #1142 02-16 LAND O LAKES FL 5812	13.15
02/21	DEBIT CARD PURCHASE AMZN Mktp US*HE79S 02-17 Amzn.com/bill WA 5812	25.89
02/21	DEBIT CARD PURCHASE AMZN Mktp US*HE0T9 02-18 Amzn.com/bill WA 5812	80.41
02/21	DEBIT CARD PURCHASE AMZN Mktp US*HP41D 02-17 Amzn.com/bill WA 5812	19.77
02/21	DEBIT CARD PURCHASE AMZN Mktp US*HE45D 02-18 Amzn.com/bill WA 5812	7.99
02/21	DEBIT CARD PURCHASE-PIN 02-20-23 LUTZ FL 5812 LOWE'S #2238	20.33
02/21	DEBIT CARD PURCHASE AMZN Mktp US*HP990 02-20 Amzn.com/bill WA 5812	12.98
02/21	DEBIT CARD PURCHASE CIRCLE K # 07575 02-20 LAND O LAKES FL 5812	10.10
02/21	DEBIT CARD PURCHASE-PIN 02-20-23 LUTZ FL 5812 LOWE'S #2238	299.36
02/21	DEBIT CARD PURCHASE DOLLAR TREE 02-20 LUTZ FL 5812	6.72
02/21	DEBIT CARD PURCHASE DOLLAR TREE 02-20 LUTZ FL 5812	21.50
02/21	DEBIT CARD PURCHASE SAMS CLUB #6401 02-20 TAMPA FL 5812	54.02
02/21	DEBIT CARD PURCHASE SAMSCLUB #6401 02-20 TAMPA FL 5812	43.14
02/21	DEBIT CARD PURCHASE SAMSCLUB #6401 02-20 TAMPA FL 5812	160.89
02/21	DEBIT CARD PURCHASE SAMSCLUB #6401 02-20 TAMPA FL 5812	55.08
02/21	DEBIT CARD PURCHASE SAMSCLUB #6401 02-20 TAMPA FL 5812	34.48
02/21	DEBIT CARD PURCHASE SAMS CLUB #6401 02-20 TAMPA FL 5812	21.86
02/21	DEBIT CARD PURCHASE-PIN 02-21-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	28.95
02/22	DEBIT CARD PURCHASE PARTY CITY 5249 02-20 TAMPA FL 5812	5.38
02/22	DEBIT CARD PURCHASE AMZN MKTP US*HP2LU 02-21 AMZN.COM/BILL WA 5812	12.99
02/22	DEBIT CARD PURCHASE AMZN Mktp US*HP5HY 02-21 Amzn.com/bill WA 5812	21.99
02/22	DEBIT CARD PURCHASE AMZN Mktp US*HP7HM 02-21 Amzn.com/bill WA 5812	50.94
02/22	DEBIT CARD PURCHASE AMAZON.COM*HP7JU73 02-21 AMZN.COM/BILL WA 5812	76.81
02/22	DEBIT CARD PURCHASE Amazon.com*HP3001U 02-21 Amzn.com/bill WA 5812	42.99
02/22	DEBIT CARD PURCHASE AMZN Mktp US*HE588 02-21 Amzn.com/bill WA 5812	5.40
02/22	DEBIT CARD PURCHASE-PIN 02-21-23 LUTZ FL 5812 LOWE'S #2238	84.66
02/23	DEBIT CARD PURCHASE TWO MEN AND A TRUC 02-21 813-629-7871 FL 5812	800.00
02/23	DEBIT CARD PURCHASE LOWES #02238* 02-22 LUTZ FL 5812	16.35
02/27	DEBIT CARD PURCHASE AMZN Mktp US*HP2G5 02-24 Amzn.com/bill WA 5812	25.99
02/27	DEBIT CARD PURCHASE AMZN Mktp US*HD7KD 02-25 Amzn.com/bill WA 5812	5.99
02/27	DEBIT CARD PURCHASE AMZN Mktp US*HP96O 02-25 Amzn.com/bill WA 5812	14.99
02/27	DEBIT CARD PURCHASE AMZN MKTP US*HD73H 02-25 AMZN.COM/BILL WA 5812	79.99
02/27	DEBIT CARD RECURRING PYMT WHOLESAL ROACHES 02-25 HTTPSWHOLESAL FL 5812	34.40
02/27	DEBIT CARD RECURRING PYMT WHOLESAL ROACHES 02-25 HTTPSWHOLESAL FL 5812	34.40
02/27	DEBIT CARD PURCHASE-PIN 02-26-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	11.45
02/27	DEBIT CARD PURCHASE CIRCLE K # 07575 02-26 LAND O LAKES FL 5812	16.35
02/28	DEBIT CARD PURCHASE SAMS CLUB #6401 02-27 TAMPA FL 5812	86.24
02/28	DEBIT CARD PURCHASE SAMS CLUB #6401 02-27 TAMPA FL 5812	10.98
02/28	DEBIT CARD PURCHASE SAMSCLUB #6401 02-27 TAMPA FL 5812	35.96
02/28	DEBIT CARD PURCHASE SAMS CLUB #6401 02-27 TAMPA FL 5812	39.96

