



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting May 3, 2023

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

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

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

www.wildernesslakecdd.org

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

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

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

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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

April 26, 2023

Board of Supervisors Preserve at Wilderness Lake Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, May 3, 2023 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/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 (USC)
 - B. District Engineer Report Tab 3
 1. Floating Dock Update
 2. Update on Grasmere Project
 3. Update on Paver Project
 - C. District Counsel Report
 - D. GHS Environmental Report..... Tab 4
 - E. Community Manager's Report
 1. Consideration of Proposals for Handicap Buttons at the Nature Center..... Tab 5
 2. Consideration of Proposals for Tennis Court Light Replacement..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposal for Backup System License..... Tab 7
 - B. Presentation of Fiscal Year 2023/2024 Proposed Budget. Tab 8
 1. Consideration of Resolution 2023-02, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget..... Tab 9
 - C. Consideration of Agreement for District Management Services With Vesta Property Services Tab 10
 - D. Consideration of Agreement for Amenity Management Services With Vesta Property Services Tab 11

- E. Consideration of Resolution 2023-03, Appointing a District Manager.....Tab 12
- F. Consideration of Resolution 2023-04, Designating a Primary Administrative Office Tab 13
- G. Consideration of Resolution 2023-05, Designating Officers of The District.....Tab 14
- H. Consideration of Resolution 2023-06, Designating Authorized Signatories.....Tab 15
- I. Consideration of Board of Supervisors Payroll Processing
- J. Ratification of Access Control Repair Proposal..... Tab 16
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Special Meeting held on April 3, 2023..... Tab 17
 - B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 5, 2023 Tab 18
 - C. Consideration of Operation and Maintenance Expenditures for February and March 2023..... Tab 19
- 7. DISTRICT MANAGER UPDATE**
 - A. Financial Statements for March 2023.....Tab 20
 - B. Overview of Reserve Study.....Tab 21
- 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:	March 9, 2023
Client:	Preserve at Wilderness Lake Community Development District
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.

Completed on 3.15.23

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

Completed on 3.15.23

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

Completed on 3.15.23

Eleanor Wood pond-remove leaf drop from lawn.

Completed on 3.15.23

Americus-remove leaf drop from lawn.

Completed on 3.15.23

Lodge rear-remove leaf drop from lawn.

Completed on 3.15.23

JB

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



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

Completed on 3.15.23

3 WOODLINE MAINTENANCE

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

Completed on 3.15.23

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.

JB

March



March



March



February



February



February



January



January



January



December



December



2 TURF DENSITY

Quail Trace monument-repair rutted turf on entry side.

Completed on 3.13.23

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.

Will be completed on 3.29 & 3.30.23

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

Will be completed on 3.29 & 3.30.23

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Pine Knot-treat patch disease.

Will be completed on 3.29 & 3.30.23

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

Will be completed on 3.29 & 3.30.23

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

Will be completed on 3.29 & 3.30.23

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.

JB

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

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

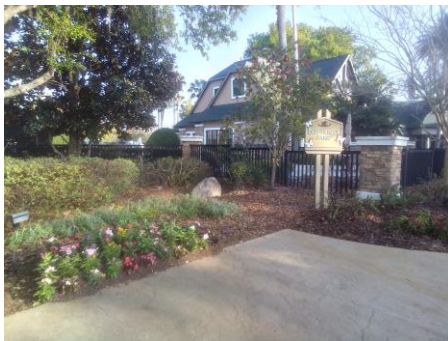


Behind lodge entry monument-fertilize bottlebrush and remove dead wood. *Photo below.*

Dead wood removed on 3.16.23



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.

Will be completed on 3.29 & 3.30.23

3 BED / CRACK WEED CONTROL

Front of lodge-remove vines from coontie palms.

Completed on 3.16.23

Tennis court walkway- remove vines from coontie palms.

Completed on 3.16.23

Blvd.at Birchholm- treat crack weeds in sidewalk.

Completed 3.9.23

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

Completed on 3.14.23

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

Completed on 3.16.23

2 IRRIGATION MANAGEMENT

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

Will be completed 3.29.23

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

Proposal submitted for new controller - see attached

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

Will be completed 3.29.23



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)

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

Completed on 3.15.23

Pine Knot-prune dead section out of anise.

Completed on 3.16.23

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

Completed on 3.16.23

Pool deck-prune out dead section of quava.

Completed on 3.16.23

Lodge patio-prune thryallis to a consistent height.

Completed on 3.16.23

JB

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.

Completed on 3.16.23

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.*

Completed on 3.14.23



JB

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.

Completed on 3.15.23

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

Completed on 3.14.23



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

Completed on 3.14.23

3 CLEANUP/RUBBISH REMOVAL

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

Completed on 3.15.23



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

JB

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.

Attached for review and approval

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

Attached for review and approval

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.

JB

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 Landscape Systems, LLC

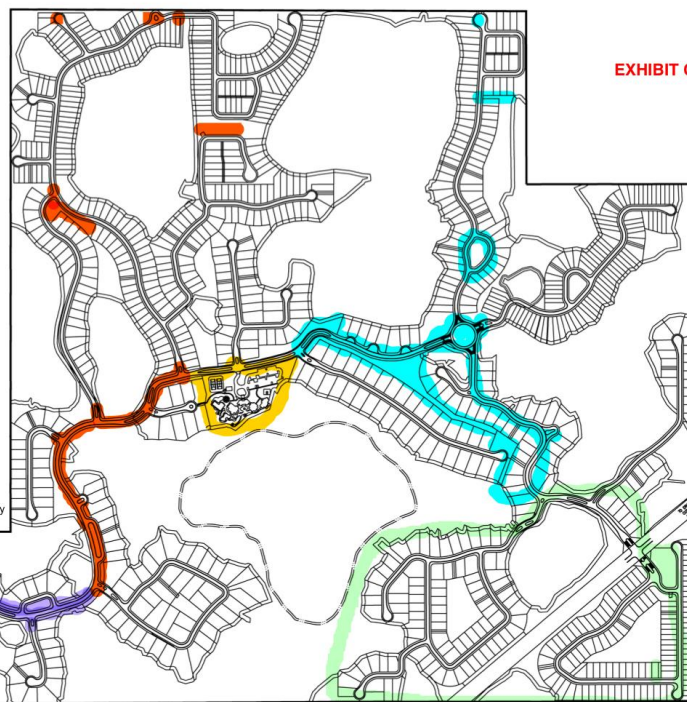
Date 3.28.23

5 Section Schedule

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

Bed Map Notes

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



JB

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	April 13, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Beth Edwards 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 May 1, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on May 2, 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

Turf is being mowed at the proper height for maximum sunlight absorption through the leaves. The hard and soft edging are being correctly performed. The turf is now actively growing and will be mowed weekly.

General work order-mowing has not yet been completed.

Minnow Brook-line trim tall grass along woodline.

Eleanor Wood pond-remove leaf drop from turf and street.

Lodge playground-remove leaf drop.

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



3 WOODLINE MAINTENANCE

Deerfields-cut back woodline from pump station to entry gate.

7532 Blue Spring common area-cut back woodline.

The woodlines were well maintained.

2 TURF COLOR

Boulevard from Lodge to main entry-turf color remained a lightly mottled medium green with some large pale colored panels from lack of irrigation.

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

Citrus Blossom playground-turf color remained a lightly mottled medium green with some pale colored panels from lack of irrigation.

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 consistent medium green.

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

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 consistent medium green.

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

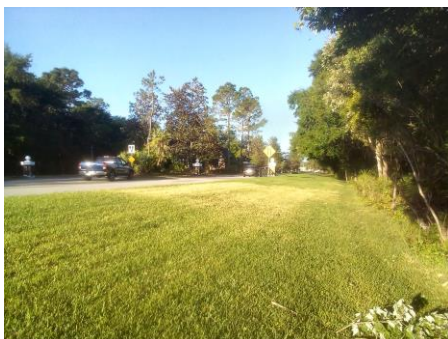
Night Heron/Caliente intersection-turf color remained a mottled medium green.

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

April

April

April



March



March



March



February



February



February



January



January



January



2 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass was poor. It appears that the irrigation may not be working. The density of the St. Augustine turf was strong in the areas where cars have not parked on it and compacted the soil.

Boulevard from Lodge to main entry-the density was good, except for areas where the irrigation is not operating properly. These are high visibility areas, and some are fairly sizable.

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. It is improving. The density of the St. Augustine turf was good.

Oakhurst park-the density of the common Bermudagrass ranged from fair to good. 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 good..

Night Heron/Caliente intersection-the density still ranged from fair to good. An area in front of the gate has died out. This is a high visibility area.

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

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

The Bahia turf density around the ponds and other common areas was good and will improve further once the regular rainfall begins.

3 TURF WEED CONTROL

Lodge front and side lawn-spot treat broadleaf weeds.

Oakhurst park-spot treat broadleaf weeds in St. Augustine turf.

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

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Pine Knot- continue to treat patch disease.

Kendall Heath/Waverly Shores-some of the St. Augustine turf along parkway is in decline due to soil compaction from vehicle parking. The Common Bermuda grass is exceptionally dry.

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 at the correct height with sharp blades. It will take on a neater more finished appearance now that mowing occurs on a weekly basis. The turf color saw a slight improvement in color in certain sections as well as some areas that have diminished in color over the past month. The same is true of the density. The irrigation issues appear to be a major factor in the quality of the turf at this point in time. The broadleaf and grassy weed volume was low and can be spot treated. There was some turf disease but no visible insect activity at this point. Insecticide must be applied in the spring for grub and chinch bug control. It is advisable that areas that have been prone to take all rot in the past be treated with a fungicide in the spring on a pro-active basis, to lessen the amount of turf lost to this disease.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Stooneleigh park-monitor health of red maple. It has defoliated.

Sparrowood pump station-replace all dead viburnum. **WARRANTY WORK.**

Tennis court sidewalk-remove dead Palatka holly.

Pool deck-remove all ginger plants. They are the incorrect plant for this hot location.

Pool deck-liquid feed Little John bottlebrush. Some of them still appear to be chlorotic.

Butterfly garden-remove dead plants from half barrel in rear of garden.

Lodge patio-remove dead bougainvillea from pot. Inspect pot for drainage issue.

Oakhurst park-there appears to be some minor damage on viburnum from sidewalk cleaning.

Eagles Landing monument drought and/or irrigation stress on one new podocarpus.

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

March

April



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.*



3 BED / CRACK WEED CONTROL

Weed control was strong throughout most of the property.

Draycott cul de sac-treat crack weeds in street.

Main entry median 1-remove vine from magnolia.

Tennis court fence-remove bed weeds

Lodge basketball court at parking lot-remove bed weeds from azaleas.

Minnow Brook median-remove bed weeds from juniper.

1 IRRIGATION MANAGEMENT

IMPORTANT-hedge lines adversely affected by irrigation issues should take precedence over turf areas with irrigation issues.

Citrus Blossom playground- turf and shrubs are dry.

Stoneleigh park-viburnum hedge is dry.

Deerfields interior berm-sections of viburnum hedge are dry. *Photo below.*



WLB outbound at ranger station-turf is dry. It appears that rotor heads are not spraying far as indicted by dark green area immediately surrounding head. *Photo below.*



Natures Ridge entry side--section of jasmine is dry and may need an additional head.

Waters Edge median inbound-repair broken head.

Pool deck-check irrigation to all pots. Some of the soil is very dry.

WLB across from Birchholm and at Birchholm stop sign-turf is dry.

Kendall Heath/Waverly Shores-common Bermudagrass is very dry.

WLB outbound at ranger station-turf is dry.

Pine Knot-anise hedge is wilting.

Top of Deerfields exterior berm-viburnum is dry.

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)

Left side of lodge-cut back viburnum off of path. Be certain that bottom is left wider than the top after pruning. *Photo below.*



Caliente/Night Heron monuments-prune dead sections out of schilling hollies. *Photo below.*



Draycott berm-prune out dead branches from viburnum hedge.

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

January

February

March



April



Lodge patio-remove low sucker growth from Japanese blueberry.

Tennis court wood fence line-remove seed pods and dead fronds from palmettos.

Behind ranger station at gates-thin out palmetto.

Natures Ridge entry side-remove dead fronds from palmetto and queen palm.

Pool deck-remove low sucker growth from Japanese blueberry.

3 TREE PRUNING

Citrus Blossom playground-elevate oak trees. *Photo below.*



Caliente/Night Heron -prune elm that is growing over sidewalk.

WLB at Birchholm-separate crape myrtles and oaks over sidewalk.

Stoneleigh park playground-remove sucker growth and moss from crape myrtles.

Behind amenity center-prune bottlebrush growing in breezeway.

Stoneleigh cul de sac-elevate oak tree hanging over street by pvc fence.

Roundabout-remove sucker growth and moss from crape myrtles.

Kendall Heath/Waverly Shores-elevate oak tree hanging over sidewalk.

3 CLEANUP/RUBBISH REMOVAL

Cormorant Cove dock-remove and dispose of dead sod.

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal color display was still providing a colorful bloom in all locations. The plants were healthy, properly spaced and the beds were weed free. *Photo below.*

April

April

April



March

March

March



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

NEW-many of the landscape lights were still on at noon.

PROPOSALS

NEW Submit proposal to install 7 firebush along tennis court fence.

Submit proposal to mulch Lakewood Retreat monument.

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 cut high in order to leave maximum leaf surface for sunlight absorption by the grass plant. The hard edging and line trimming are being neatly performed. The color of the turf was generally a mottled medium green, except for the lawns affected by lack of irrigation. The density was good on most turf panels. There did not appear to be any insect activity, but a small area of patch disease was still present. The broadleaf weed and sedge volume was low and easily manageable. Most of the shrubs were healthy, except for those that were wilting due to irrigation issues. The management of bed and crack weeds was good, and needs to see an improvement. There was no immediate need for shrubs or tree pruning outside of the normal rotational schedule. Some significant areas of turf as well as hedge lines showed signs of stress from lack of irrigation. These issues must be remedied immediately, before any loss of turf or plant material occurs. PSA has spoken to Redtree upper management as to the seriousness of the irrigation issues. The season color display was still providing a strong curb appeal.

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

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

Signature_____

Print Name _____

Company_____

Date_____

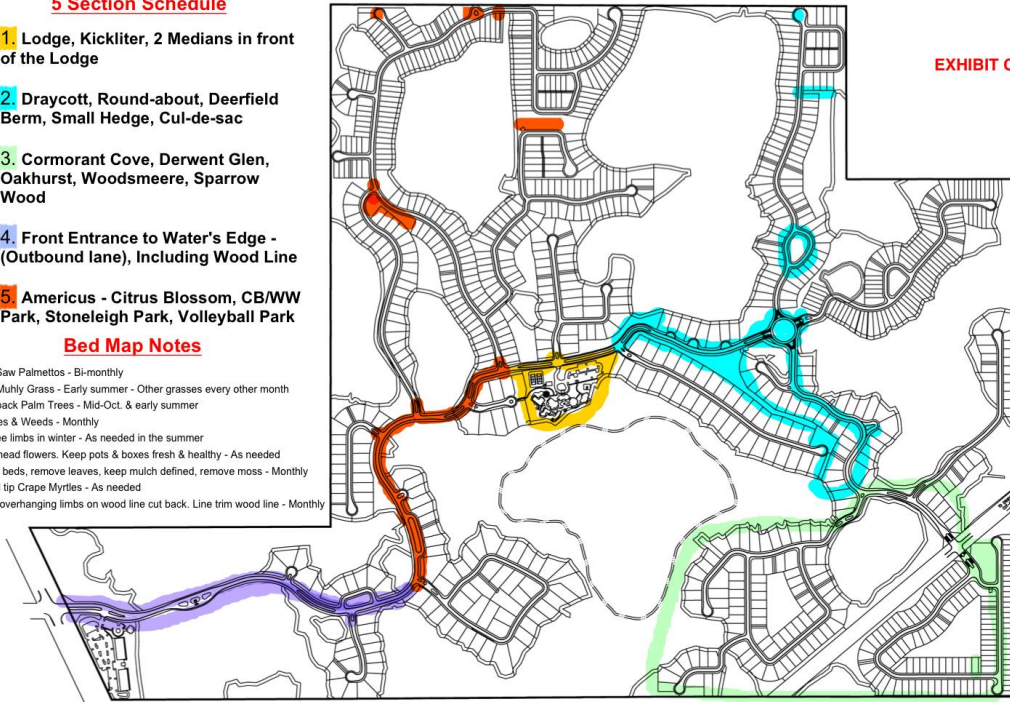
5 Section Schedule

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

Bed Map Notes

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

EXHIBIT C



Tab 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

MULCH INSTALLATION AT LAKEWOOD RETREAT MONUMENT PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Sean Craft, Manager

March 27, 2023

Scope of Work

Mulch Installation – Lakewood Retreat Monument.

Item	Total Price
Install (3) yards of designated mulch material.	\$120.00
Includes all labor, materials, hauling and disposal.	

TOTAL COST: \$120.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@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

ANNUAL INSTALLATION AT LAKEWOOD RETREAT MONUMENT PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Sean Craft, Manager

March 27, 2023

Scope of Work

Landscape Enhancement – Lakewood Retreat Monument.

Item	Total Price
Remove existing plant material from tip of island.	\$445.00
Install (1) yard of potting media.	
Install (200) 4" SunPatiens.	
Includes all labor, materials, hauling and disposal.	

TOTAL COST: **\$445.00**

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 03/27/2023	TOTAL \$412.50	
---------------------------	--------------------------	--

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

Thank You

TOTAL	\$412.50
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

Tab 3

**Preserve at Wilderness Lake CDD
ENGINEER'S REPORT FOR May 3rd, 2023 BOARD MEETING**

Ongoing Projects Report and Updates:

Grasmere Tract/Access Issue

BDi was notified Site Masters of the approval to move forward on their proposal for swale work. BDi is awaiting confirmation of a schedule.

Floating Dock Repair

The work is underway for the floating dock. BDi will be making a site visit on April 28th for a update on the completion of the project. Currently the project is anticipated to be completed by May 12th. Any delays will be communicated as received.

Paver Replacement Project

BDi has coordinated with the county on all outstanding items with the ROW permit except for the required cost estimate and performance bond. BDi is working with ACPLM to get the correct pricing info to the county, obtain approval of the estimate, then coordinate with the DM on obtaining a performance bond based on the approved amount.

Sand Volleyball Court Drainage

BDi was notified Site Masters of the approval to move forward on their proposal for swale work. BDi is awaiting confirmation of a schedule.

Tab 4



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

April 24, 2023

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

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

Dear Mr. Huber,

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

Dates Worked Performed: April 5, 6, 10, 21 and 24

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
4. Started Maintenance Area 6. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal.
5. Removed Mobi-mat per WLP staff from adjacent to Bay Lake dock for preparation of dock removal/installation.
6. Applied EutroSorb in Pond Nos. 15 and 24 to remove phosphorus from the water column to help with algae control.
7. Phone and email correspondence with WLP staff.
8. 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.