Total other withdrawals, debits and service charges = \$7,263.09

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
02/01	DEBIT CARD RETURN AMZN Mktp US 01-31 Amzn.com/bill WA 5812	59.25
02/07	DEBIT CARD RETURN AMZN Mktp US 02-06 Amzn.com/bill WA 5812	67.99
02/07	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING	7,794.02

continued



■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/09	DEBIT CARD RETURN AMZN Mktp US 02-08 Amzn.com/bill WA 5812	16.84
02/09	DEBIT CARD RETURN AMZN Mktp US 02-08 Amzn.com/bill WA 5812	18.99
02/27	DEBIT CARD RETURN AMZN Mktp US 02-25 Amzn.com/bill WA 5812	21.99
Total deposits, credits and interest		= \$7,979.08

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	374,400.61
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	374,400.61
Book balance	374,400.61
Adjustments*	0.00
Adjusted book balance	374,400.61

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
	Feb 23 Service Charge	02/28/2023		5.00	
Total Checks and charges				5.00	0.00



**MAINSTREET**  
COMMUNITY BANK OF FLORIDA

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



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

**RECEIVED**

**MAR 06 2023**

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

Date 2/28/23  
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	2/01/23 thru 2/28/23
Previous Balance	374,405.61	Days in the statement period	28
Deposits/Credits	.00	Average Ledger	374,405.61
Checks/Debits	.00	Average Collected	374,405.61
Service Charge	5.00		
Interest Paid	.00		
Ending Balance	374,400.61		

\*\*\*\*\*

Service Charges and Itemized Fees		
Date	Description	Amount
2/28	Paper Statement Rendering Fee	5.00

\*\*\*\*\*

Checks and Withdrawals		
Date	Description	Amount
2/28	Service Charge	5.00-SC

\*\*\*\*\*

Daily Balance Information			
Date	Balance	Date	Balance
2/01	374,405.61	2/28	374,400.61

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



# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	5,333.39
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	5,333.39
Book balance	5,333.39
Adjustments*	0.00
Adjusted book balance	5,333.39

Total Checks and charges Cleared	240,000.00	Total Deposits Cleared	240,003.44
----------------------------------	------------	------------------------	------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Transfer Excess to BOT MMA	02/23/2023		240,000.00	
	Feb 23 Interest	02/28/2023		3.44	
<b>Total Deposits</b>				<b>240,003.44</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
General Ledger entry	Transfer from MMA to ICS Operating	02/24/2023		240,000.00	
<b>Total Checks and charges</b>				<b>240,000.00</b>	<b>0.00</b>