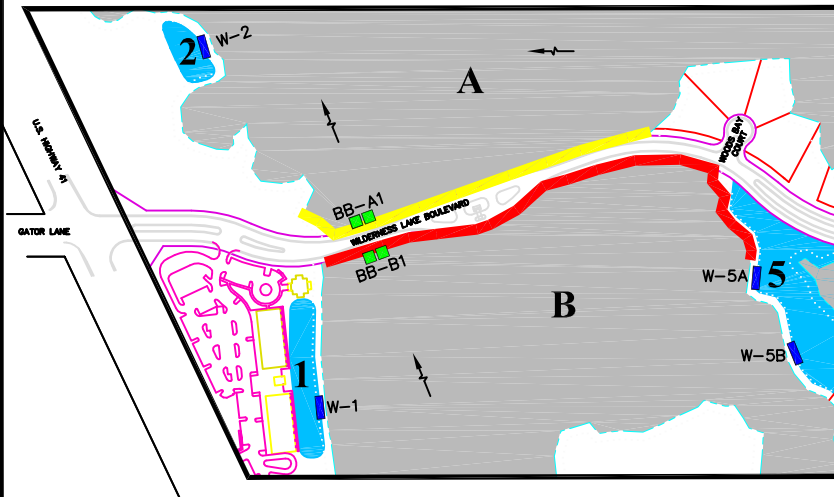
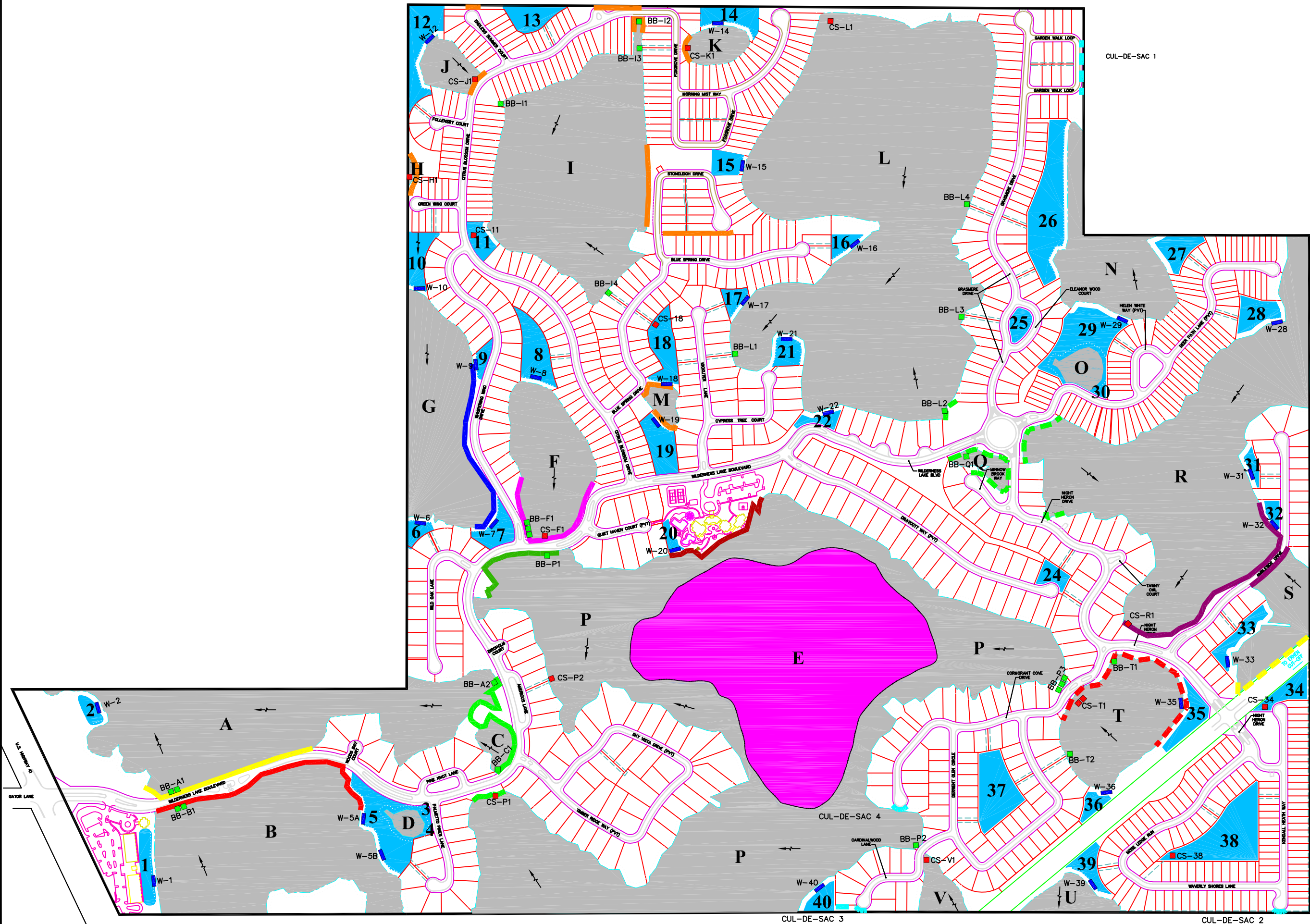
Date: September 18, 2020



Not to Scale



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



Tab 5

AFFORDABLE

LOCK & SECURITY SOLUTIONS

1-888-999-LOCK (5625)

sales@affordablelock.com

Fax: 813-963-0008



Estimate

DATE

1/24/2023

QUOTE #

0000231073

CUST #

0057039

Licenses EG13000564 HCLOC14001

BILL TO:

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

SHIP TO:

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

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

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

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

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

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

Signature of acceptance: _____

Date _____

Please print name: _____

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



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

Estimate

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

Licenses EG13000564 HCLOC14001

BILL TO:
 Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637

SHIP TO:
 Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637

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

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

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

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



Estimate

Date	Estimate #
1/9/2023	5258 3207

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

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

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

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

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

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

Phone #	8152540621	Fax #	8152541208
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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 _____

Tab 6

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
1/23/2023	01232023001

Name / Address
Wilderness Lake Preserve CDD

Project

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

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
1/23/2023	01232023001

Name / Address
Wilderness Lake Preserve CDD

Project

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

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
1/23/2023	01232023002

Name / Address
Wilderness Lake Preserve CDD

Project

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

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
1/23/2023	01232023002

Name / Address
Wilderness Lake Preserve CDD

Project

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

Tab 7

Quote #: Q-1013859-1
Prepared By: Ryan Bradford
Date: 2023-01-26
Expires: 2023-05-10
Term Start Date:* 2023-05-27

End User: Wilderness Lake Preserve Inc
 Nick Shaffery
 20646 Wilderness Blvd
 Land O Lakes, Florida, 34639
 United States

Partner :
Partner Level :

Deal Reg#:
Partner of Record: Yes

Bill To:
 Wilderness Lake Preserve Inc
 Sean Craft
 21320 WILDERNESS LAKE BLVD
 LAND O LAKE, Florida 34637
 United States

Ship To:
 Wilderness Lake Preserve Inc
 Sean Craft
 21320 WILDERNESS LAKE BLVD
 LAND O LAKE, Florida 34637
 United States

Part #	Part Description	List Unit Price	Term Qty**	Ext List Unit Price	Qty	Ext List Price	Total List Disc.%	Ext Final Price
BBS190a	Barracuda Backup Server Appliance 190 SN# 772882	\$1,600.00		\$1,600.00	1	\$0.00	0%	\$0.00
BBS190a-b	Barracuda Backup Server Appliance 190 Unlimited Cloud Storage Subscription 1 Month SN# 772882 27-May-2023 - 26-May-2024 (366 days)	\$63.00	12	\$756.00	1	\$756.00	0%	\$756.00
BBS190a-h	Barracuda Backup Server Appliance 190 Instant Replacement Subscription 1 Month SN# 772882 27-May-2023 - 26-May-2024 (366 days)	\$27.60	12	\$331.20	1	\$331.20	0%	\$331.20

Award-winning customer support

We're here to help—24/7/365.

Protect your Office 365 data

Get Essentials. Gain peace of mind.

Part #	Part Description	List Unit Price	Term Qty**	Ext List Unit Price	Qty	Ext List Price	Total List Disc.%	Ext Final Price
BBS190a-e	Barracuda Backup Server Appliance 190 Energize Updates Subscription 1 Month SN# 772882 27-May-2023 - 26-May-2024 (366 days)	\$25.00	12	\$300.00	1	\$300.00	0%	\$300.00
							Total	\$1,387.20

Total: USD 1,387.20

Thank you for your interest in our products and/or services. If you have any questions or concerns about this quotation, please do not hesitate to contact us.

Sincerely,

Ryan Bradford
jbradford@barracuda.com
(404) 460-3985

* The subscription start date above is estimated and the subscription will commence at time of fulfillment by Barracuda. Subscriptions are charged in minimum increments of one month. Unless otherwise indicated, payment for all orders is due net 30 days from date of invoice. Prices do not include charges for which Customer is responsible which will be added to the invoice including sales, use, withholding, value added, and any other taxes imposed by any governmental entity and all freight, handling, duties, import, export or other charges associated with shipment and delivery of the product.

** Co-Term subscription pricing will be charged in minimum increments of one month regardless of whether the difference between existing end date and the co-term end date is less than one month. Any partial usage during a month is calculated as a full month.

Terms & Conditions

- Credit Card payment or Net 30 days with approved or credit card guarantee.
- Prices listed above do not include certain charges for which Customer is responsible and which will be added to the invoice including all sales, use, withholding, value added, and any other taxes imposed by any federal, state, provincial or local governmental entity or any other governmental entity, and all freight, handling, duties, import, export or other charges associated with shipment and delivery of the product
- Products and services are provided to end users pursuant to Barracuda Networks' Terms and Conditions located at <https://www.barracuda.com/legal/customer-purchase-terms>. No preprinted or additional terms on any other documents apply. Reseller's relationship with Barracuda is governed solely by the terms of Barracuda's Reseller Agreement.

Award-winning customer support

We're here to help—24/7/365.

Protect your Office 365 data

Get Essentials. Gain peace of mind.

Tab 8

Proposed Budget
The Preserve at Wilderness Lake CDD
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 12,629	\$ 25,258	\$ 9,500	\$ 15,758	\$ 10,500	\$ 1,000	\$10,023 FY2022
6	Special Assessments							
7	Tax Roll	\$ 1,654,646	\$ 1,654,646	\$ 1,647,700	\$ 6,946	\$ 1,637,266	\$ (10,434)	
8	Other Miscellaneous Revenues							
9	Insurance proceeds	\$ 41,810	\$ 41,809	\$ -	\$ 41,809	\$ -	\$ -	
10	Rental Revenues	\$ 6,493	\$ 12,986	\$ 8,250	\$ 4,736	\$ 15,000	\$ 6,750	\$16,963 FY2022
11	Miscellaneous	\$ 75	\$ 150	\$ 500	\$ (350)	\$ 1,000	\$ 500	\$925 FY2022
12	General Store	\$ 3,270	\$ 6,540	\$ 7,000	\$ (460)	\$ 8,500	\$ 1,500	\$8,455 FY 2022
13	Events and Sponsorships	\$ 3,051	\$ 6,102	\$ 3,500	\$ 2,602	\$ 4,500	\$ 1,000	\$4,547 FY 2022
14	Guest Fees	\$ 2,836	\$ 5,672	\$ 4,500	\$ 1,172	\$ 5,750	\$ 1,250	\$5,859 FY 2022
15	TOTAL REVENUES	\$ 1,724,810	\$ 1,753,163	\$ 1,680,950	\$ 72,213	\$ 1,682,516	\$ 1,566	
16	Balance Forward from Prior Year	\$ -	\$ -	\$ 248,796	\$ (248,796)	\$ 175,000	\$ (73,796)	Board discussed @ workshop using this amt.
17								
18	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,724,810	\$ 1,753,163	\$ 1,929,746	\$ (176,583)	\$ 1,857,516	\$ (72,230)	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 8,800	\$ 17,600	\$ 14,000	\$ (3,600)	\$ 14,000	\$ -	Based on 14 mtgs per year
24	Financial & Administrative							
25	Administrative Services	\$ 4,437	\$ 8,874	\$ 8,874	\$ -	\$ 8,874	\$ -	VESTA proposed amt
26	District Management	\$ 12,990	\$ 25,078	\$ 25,078	\$ -	\$ 25,078	\$ -	VESTA proposed amt
27	District Engineer	\$ 19,671	\$ 39,342	\$ 17,000	\$ (22,342)	\$ 20,000	\$ 3,000	\$20,652 FY 2022
28	Disclosure Report	\$ 2,000	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ -	(unknown from VESTAs proposal)
29	Trustees Fees	\$ 4,714	\$ 4,714	\$ 7,800	\$ 3,086	\$ 7,800	\$ -	
30	Assessment Roll	\$ 5,724	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	VESTA proposed amt
31	Financial & Revenue Collections	\$ 2,862	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	VESTA proposed amt
32	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
33	Accounting Services	\$ 13,012	\$ 26,024	\$ 26,024	\$ -	\$ 26,024	\$ -	VESTA proposed amt
34	Auditing Services	\$ -	\$ 3,635	\$ 3,635	\$ -	\$ 3,635	\$ -	Berger Toombs Contract FY 2023
35	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,280	\$ 230	EGIS estimates 20% increase
36	Supervisor Workers Compensation Insurance	\$ 664	\$ 200	\$ 250	\$ 50	\$ 250	\$ -	
37	Legal Advertising	\$ 260	\$ 520	\$ 2,250	\$ 1,730	\$ 2,500	\$ 250	\$2315 FY2022
38	Misc. Mailings (Mailed Notices)	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,000	\$ (500)	\$1716 FY2022
39	Bank Fees	\$ 166	\$ 332	\$ -	\$ -	\$ 275	\$ 275	New line item
40	Dues, Licenses & Fees	\$ 277	\$ 554	\$ 825	\$ 271	\$ 825	\$ -	DEO, ROW Permit Fees +\$200 for amortization
41	Website Fees & Maintenance	\$ 3,404	\$ 6,808	\$ 7,500	\$ 692	\$ 7,500	\$ -	NABR app \$1400 & School Now ADA website Constant Contact
42	Legal Counsel							
43	District Counsel	\$ 22,789	\$ 45,578	\$ 20,000	\$ (25,578)	\$ 30,000	\$ 10,000	\$31,529 FY2022
44								
45	Administrative Subtotal	\$ 104,503	\$ 195,790	\$ 152,584	\$ (45,374)	\$ 165,839	\$ 13,255	
46								
47	EXPENDITURES - FIELD OPERATIONS							
48								
49	Law Enforcement							
50	Off-Duty Deputy	\$ 9,000	\$ 18,000	\$ 34,750	\$ 16,750	\$ 30,000	\$ (4,750)	FY22 \$28,424
51	Electric Utility Services							
52	Utility Services	\$ 89,382	\$ 178,764	\$ 165,000	\$ (13,764)	\$ 167,000	\$ 2,000	\$166,986 FY2022
53	Gas Utility Services							
54	Utility Services	\$ 30,036	\$ 32,500	\$ 30,000	\$ (2,500)	\$ 31,500	\$ 1,500	FY22 \$30,826 Discussion of timing of heaters
55	Garbage/Solid Waste Control Services							
56	Solid Waste Assessment	\$ 3,375	\$ 3,375	\$ 3,250	\$ (125)	\$ 3,500	\$ 250	
57	Garbage - Recreation Facility	\$ 2,481	\$ 4,962	\$ 1,500	\$ (3,462)	\$ 3,000	\$ 1,500	\$44 Waste Connections/ Vesta to check on reduction
58	Water-Sewer Combination Services							
59	Utility Services	\$ 4,350	\$ 8,700	\$ 30,000	\$ 21,300	\$ 25,000	\$ (5,000)	FY22 \$27,693
60	Stormwater Control							
61	Stormwater Assessment	\$ 2,377	\$ 2,377	\$ 3,125	\$ 748	\$ 3,125	\$ -	
62	Other Physical Environment							
63	Property Insurance	\$ 38,011	\$ 38,011	\$ 42,272	\$ 4,261	\$ 57,017	\$ 14,745	EGIS estimates 50% increase
64	General Liability Insurance	\$ 3,880	\$ 3,880	\$ 4,331	\$ 451	\$ 4,656	\$ 325	EGIS estimates 20% increase
65	Entry & Walls Maintenance	\$ 1,463	\$ 2,926	\$ 1,000	\$ (1,926)	\$ 2,000	\$ 1,000	Major fence repairs & monuments from Reserves
66	Holiday Decorations	\$ 12,000	\$ 12,000	\$ 15,000	\$ 3,000	\$ 15,000	\$ -	
67	Landscape							
68	Landscape Maintenance	\$ 81,120	\$ 162,240	\$ 158,000	\$ (4,240)	\$ 158,000	\$ -	Redtree contract
69	Irrigation Maint. & Repairs	\$ 13,245	\$ 26,490	\$ 25,000	\$ (1,490)	\$ 25,000	\$ -	
70	Landscape Aeration	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Redtree contract
71	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	If major overhaul needed fund by reserve
72	Landscape Fertilization	\$ 12,675	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	Redtree contract
73	Tree Trimming Services	\$ 35,500	\$ 32,000	\$ 32,000	\$ -	\$ 41,600	\$ 9,600	\$67,777 FY2022
74	Irrigation Inspection	\$ -	\$ -	\$ 13,600	\$ 13,600	\$ 13,600	\$ -	Redtree contract (check to see where this is coded)
75	Landscape Replacement Plants, Shrubs, Trees	\$ 29,999	\$ 59,998	\$ 45,000	\$ (14,998)	\$ 45,000	\$ -	
76	Landscape Inspections (PSA)	\$ 6,600	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	PSA
77	Annual Flower Rotation	\$ 11,925	\$ 16,200	\$ 16,200	\$ -	\$ 16,200	\$ -	Redtree contract
78	Landscape - Mulch	\$ -	\$ -	\$ 68,000	\$ 68,000	\$ 68,000	\$ -	Redtree contract
79	Landscape Pest Control	\$ 6,990	\$ 13,980	\$ 13,980	\$ -	\$ 13,980	\$ -	Redtree contract
80	Lake and Wetland Maintenance							
81	Woodline Initial clean up	\$ 10,825	\$ 10,825	\$ 30,300	\$ -	\$ -	\$ (30,300)	REMOVED
82	Woodline Routine clean up	\$ 12,132	\$ 24,264	\$ 13,200	\$ -	\$ 26,400	\$ 13,200	Woodline Routine clean-up (12 sections)
83	Staff Oversight & Buffer Herbicide	\$ 666	\$ 1,332	\$ 2,000	\$ 668	\$ 2,000	\$ -	
84	Private Resident Consultation	\$ 260	\$ 520	\$ 780	\$ 260	\$ 780	\$ -	
85	Wetland Nuisance/Exotic Species Control (Areas A-V)	\$ 4,350	\$ 8,700	\$ 10,500	\$ 1,800	\$ 10,500	\$ -	

Preserve at Wilderness Lake Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$169,966.55	\$315,023.24	\$484,989.79
TOTAL REVENUES	\$169,966.55	\$315,023.24	\$484,989.79
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,023.24	\$484,989.79
Administrative Subtotal	\$169,966.55	\$315,023.24	\$484,989.79
TOTAL EXPENDITURES	\$169,966.55	\$315,023.24	\$484,989.79
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$515,946.58

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,903,389.10
Pasco County Collection Cost @	2%	\$40,497.64
Early Payment Discount @	4%	<u>\$80,995.28</u>
2023/2024 Total		<u>\$2,024,882.02</u>

2022/2023 O&M Budget		\$1,776,419.00
2023/2024 O&M Budget		<u>\$1,903,389.10</u>
Total Difference		<u>\$126,970.10</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,148.27	\$1,230.34	\$82.07	7.15%
Total	<u>\$1,501.53</u>	<u>\$1,583.60</u>	<u>\$82.07</u>	<u>5.47%</u>
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,435.33	\$1,537.92	\$102.59	7.15%
Total	<u>\$1,761.87</u>	<u>\$1,864.46</u>	<u>\$102.59</u>	<u>5.82%</u>
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,435.33	\$1,537.92	\$102.59	7.15%
Total	<u>\$1,876.90</u>	<u>\$1,979.49</u>	<u>\$102.59</u>	<u>5.47%</u>
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,794.16	\$1,922.40	\$128.24	7.15%
Total	<u>\$2,202.33</u>	<u>\$2,330.57</u>	<u>\$128.24</u>	<u>5.82%</u>
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,794.16	\$1,922.40	\$128.24	7.15%
Total	<u>\$2,345.92</u>	<u>\$2,474.16</u>	<u>\$128.24</u>	<u>5.47%</u>
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,296.53	\$2,460.68	\$164.15	7.15%
Total	<u>\$2,818.99</u>	<u>\$2,983.14</u>	<u>\$164.15</u>	<u>5.82%</u>
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,296.53	\$2,460.68	\$164.15	7.15%
Total	<u>\$3,003.05</u>	<u>\$3,167.20</u>	<u>\$164.15</u>	<u>5.47%</u>
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,583.60	\$2,768.26	\$184.66	7.15%
Total	<u>\$3,171.37</u>	<u>\$3,356.03</u>	<u>\$184.66</u>	<u>5.82%</u>
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,583.60	\$2,768.26	\$184.66	7.15%
Total	<u>\$3,378.43</u>	<u>\$3,563.09</u>	<u>\$184.66</u>	<u>5.47%</u>
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,229.50	\$3,460.32	\$230.82	7.15%
Total	<u>\$3,964.21</u>	<u>\$4,195.03</u>	<u>\$230.82</u>	<u>5.82%</u>
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,229.50	\$3,460.32	\$230.82	7.15%
Total	<u>\$4,222.83</u>	<u>\$4,453.65</u>	<u>\$230.82</u>	<u>5.47%</u>
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$4,018.92	\$4,306.18	\$287.26	7.15%
Total	<u>\$4,933.23</u>	<u>\$5,220.49</u>	<u>\$287.26</u>	<u>5.82%</u>
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$2,153.00	\$2,306.88	\$153.88	7.15%
Total	<u>\$2,642.81</u>	<u>\$2,796.69</u>	<u>\$153.88</u>	<u>5.82%</u>

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,903,389.10
COLLECTION COSTS @	2%	\$40,497.64
EARLY PAYMENT DISCOUNT @	4%	\$80,995.28
TOTAL O&M ASSESSMENT		<u>\$2,024,882.02</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2013 DEBT SERVICE ⁽¹⁾⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$113,191.06	\$1,230.34	\$0.00	\$353.26	\$1,583.60
Single Family 40'	114		113	1.00	114.00	8.66%	\$175,323.12	\$1,537.92	\$0.00	\$441.57	\$1,979.49
Single Family 40'	89	89		1.00	89.00	6.76%	\$136,875.06	\$1,537.92	\$326.54	\$0.00	\$1,864.46
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$347,954.87	\$1,922.40	\$0.00	\$551.76	\$2,474.16
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$205,697.08	\$1,922.40	\$408.17	\$0.00	\$2,330.57
Single Family 65'	87		87	1.60	139.20	10.57%	\$214,078.75	\$2,460.68	\$0.00	\$706.52	\$3,167.20
Single Family 65'	69	68		1.60	110.40	8.39%	\$169,786.60	\$2,460.68	\$522.46	\$0.00	\$2,983.14
Single Family 75'	70		70	1.80	126.00	9.57%	\$193,778.18	\$2,768.26	\$0.00	\$794.83	\$3,563.09
Single Family 75'	54	54		1.80	97.20	7.38%	\$149,486.02	\$2,768.26	\$587.77	\$0.00	\$3,356.03
Single Family 90'	36		36	2.25	81.00	6.15%	\$124,571.69	\$3,460.32	\$0.00	\$993.33	\$4,453.65
Single Family 90'	48	48		2.25	108.00	8.20%	\$166,095.58	\$3,460.32	\$734.71	\$0.00	\$4,195.03
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$4,306.18	\$4,306.18	\$914.31	\$0.00	\$5,220.49
Commercial	10.29	10.29		1.50	15.44	1.17%	\$23,737.83	\$2,306.88	\$489.81	\$0.00	\$2,796.69
TOTAL	<u>958.29</u>	<u>376.29</u>	<u>579</u>		<u>1316.64</u>	<u>100.00%</u>	<u>\$2,024,882.02</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$121,492.92)

Net Revenue to be Collected **\$1,903,389.10**

(1) Reflects 2 (two) Series 2012 prepayments, and 1 (one) Series 2013 prepayment

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Tab 9

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Preserve at Wilderness Lake Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 2, 2023

HOUR: 6:30 p.m.