Account Number:  
Statement Period:  
Through:  
30 - 5

**Statement**  
Feb 01, 2023  
Feb 28, 2023  
Page 1

GO PAPERLESS WITH E-STATEMENTS

\*\*\*\*\*  
THIS SERVICE GIVES YOU THE OPTION OF VIEWING, PRINTING OR DOWNLOADING YOUR STATEMENT THROUGH PERSONAL ONLINE BANKING AS OPPOSED TO RECEIVING STATEMENTS IN THE MAIL. IT'S QUICK, SECURE, CONVENIENT, AND WILL EVEN HELP TO SAVE SOME TREES. TO ENROLL, SIMPLY CLICK ON eSTATEMENTS IN ONLINE BANKING.  
\*\*\*\*\*



PRESERVE AT WILDERNESS LAKE CDD  
  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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

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

ACCOUNT #		BEGINNING BALANCE	\$5,329.95
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$240,003.44
AVG. AVAILABLE BALANCE	\$13,901.37	CHECKS / DEBITS	\$240,000.00
AVG. BALANCE	\$13,901.37	ENDING BALANCE	\$5,333.39
INTEREST PAID YTD	\$4.14	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$3.44	# CHECKS / DEBITS	1

ACCOUNT ACTIVITY DETAIL

**Statement**

Account Number:  
Statement Period: Feb 01, 2023  
Through: Feb 28, 2023  
Page 2

**OTHER CREDITS**

Description	Date	Amount
Branch Deposit	02-23	240,000.00
INTEREST	02-28	3.44
Total		240,003.44

**OTHER DEBITS**

Description	Date	Amount
ICS DEPOSIT - GL/ 1210	02-24	240,000.00
Total		240,000.00

**DAILY BALANCE**

Date	Balance	Date	Balance	Date	Balance
02-23-23	\$245,329.95	02-24-23	\$5,329.95	02-28-23	\$5,333.39

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	320,331.42
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	320,331.42
Book balance	320,331.42
Adjustments*	0.00
Adjusted book balance	320,331.42

Total Checks and charges Cleared	120,254.00	Total Deposits Cleared	240,241.61
----------------------------------	------------	------------------------	------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Transfer from MMA to ICS Operating	02/24/2023		240,000.00	
	Feb 23 Interest	02/28/2023		241.61	
<b>Total Deposits</b>				<b>240,241.61</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
General Ledger entry	Transfer from ICS GF to Reserve ICS Per Budget	02/14/2023		120,254.00	
<b>Total Checks and charges</b>				<b>120,254.00</b>	<b>0.00</b>



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



**115640-28A**  
The Preserve at Wilderness Lake CDD  
Operating  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

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



Account  
**The Preserve at Wilderness Lake CDD**  
**Operating**

Date  
**02/28/2023**

Page  
**1 of 2**

### IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement

The following information is a summary of activity in your account(s) for the month of February 2023 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 Cash Service. 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.

#### Exciting Digital Enhancements Coming to IntraFi Network Deposits

The Bank of Tampa is pleased to introduce the Deposit Control Panel (DCP) from IntraFi Network Deposits, formerly Insured Cash Sweep (ICS). The DCP offers these great benefits:

- Ability to check balances
- View the destination institutions where your funds are being placed
- Review and manage daily proposed funds placement
- View your transaction history

Going forward, statements will be mailed directly, and clients will have access to electronic statements online through the portal. The Bank of Tampa will no longer be emailing statements monthly.

Additionally, The Bank of Tampa will also offer access to ICS accounts through Business Online Banking, allowing clients the ability to transfer funds in real time.

A representative will be contacting you soon to ensure your online access. If you have any questions, please contact our Treasury Services team at (813) 998-2770.

#### Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	2.00%	\$200,343.81	\$320,331.42
<b>TOTAL</b>			<b>\$200,343.81</b>	<b>\$320,331.42</b>

## DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD  
Operating

### Account Summary - Savings

Statement Period	2/1-2/28/2023	Average Daily Balance	\$157,368.30
Previous Period Ending Balance	\$200,343.81	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	240,000.00	Statement Period Yield	2.02%
Total Program Withdrawals	(120,254.00)	YTD Interest Paid	480.73
Interest Capitalized	241.61		
<b>Current Period Ending Balance</b>	<b>\$320,331.42</b>		

### Account Transaction Detail

Date	Activity Type	Amount	Balance
02/15/2023	Withdrawal	(\$120,254.00)	\$80,089.81
02/27/2023	Deposit	240,000.00	320,089.81
02/28/2023	Interest Capitalization	241.61	320,331.42

### Summary of Balances as of February 28, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$71,747.67
First-Citizens Bank & Trust Company	Raleigh, NC	11063	248,484.72
NexBank	Dallas, TX	29209	99.03

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 02/28/2023

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

Statement ending balance	534,392.25
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	534,392.25
Book balance	534,392.25
Adjustments*	0.00
Adjusted book balance	534,392.25

Total Checks and charges Cleared	0.00	Total Deposits Cleared	120,981.01
----------------------------------	------	------------------------	------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Transfer from ICS GF to Reserve ICS Per Budget	02/14/2023		120,254.00	
	Feb 23 Interest	02/28/2023		727.01	
<b>Total Deposits</b>				<b>120,981.01</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
<b>Total Checks and charges</b>				<b>0.00</b>	<b>0.00</b>

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



115640-28A

The Preserve at Wilderness Lake CDD  
Capital Reserve  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

Contact Us

813-872-1200

PromontoryRequests@bankoftampa.com

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

Account

The Preserve at Wilderness Lake CDD  
Capital Reserve

Date

02/28/2023

Page

1 of 2

### IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement

The following information is a summary of activity in your account(s) for the month of February 2023 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 Cash Service. 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.

#### Exciting Digital Enhancements Coming to IntraFi Network Deposits

The Bank of Tampa is pleased to introduce the Deposit Control Panel (DCP) from IntraFi Network Deposits, formerly Insured Cash Sweep (ICS). The DCP offers these great benefits:

- Ability to check balances
- View the destination institutions where your funds are being placed
- Review and manage daily proposed funds placement
- View your transaction history

Going forward, statements will be mailed directly, and clients will have access to electronic statements online through the portal. The Bank of Tampa will no longer be emailing statements monthly.

Additionally, The Bank of Tampa will also offer access to ICS accounts through Business Online Banking, allowing clients the ability to transfer funds in real time.

A representative will be contacting you soon to ensure your online access. If you have any questions, please contact our Treasury Services team at (813) 998-2770.

#### Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	2.00%	\$413,411.24	\$534,392.25
<b>TOTAL</b>			<b>\$413,411.24</b>	<b>\$534,392.25</b>

## DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD  
Capital Reserve

### Account Summary - Savings

Statement Period	2/1-2/28/2023	Average Daily Balance	\$473,564.20
Previous Period Ending Balance	\$413,411.24	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	120,254.00	Statement Period Yield	2.02%
Total Program Withdrawals	(0.00)	YTD Interest Paid	1,252.47
Interest Capitalized	727.01		
<b>Current Period Ending Balance</b>	<b>\$534,392.25</b>		

### Account Transaction Detail

Date	Activity Type	Amount	Balance
02/15/2023	Deposit	\$120,254.00	\$533,665.24
02/28/2023	Interest Capitalization	727.01	534,392.25

### Summary of Balances as of February 28, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$36,969.29
First-Citizens Bank & Trust Company	Raleigh, NC	11063	232.17
NexBank	Dallas, TX	29209	248,459.48
The Huntington National Bank	Columbus, OH	6560	248,731.31

# Tab 15

Photographs were taken of the site improvements.

**Summary of Financial Assumptions**

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

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 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, 2021<sup>1</sup></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>

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

**Recommended Payment Schedule**

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

**Proposed Assessments**

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 264	\$ 253,300	\$ 1,022,782
2022	\$ 271	\$ 259,633	\$ 1,160,765
2023	\$ 278	\$ 266,123	\$ 1,219,010
2024	\$ 285	\$ 272,776	\$ 1,147,810
2025	\$ 292	\$ 279,596	\$ 1,171,829
2026	\$ 299	\$ 286,586	\$ 1,090,917

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021