LOCATION: The Preserve at Wilderness Lake Lodge
21320 Wilderness Lake Blvd.
Land O’ Lakes, FL 34637

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 3, 2023.

Attest:

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

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

Tab 10

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

This **The Preserve at Wilderness Lake Community Development District - District Management Agreement** (the “**Agreement**”) is made effective as of May 1, 2023, by and between **The Preserve at Wilderness Lake Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “**District**”) and **DPFG Management & Consulting, LLC**, a Florida limited liability company, d/b/a Vesta District Services with a mailing address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “**Manager**” and, together with the **District**, the “**Parties**”).

- 1. PURPOSE; SCOPE OF SERVICES:** The purpose of Agreement for professional district management services is for the Manager to provide professional district management services to the District pursuant to Chapter 190, *Florida Statutes*, as more particularly described herein and in **Exhibit “A”** attached hereto and incorporated herein by this reference (collectively, the “**Services**”). In addition to the Services described in the Agreement, or in any addendum executed between the parties, the District may, from time to time, require additional services from the Manager. Any services not specifically provided for in the Agreement, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered “**Additional Services.**” If any Additional Services are required or requested, the Parties will agree on a detailed description of these services and fees for such services to the District. The Manager shall undertake the Additional Services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Manager. To the extent reasonably possible, Manager shall consult with the Board of Supervisor prior to changing the District Manager if the District Manager or Vice President, District Services are changing. The names and contact information for the initial District Manager and the Vice-President, District Services that supervises the District Manager are as follows:

Tish Dobson, District Manager

Phone Number: 813-758-4841

Email: tishdobson@vestapropertyservices.com

Scott Smith, Vice-President, District Services

Phone Number: 813-390-6553

Email: scottsmith@vestapropertyservices.com

- 2. TERM.** The Manager’s Services as provided in this Agreement shall commence on May 1, 2023, and this Agreement shall remain in effect until September 30, 2024. The Manager acknowledges that the prices of this Agreement are firm and that the Manager may change the prices only with the District’s written consent as evidenced by a vote of the Board of Supervisors of the District.

3. FEES AND EXPENSES; PAYMENT TERMS.

a. FEES AND EXPENSES.

- i. A schedule of fees for the Services described in this Agreement is shown in **Exhibit “B”** to this Agreement, which is attached hereto and incorporated herein (“**Fee Schedule**”). The District shall pay the Manager for the Services provided under the terms of this Agreement in accordance with the Fee Schedule. For purposes of the Manager’s compensation for Services provided pursuant to this Agreement, the District shall compensate the Manager only for those Services provided under the terms of this Agreement. Unless otherwise specified by this Agreement, the Manager will invoice the District for the Manager’s Services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit “B”**. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Services in this Agreement may be negotiated annually by the parties. Any amendment to Services fees must comply with the amendment procedure in this Agreement and must be reflected in the adopted General Fund Budget of the District. The District’s adoption of the General Fund Budget shall not constitute the District’s consent for payment of any such fees or expenses. In no event shall the fees be increased to an amount which exceeds the amount of funds approved for the Services in the applicable budget adopted by the Board.
- iii. In the event the District authorizes a change in the scope of services requested, Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the parties before Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Manager or one of its subcontractors, if applicable, incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit “B”**. Out-of-pocket expenses incurred in connection with the performance of Additional Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding. At the end of the initial term of this Agreement, the Manager shall continue to provide the services to the District until terminated by either party, for any reason, upon sixty (60) days written notice.

b. PAYMENT TERMS.

- i. Services.** Services will be billed monthly as a fixed fee pursuant to the Fee Schedule attached for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2023**”) and the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2024**”). Compensation for fiscal years after Fiscal Year 2024 shall be as mutually agreed in writing between the Parties. All payments shall be subject to the Prompt Payment Act, Chapter 218.70, et seq., *Florida Statutes*. Pursuant to Section 218.74(2), *Florida Statutes*, all invoices will be due and payable forty-five (45) days from the date specified in Section 218.73, *Florida Statutes*.
- ii. Additional Services.** Unless otherwise stated in a separate amendment for Additional Services, Additional Services authorized under Section 1 will be billed monthly on an hourly basis for the hours incurred at the Manager’s then-current hourly rate.
- iii. Out-of-Pocket Expenses.** Out-of-pocket expenses of the Manager will be billed monthly as incurred.
- iv. Suspension of Service.** The Manager shall have the right to suspend services being provided as outlined in this Agreement if the District fails to pay Manager’s invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 *Florida Statutes*. Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- v. Contingent Payments.** The payment of fees and expenses, as outlined in this Agreement, are not contingent upon any circumstance not specifically outlined in this Agreement.

4. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other Managers, contractors, or employees, as required, for the Manager to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

5. TERMINATION.

c. This Agreement may be terminated as follows:

- i.** By the Manager or District for "good cause", which shall include misfeasance, malfeasance, or nonfeasance by either Party or any material breach of this Agreement by either Party; or
- ii.** Upon the dissolution or court-declared invalidity of the District; or

- iii. By the Manager or District, for any reason, upon provision of a minimum of sixty (60) days' written notice of termination to the address noted herein.
- d. Upon the termination of this Agreement, the Manager agrees to take all reasonable and necessary actions to transfer to the District, or to such other party as directed by the District, all the books and records of the District in the Manager's possession in an orderly fashion. The portion of the fees and any other amounts due and owing to the Manager under this Agreement up to the effective date of the termination of this Agreement shall be due and payable immediately upon the termination of this Agreement, subject to any offsets due District may have for services not performed or not performed in accordance with the Agreement. The District's obligation to make payment to the Manager of the portion of the fees and any other amounts due and owing to Manager under this Agreement up to the effective date of the termination shall survive the termination of this Agreement.

6. REPRESENTATIONS AND ACKNOWLEDGEMENTS.

- e. The Manager shall devote such time as is reasonably necessary to perform the Services.
- f. The Manager agrees that all Services shall be performed by skilled and competent personnel.
- g. The Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Manager agrees to take steps to repair any damage resulting from the Manager's activities and work pursuant to the Agreement within twenty-four hours (24) hours.
- h. The Manager represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services, as provided for in the standard set forth in Section 112.311, *Florida Statutes*. The Manager further represents that no person having any such interest shall be employed by the Manager to perform the Services or any portion thereof.
- i. The District acknowledges that the Manager is not an attorney and may not render legal advice or opinions. Although the Manager may participate in the accumulation of information necessary for use in documents required by the District in order to finalize any particular matters, such information shall be verified by the District as to its correctness; provided, however, that the District shall not be required to verify the correctness of any information originated by the Manager in connection with the Services.

7. INDEMNIFICATION; SOVEREIGN IMMUNITY.

- j. **MANAGER INDEMNIFICATION.** To the extent allowable under applicable law and except and to the extent caused by the gross negligence or willful misconduct of the District, the Manager agrees to indemnify and hold the District and its respective officers, directors, employees, agents, successors and assigns (District and each such

person being an “**Indemnified Party**”) harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, attorney’s fees suffered, sustained, incurred or required to be paid by any Indemnified Party related to or arising out of the negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager pursuant to this Agreement. In the event that the Manager receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with Manager’s indemnity obligations hereunder, the Manager shall give the District prompt notice of such proceedings and shall inform the District in advance of all hearings regarding such action, claim, suit, proceeding, or investigation.

k. DISTRICT INDEMNIFICATION. To the extent the Manager or its employees are serving as the District’s employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, *Florida Statutes*), the District agrees to indemnify, defend, and hold harmless the Manager from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney’s fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness or willful misconduct of the Manager or its employees.

l. INDEMNIFICATION OBLIGATIONS. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

m. SOVEREIGN IMMUNITY. Nothing herein shall be construed to waive or limit the District’s sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law, including to the extent that the Manager may be deemed to be an agent of the District.

8. INSURANCE.

n. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.

o. The Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

i. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.

- ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- p. For the General Liability Insurance policy, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days' written notice to the District. Manager will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- q. If the Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) after 10 days' notice and opportunity to cure, to secure such required insurance, in which event the Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is DPFM Management & Consulting, LLC d/b/a Vesta District Services ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public

records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-758-4841, OR BY EMAIL AT JLEGER@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746 ATTN: THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT MANAGER.

10. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties as follows:

If to the District: The Preserve at Wilderness Lake
Community Development District
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

If to the Manager: DPF Management & Consulting, LLC
d/b/a Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Vice-President, District Services

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

11. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Manager.

- 12. ASSIGNMENT.** Except as provided in this section, neither the District nor the Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other; provided however that the Parties acknowledge that the Manager intends to assign this Agreement to Vesta Property Services, Inc., and the District agrees not to unreasonably withhold consent to such assignment. Any assignment attempted to be made by the Manager or the District without the prior written approval of the other party is void.
- 13. CONTROLLING LAW.** This Agreement shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. The venue for all proceedings shall be in the County in which the District is located.
- 14. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 15. MERGER PROVISION.** This instrument, together with its exhibits, contains the entire understanding and agreement between the parties concerning the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, between the parties, with respect thereto. This instrument, together with its exhibits, shall constitute the final and complete expression of this Agreement between the District and the Manager relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and the exhibits, this instrument shall control.
- 16. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Manager under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- 17. ATTORNEY'S FEES.** In the event either party is required to take any action to enforce this Agreement, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- 18. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Manager and their respective representatives, successors, and assigns.

- 19. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- 20. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Manager as an arm's length transaction. The District and the Manager participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 21. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 22. E-VERIFY.** The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and that such provisions are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- 23. SEVERABILITY.** In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

24. NO CONSTRUCTION AGAINST DRAFTING PARTY. Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation, or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceeding or dispute connected with, arising out of, or involving this Agreement.

THEREFORE, the Manager and the District each intend to enter this Agreement, understand the terms set forth herein, and hereby agree to those terms.

DPFG Management & Consulting, LLC
d/b/a Vesta District Services

The Preserve at Wilderness Lake
Community Development District

Dan Armstrong
Chief Financial Officer

Holly Ruhlig
Chair of the Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Fee Schedule

**Exhibit “A”
Scope of Services**

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District in compliance with Chapter 190, Florida Statutes.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners’ meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - 12. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 13. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district’s creation.
 - 14. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 15. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
 - 16. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.

17. Provide for submitting the regular meeting schedule of the Board to County. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
- D. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records. Protect integrity of all public records in accordance

with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
5. Manage banking relations with the District's Depository and Trustee.
6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
7. Account for assets constructed by or donated to the District for maintenance.
8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program
Administration

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals
 - d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement

Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.

3. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.

4. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
2. Verify assessments on platted lots, commercial properties or other assessable lands.
3. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
4. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond four (4) hours in length)
2. Additional or continued meetings (not including the fourteen (14) contracted combination of board meetings or workshops);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report
2. True-Up Analysis:
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary.

C. Bond Issuance Services

1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
2. Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments Bond Validation
 - a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

- D. Electronic communications/e-blasts outside of the Lodge communication/e-blast system;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

**Exhibit “B” - Schedule of Fees for 2022/2023 Fiscal
Year and 2023/2024 Fiscal Year**

	Monthly	Annual
Management:	\$ 2,089.00	\$25,068
Administrative:	\$ 740.00	\$ 8,880
Accounting:	\$ 2,167.00	\$26,004
Financial & Revenue Collections:	\$ 477.00	\$ 5,724
Assessment Roll		\$ 5,724
Total Standard On-Going Services:	\$ 5,473.00	\$71,400

NOTE : District Management Services Include:

- Up to a total of fourteen (14) meetings and workshops per year; each up to four (4) hours in length.
- Administrative and Accounting functions outlined above.
- Tablets/electronic device for Supervisor's use at meetings.

**FOR THE BALANCE OF THE DISTRICT'S CURRENT FISCAL YEAR ENDING
SEPTEMBER 30, 2023:**

- Manager agrees to include up to two (2) meetings per month if needed; the additional meetings shall not incur additional fees submitted by Manager.
- Manager agrees to waive the above stipulation regarding additional fees for meetings exceeding four (4) hours in length.
- Manager will not charge the \$5,724 Assessment Roll fee for the Fiscal Year 2022/2023 budget since that service will not be needed until the Fiscal Year 2023/2024 assessments are levied and collected the fall of 2023.

Tab 11

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
AMENITY MANAGEMENT AGREEMENT**

This **The Preserve at Wilderness Lake Community Development District Amenity Management Agreement** (the “**Agreement**” or the “**Contract**”), is made and entered into as of May 1, 2023 by and between **The Preserve at Wilderness Lake Community Development District**, (the “**District**” or the “**CDD**”) whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 and **Vesta Property Services, Inc.** (the “**Amenity Manager**” or “**Vesta**”) whose mailing address is 245 Riverside Dr., Suite 300, Jacksonville, Florida 32202.

BACKGROUND INFORMATION:

The District desires to employ the services of the Amenity Manager for the purpose of providing non-exclusive amenity manager services for The Preserve at Wilderness Lake Community Development District, as required to meet the needs of the District during the contract period, and the Amenity Manager desires to assist the District with such matters.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

- 1. SCOPE OF SERVICES AND COMPENSATION.** The District hereby engages the Amenity Manager for the services described in **Exhibit “A”** (the “**Scope of Services**”). The Amenity Manager shall provide the services described in the Scope of Services for the fee schedule described in **Exhibit “B”** (the “**Fee**”). There will be no additional compensation for the Amenity Manager for standard operating expenses including, but not limited to, health insurance costs or other benefits for employees of the Amenity Manager. To the extent reasonably possible, Vesta shall consult with the Board of Supervisor prior to changing staff at the clubhouse, and Vesta shall notify the District if the contact information or the Amenity Manager or the Vesta Regional Vice-President are changing. The names and contact information for the initial Amenity Manager and the Vesta Regional Vice-President that supervises the Amenity Manager are as follows:

Amenity Manager:

Karen Deal, Lodge General Manager
Email: kdeal@vestapropertyservices.com
Phone: 813-731-0800

Vesta Regional Vice-President:

Julie Cortina, Regional Vice-President
Email: jcortina@vestapropertyservices.com
Phone: 727-543-2076

2. TERM AND TERMINATION. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on May 1, 2023 and end on September 30, 2025. The Agreement may be terminated by either party, for any reason, upon sixty (60) days written notice provided; however, should this Agreement be terminated, the Amenity Manager will take all reasonable and necessary actions to transfer all the books and records of the District in its possession in an orderly fashion to the District or its designee. At the end of the initial term of this Agreement, the Amenity Manager shall continue to provide the services to the District until terminated by either party, for any reason, upon sixty (60) days written notice.

3. MANNER OF PERFORMANCE. The Amenity Manager shall devote such time as is necessary to complete the duties and responsibilities assigned to the Amenity Manager under this Agreement. The Amenity Manager hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

4. INDEMNIFICATION.

a. **DISTRICT INDEMNIFICATION.** To the extent as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the Consultant from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the Consultant. The District's defense, indemnity, and hold harmless obligations as set forth in this Section shall not exceed the monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

b. **CONSULTANT INDEMNIFICATION.** The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out due to the negligent or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

c. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all

settlements, judgments, damages, liquidated damages, penalties, forfeitures, pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

5. **INSURANCE.** Prior to commencing the services under this Agreement, at all times during the term of this Agreement, the Amenity Manager shall maintain in full force and effect, at the Amenity Manager's expense, the following insurance: (i) Workers' Compensation insurance as required by applicable law, (ii) Commercial General Liability insurance, including personal injury, with limits not less than one million dollars (\$1,000,000) per occurrence, and (iii) Errors and Omissions insurance with limits not less than one million dollars (\$1,000,000). The Amenity Manager shall require the insurers to give the District at least thirty (30) days prior written notice of modification or cancellation, and shall provide that the District be named as "a named additional insured". Upon execution of this Agreement, and thereafter from time to time upon request by the District, the Amenity Manager shall provide the District with a certificate evidencing such insurance.
6. **CONFLICTS OF INTEREST.** The Amenity Manager represents that it presently has no interest and shall acquire no interest either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The Amenity Manager further represents that no person having any interest shall be employed for said performance.
7. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by the laws of the State of Florida with venue in the county where the District is located. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
8. **ATTORNEYS FEES.** In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.
9. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties as follows:

Vesta Property Services, Inc.
245 Riverside Dr., Suite 300
Jacksonville, Florida 32202
Attn: Julie Cortina
Regional Vice-President

**The Preserve at Wilderness Lake
Community Development District**
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

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

10. AMENDMENTS. The terms and conditions contained herein constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto. This Agreement supersedes and replaces all previous agreements between the Amenity Manager and the District. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties.

11. SCRUTINIZED COMPANIES. Pursuant to Section 287.135, Florida Statutes, Amenity Manager represents that in entering into this Agreement, the Amenity Manager has not been designated as a "scrutinized company" under the statute and, in the event that the Amenity Manager is designated as a "scrutinized company", the Amenity Manager shall immediately notify the District whereupon this Agreement may be terminated by the District.

12. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Amenity Manager represents that in entering into this Agreement, the Amenity Manager has not been placed on the convicted vendor list within the last 36 months and, in the event that the Amenity Manager is placed on the convicted vendor list, the Amenity Manager shall immediately notify the District whereupon this Agreement may be terminated by the District.

13. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes:

a. Amenity Manager represents that Amenity Manager is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

b. If the District has a good faith belief that the Amenity Manager has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Amenity Manager otherwise complied with its obligations thereunder, the District shall promptly notify the Amenity Manager and the Amenity Manager will immediately terminate its contract with the subcontractor.

14. PUBLIC RECORDS. As required under Section 119.0701, Florida Statutes, Amenity Manager shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Amenity Manager does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Amenity Manager upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE AMENITY MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AMENITY MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-758-4841, OR BY EMAIL AT JLEGER@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746 ATTN: THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT MANAGER.

15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

16. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A

default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

17. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the Consultant, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

18. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

19. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

20. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

21. EXPENSES RELATED TO FACILITY. All purchases will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law.

22. FACILITY REVENUE. The Consultant will remit any gross revenue derived from income generating services and programs to the District on a monthly basis, which revenue will be used to defray the operations and maintenance costs of the amenity facilities. The Consultant shall keep close accounting of all revenue and expenditures.

23. TAX EXEMPT STATUS. The parties agree that the amenity facilities will be operated and maintained for an exclusively public purpose, and that any monies generated from the operation of the amenity facilities will be remitted to the District and used to defray the public expense associated with operating and maintaining the amenity facilities consistent with the terms of this contract. The District agrees to pay any applicable ad valorem taxes.

IN WITNESS WHEREOF, the Board of Supervisors of The Preserve at Wilderness Lake Community Development District has made and executed this Agreement on behalf of the District and the Amenity Manager have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Vesta Property Services, Inc.

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

By: _____
Dan Armstrong
Chief Financial Officer

By: _____
Holly Ruhlig
Chair of the Board of Supervisors

EXHIBIT "A"
SCOPE OF SERVICES

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

AMENITY MANAGEMENT:

- A. Provide professional management and oversight to perform the services outlined in this contract.
- B. Upon request, attend meetings in person or via phone to provide any updates or address concerns.
- C. Be available to any board member for open and direct communications regarding any questions they may have.
- D. Managing the recruiting, hiring, training, oversight and evaluation of personnel.
- E. Ensure all staff reviews are completed in September of each year, along with the administering of any merit increases on or before October 1st of the following fiscal year.

Amenity Personnel:

Community Manager Duties to include and with the assistance of the Assistant Manager and the Consultant's back-office support staff:

- 1. Responsible for recruiting, hiring, training, and supervising of all Amenity employees. Includes: Assistant Manager, Lifestyle Coordinator, Lodge Representatives, Pool Attendants and Maintenance Staff. All employees report directly to the Community Manager.
- 2. Training to include: Theater system, card access system, surveillance systems, computers, register, Splash Pad, etc.
- 3. Track vacations, conduct, disciplinary action plans, and assist HR with the New Hire paperwork for Amenity Center Staff.
- 4. Responsible for motivating employees as individuals while building a positive, cohesive team. Includes employee appreciation.
- 5. Responsible for preparing and managing all employee work schedules to ensure that the Lodge and grounds are adequately staffed to maximize resident satisfaction, meet programming needs, and maintain the grounds and facilities. Coordinate with the Lifestyle Coordinator to ensure adequate staffing for events/programs. Create and adhere to the annual personnel budget.
- 6. Responsible for an annual written review and personal review meeting of all employees.
- 7. Review and approve ADP timesheets for processing and payment.

8. Support and assist other staff members as needed.
9. Supervise employees and ensure compliance with personnel manual using sound management practices.
10. Schedule staff trainings, i.e., CPR/AED/First Aid, QuickBooks, certification renewals, etc.
11. Debrief with Assistant Manager, Lifestyle Coordinator and Staff regarding current events, future planning of events, meetings, etc. Establish guidelines to enhance productivity, teamwork, and positive relationships among employees.
12. Encourage suggestions from employees that may streamline processes in day-to-day operations and provide better customer service.
13. Ensure that employees effectively troubleshoot and remediate any unpleasant resident experiences, including ensuring that employees make appropriate referrals as needed.
14. Establish appropriate intervention measures to be taken by employees in potentially hazardous situations.
15. Ensure that employees respond quickly and courteously to resident concerns, enlisting the assistance of management as needed.
16. Ensure that all Staff is aware of the appropriate person/agency to contact in the event of minor emergencies.
17. Ensure that Staff is well-versed in process of disaster preparedness, including hazardous weather.
18. Responsible for creating and adhering to the annual CDD operating budget.
19. Oversee the Lifestyle Coordinator's management of the Special Events line item.
20. Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions, and operational improvements.
21. Responsible for approving all invoices / purchases for the community and Lodge facilities, not exceeding \$1,000.00.
22. Resolve invoice disputes/problems with associated vendor.
23. Responsible for preparing weekly/monthly spreadsheets of Facility revenue collected from events, facility rentals, spa services, classes, event sponsorships, General Store sales, and misc. items.
24. Prepare deposits and debit card receipts for accounting.
25. Responsible for ensuring the Asst. Manager and Lifestyle Coordinator maintains supporting spreadsheets for all events, sponsorships, and programs.
26. Responsible for maintaining and balancing petty cash.
27. Develop/oversee Staff's proper cash handling procedures.
28. Develop revenue generation business plans for the General Store.

29. Responsible for approving and scheduling private events and event room rentals. Work closely with the Lifestyle Coordinator to ensure private events are not counterproductive to the overall programming mission of the community.
30. Responsible for Nature Center operations. Ensure the care & well-being of all animals, including cleanliness, feeding, proper environment, and veterinary care.
31. Responsible for maintaining proper efficiency of the computers, network, back-up, and Cyber Sitter program. Develop and implement procedures regarding proper usage and security by both residents and Staff.
32. Responsible for overseeing & maintaining the community website.
33. Oversee the Lifestyle Coordinator with properly updating/posting on the website, including: CDD business, the events calendar, Fitness Center Class Schedules, Community News, event photos, etc.
34. Work with the software development/hosting company as needed on any technical problems or enhancements.
35. Oversee Staff's assignment of Lodge Access IDs.
36. Responsible for managing Lodge vendors for services such as pool maintenance, facility cleaning, fitness equipment maintenance, landscaping, A/C & heating, pest control, yearly sprinkler inspections, yearly fire & burglar alarm inspections, fire extinguisher inspections, fire retardant application, etc.
37. Research & implement, when applicable, cost savings on products & vendors, such as: LED lighting, printing, cleaning supplies, Eco Friendly products, etc.
38. Troubleshoot IT, A/C, Plumbing, Surveillance Systems, Ice Machine, Theater System Electrical, pool issues, etc. before calling for repairs.
39. Routinely review onsite/parks/entrance surveillance systems for functionality and incidents.
40. Assist the Board with special projects. Including: roofing, flooring, splash pad resurfacing, tennis court/basketball resurfacing, Celebration of Life Garden, furniture upgrades, Fitness Center upgrades, IT upgrades, etc.
41. For vendor services in excess of \$5,000 per year, bid the services and conduct contract negotiations such as sidewalk & curb cleaning/sealing, holiday lighting, etc.
42. Responsible for the management of Fitness and Spa vendors including personal trainers, fitness class instructors (Yoga, Martial Arts, Zumba, etc.) and spa services technicians (Nail Tech). Determine pricing, track & report revenue, and collect Lodge percentage. Ensure proper certification; licensing and Certificate of Liability insurance and Independent Contractor agreement is updated yearly.
43. In conjunction with the Assistant Manager, work with Fitness Center/Spa vendors on publicity, programming, and scheduling.
44. Responsible for ensuring compliance with all Health Department requirements and licenses for the Spa, Fitness Center, and pools.

45. Responsible for supervising and tasking maintenance personnel to ensure proper maintenance of facilities, grounds, ponds, and conservation areas. Manage the vendor relationships with contracted grounds and conservation maintenance companies. Work with residents and government entities (i.e., SWFWMD) regarding conservation property issues.
46. Track workorders and field service concerns regarding landscaping, wetlands, conservation.
47. Assist the Landscape Oversight vendor with the monthly Community Landscape inspection and provide follow up to the Landscape Oversight vendor on progress and deficiencies.
48. Coordinate with the Landscape Oversight vendor and Field Services Manager on concerns that are reported.
49. Maintain a landscape book with proposals, maps, application of fertilizer/insect control, responses, monthly reports, etc.
50. Coordinate with the Wetland's vendor on concerns that are reported.
51. Investigate/identify Landscape and Wetland's concerns before coordinating with the vendor.
52. Responsible for managing, implementing, scheduling, and documenting the Off-Duty Sheriff Patrol for the community. Provide a monthly report to the Board regarding their activity during their shift.
53. Work with residents and the Sherriff's Department to develop a strong Community awareness.
54. First point of contact for afterhours emergencies, concerns, alarms, and/or incidents.
55. Complete routine inspections throughout the buildings and outside amenities.
56. Conduct offsite visits for review of vendor projects to present exhibits of completed projects to the Board.
57. Maintain a communication Logbook for resident interaction, concerns, and deficiencies.
58. Ensure accuracy of operations and procedures guidelines, task schedules, and productivity logs.
59. Ensure spotless physical appearance of the Lodge facilities and supervise daily operations.
60. Maintain Inventory Sheets on Fitness Center equipment, Maintenance Equipment, Event supplies, DVDs, Games, etc.
61. Schedule weekly maintenance equipment, landscape lighting inspections.
62. Coordinate wetlands & resident meetings on conservation/natural area policies.
63. Schedule ordering of cleaning, events, and General Store supplies.
64. Routinely meet with the Landscape Oversight Manager & Landscape Company – Monthly and when needed on irrigation, pots, rotations, etc.
65. Assist with Board of Supervisors requests and approvals.
66. Responsible for building and maintaining relationships with all residents.

67. Primary resident contact for all major resident issues and concerns. Troubleshoot resident issues with the appropriate staff. If issue resolution is delegated to another person/company, continue to monitor the issue until it has been completely resolved.
68. Responsible for reviewing, updating, and enforcing rules and regulations for residents participating in community events or on community property. In conjunction with the Assistant Manager and Lifestyle Coordinator, develop & coordinate an ongoing program for children turning 12, and their parents, which will familiarize the family with the rules and responsibilities associated with unsupervised Lodge privileges.
69. Responsible for providing input and feedback to the HOA Board & Management Company as requested. Work with the HOA management company on an as-needed basis.
70. Responsible for providing input and feedback to the CDD Board of Supervisors on major issues pertaining to residents, staff, property and facilities, vendor services, and community policies and procedures.
71. Provide Operations report for the monthly CDD meetings.
72. Attend monthly CDD meetings.
73. Meet with individual Board members & residents as requested.
74. Maintain community relationships in the greater Land O' Lakes area. This includes developing a mutually beneficial relationship with the vendors of Wilderness Lake Commons. At times includes familiarity with the Connerton staff, local schools' administrative staff, local newspaper contacts, Chamber of Commerce, etc.
75. Assist the Lifestyle Coordinator as needed with major community events, scheduling & marketing.
76. In the absence of the Lifestyle Coordinator, serve as management contact for residents regarding programs and events.
77. Arrange & promote sponsorship with Media Company for Nature's news.
78. As needed, meet with parents regarding disciplinary actions and programs for resident youths.
79. Maintain events calendar & Room Rental calendar.
80. Maintain relationships with new residents, community intranet and assist with community activities, clubs-within-a-club, and committees.
81. Manage the assignment of Lodge Access IDs.
82. Meet and greet residents and potential homebuyers, Realtors, and other visitors, and provide Lodge information through personal dialogue and tours of the Lodge Facilities.
83. Meet with, schedule, and complete Rental Agreements for Private Events in the Activities Center, Theatre, and Nature Center Classroom.
84. Coordinate/report to Pasco County on road repairs, storm water drainage issues, broken lines, etc.

85. Implement Teen Volunteer Program – Schedule volunteers, create volunteer duties & maintain the log for community service hours.
86. Coordinate Adult volunteers regarding planning events & implementation.
87. Implement community recognition of Teens, Girl Scouts, Boy Scouts, etc.
88. Consistently encourage and promote Resident participation.
89. Resolve any issues requiring attention on behalf of the Residents.
90. Create and facilitate Emergency Plans.
91. Coordinate w/Off-Duty Sheriff Patrol Coordinator on community issues, speed trailer requests, etc.
92. Schedule/plan special community meetings – Road Repaving, Forums, etc.
93. Write articles for the Newsletter.
94. Document Lodge incidents and communicate with Board Chair.
95. Prepare and present new Resident Orientations as needed.
96. Prepare and edit Nature’s News (12 issues per year) with the Lifestyle Coordinator.
97. Troubleshoot all community concerns.
98. Work closely with community fundraisers.
99. Maintain & regularly check the suggestion box; consider implementing reasonable suggestions that would benefit the majority of the residents.

Assistant Manager: As directed by the Community Manager, the Assistant Manager shall:

1. Assist with the day-to-day operations,
2. Ensures a presentable overall appearance of the Clubhouse and amenities.
3. Serves as the on-site representative of the District to the residents.
4. Responsible for the following as it relates to the residents, but not limited to:
5. Issue resident access cards and monitor the card system.
6. Interact with residents and guests on a day-to-day basis.
7. In the absence of the Lifestyle Coordinator, assist in notifying residents of upcoming events, meetings, and general information.
8. Monitor’s guest and visitor policies and enforces the rules and regulations of the facility.
9. Assist in the management of the private events calendar for the Clubhouse and completes private event rental forms, security deposits, and check-in/out documents.
10. Assist with the assessment of the condition of District property resulting from neglect, vandalism, depreciation and estimates the costs associated with its repair and/or replacement.

11. Performs regularly scheduled reviews of preventative maintenance records, inventories.
12. Routinely inspects the District's maintenance items, tools, and equipment.
13. Assist with the preparation of incident and/or accident reports and forwards them appropriately.
14. Assist in processing and managing work orders as needed.
15. Accesses clubhouse needs and provides input as needed for repair/replacement.
16. Works with assigned contractors to ensure quality service is provided to the community.
17. Assist with workplace operations to maintain and improve effectiveness and efficiency.
18. Assist in preparing monthly management reports.
19. Coordinate/Report to Pasco County on road repairs, storm water drainage issues, broken lines, etc.
20. Maintain events calendar & Room Rental calendar.
21. Meet and greet residents and potential homebuyers, Realtors, and other visitors, and provide Lodge information through personal dialogue and tours of the Lodge Facilities. Meet with, schedule, and complete paperwork for Private Events in the Activities Center, Theatre, and classroom.
22. Schedule weekly maintenance safety checks, landscape lighting inspections.
23. Maintain Inventory Sheets on Fitness Center equipment, Maintenance Equipment, Event supplies, DVDs, Games, etc.
24. Routinely review onsite/parks/entrance surveillance systems for functionality and incidents.
25. Troubleshoot IT, A/C, Plumbing, Surveillance Systems, Ice Machine, Theater System Electrical, pool issues, etc. before calling for repairs.
26. Research & implement, when applicable, cost savings on products & vendors, such as, LED lighting, cleaning supplies, Eco Friendly products, etc.
27. Work with the software development/hosting company as needed on any technical problems or enhancements.
28. Responsible for Nature Center operations. Ensure the care & well-being of all animals, including cleanliness, feeding, proper environment, and veterinary care.
29. Prepare deposits and debit card receipts for accounting.
30. Ensure that employees respond quickly and courteously to resident concerns, enlisting the assistance of management as needed.
31. Ensure that all staff knows the appropriate person/agency to contact in the event of minor emergencies.

32. Coordinate w/Off Duty Sheriff Patrol Coordinator on community issues, speed trailer requests, etc.
33. Write articles for the Newsletter.
34. Non-essential duties include other job-related duties as assigned.

Lifestyle Coordinator:

1. Develop and coordinate the special events, programs, and recreational activities in the community including family events, seasonal and holiday events, small and large group events, charitable and fundraising events, and nature conservation education programming
2. Coordinate the rental of recreational rooms for private parties and activities, collection of deposits and rentals and accurate accounting
3. Pre-event coordination with facility renters, stakeholders, or residents to ensure proper equipment set-up, staffing, pre and post maintenance, monitoring, and security
4. Responsible for all event advertising and related resident communication.
5. Provide monthly event financial summaries
6. Troubleshoot and smooth issues relating to the successful execution of events.
7. Manage and adhere to budgeted line items associated with events
8. Oversee the sales of ice cream, DVD rentals, snack shack sales/inventory
9. Facilitating communication with residents including timely e-blasts as needed, web calendar, Nature's News calendar, event signs on Wilderness Lake Blvd
10. Purchase and display of seasonal, event, and activity decorations
11. Oversee the issuance of Lodge Access ID's
12. Along with the Community Manager is responsible for resident orientation and welcoming and providing community information to potential residents, realtors, and other visitors
13. Publishing 12 issues of the Nature's News annually including arranging sponsorships and outside advertising.
14. Update web content including web event calendars.

Lodge Representatives:

1. Meet and greet residents.
2. Participate and assist the operations, tours, special events and activities of Wilderness Lodge and Recreational amenities.
3. Maintain collateral readiness and audio/visual presentation material.
4. Provide administrative services to include data entry.

5. Perform other routine office procedures to include: telephone management, sort/distribute incoming and outgoing mail, copy documents, and file maintenance, inventory control of supplies for office equipment, maintenance and kitchen.
6. Confirm and schedule Spa appointments.
7. Provide administrative support to community intranet.
8. Ensure spotless physical appearance of the Lodge Facilities.
9. Assist with maintenance of operations and procedures guidelines, task schedules and productivity logs.
10. Assist management and team as required.
11. Assist in resident relations and customer service
12. Assist in maintenance and care of the animals in the Nature Center
13. Responsible for opening and closing responsibilities of the Lodge Facilities
14. Complete routine walks/inspections throughout the buildings and outside amenities.
15. Maintain a spotless appearance of the amenities at all times.
16. Research and recommend DVDs for the Theater.
17. Checkout DVDs to residents / or setup the Theatre for viewing.
18. Call residents when DVDs are late.
19. Assist with event preparation and clean-up.
20. Manage event reservations, collect monies, and sell tickets for Lodge events
21. Assist with the new resident orientations,
22. Assist with the General Store sales.
23. Prepare popcorn for the Private Rentals.
24. Empty all interior trash receptacles in the evening
25. Secure the buildings and set the alarm as needed.
26. Assist with the creation of the monthly events booklet and distribute/post.
27. Update bulletin boards.
28. Catalog DVD collection.
29. Prepare Welcome Home packets.

Maintenance Staff:

1. Police the community and common areas daily to ensure immaculate appearance of all buildings, docks, signage, lighting, common areas. Start at the community entrance and following the main boulevard throughout the community. (Landscaping, irrigation, signage, trash, ponds, and retention areas, parks, and playgrounds etc.)

2. Assist in conducting routine indoor and outdoor inspections and maintenance routines and procedures for, Ranger Station, Lodge, and Recreational Facilities.
3. Assist Lodge management and team as required.
4. Change all interior and exterior light bulbs.
5. Coordinate timely completion of routine maintenance and operational issues. Assist where necessary.
6. Complete exterior painting to include touchups. Completion of daily requirements and tasks, e.g. trash and litter maintenance in a timely fashion
7. Coordinate with Community Manager on Duke Energy lighting issues.
8. Empty all exterior trash receptacles in the evening or as needed
9. Maintain an accurate inventory of CDD maintenance equipment and supplies.
10. Maintain exterior of every building, trash, plants, ashtrays, lighting, signage, pressure washing, and general maintenance.
11. Maintain Pools, parks and deck areas, restrooms, saunas, showers and lockers, fitness equipment cleaning and maintenance, playgrounds, fencing and docks, pressure washing, and general maintenance.
12. Oversee all Lodge & community Blvd. lighting and maintain as needed.
13. Oversee maintenance of signage, fencing, and monuments.
14. Participate and assist with the operations and preparation of special events and activities of Wilderness Lodge and Recreational facilities.
15. Perform regularly scheduled reviews of the following: Job Work Orders, Purchase Orders, Preventative Maintenance Records, Inventories, and provide to the Community Manager on a weekly basis.
16. Perform routine maintenance for boating equipment etc.
17. Staining and sealing dock, pillars, pilings, benches, and Adirondack chairs
18. Troubleshoot electrical, a/c, and plumbing repairs.
19. Troubleshoot field repairs.
20. Install light bulbs, doors, and bulletin boards.
21. Paint interior and exterior of buildings and Hardscapes, hang pictures assemble furniture, assisted in stocking, purchasing and delivery of supplies.
22. Repair windows, doors, floors, woodwork, plaster, drywall and other parts of the building and amenity structures.
23. Clean and sanitize restroom facilities and fixtures including, sinks, urinals and toilets, wash windows, mirrors, and walls; clean and sanitize showers as assigned; replenish supplies in restrooms.
24. Sweep, vacuum, mop, vacuum, and shampoo carpets as needed.

25. Sweep, clean and straighten pool deck, skim pool as needed.
26. Empty, clean and sanitize waste receptacles; pick up trash and other debris.
27. Move and arrange furniture and equipment and set up rooms for conferences, meetings, and events.
28. Replace lights and adjust shades and blinds as needed.
29. Perform routine preventative maintenance to ensure that facilities continue to run smoothly, are clean, free of hazards and it does not deteriorate.
30. Repair or report defective equipment parts and hand tools.
31. Maintain security of the entire community and recreational facilities.
32. "Police the community" daily.
33. Pick up all trash along the boulevard.
34. Empty garbage receptacles at the parks and around the exterior of the Lodge.
35. Pick up trash and clean the Ranger Station.
36. Empty refill doggie bags in Waste Systems 2-3 times each week.
37. Remove cobwebs from buildings and CDD owned docks.
38. Report any maintenance concerns to the Community Manager.
39. Straighten chairs around the pool area.
40. Clean and sanitize the pool deck tables and chairs.
41. Clean the grills.
42. Defrost refrigerators as needed.
43. Clean the tables and chairs on all of the lanais.
44. Assist Lodge Staff with other duties as needed.
45. Dust and polish furniture, woodwork, fixtures, and equipment as needed.
46. Pressure wash areas of the community as needed, remove litter and monitor community areas for damage, misuse, deterioration, and improvements.
47. Record maintenance and repair work through the maintenance app.
48. Perform maintenance related duties and responsibilities.
49. Enforce the community rules including at the Lodge facilities, playgrounds, courts, and pools.

Pool Attendants: (Optional)

1. Arrange chairs in an organized presentable appearance
2. Close all umbrellas, if weather is threatening.

3. Clean and sanitize poolside and lanai tables and chairs.
4. Empty all garbage receptacles / pick up trash.
5. Check boats at dock / display properly.
6. Straighten chairs on the dock and behind Lodge area.
7. Check resident ID cards.
8. Enforce the rules and regulations.
9. Skim pools for leaves.
10. Clean out grills.
11. Check, clean, and sanitize restroom facilities, saunas, showers, and lockers.

Exhibit “B” – Fees

Amenity Management Services:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of May 1, 2023 to September 30, 2023. After September 30, 2023, the budgeted personnel total cost to be determined based on the amount budgeted by the District each fiscal year.

<p>Personnel:</p> <p>Provides personnel coverage at the facility for twelve hours a day, seven days a week.</p> <p>Full Time Personnel (40 hours per week)</p> <ul style="list-style-type: none"> - Community Manager - Assistant Manager - Lifestyle Coordinator - Maintenance Staff (2) - Lodge Reps (2-3) <p>Part Time Personnel (29 hours per week)</p> <p>Pool Attendants (2)</p>	<p>Year 1 (May 1 – September 30, 2023)</p> <p>Budgeted Personnel Total (1)</p> <p>\$187,000 - Payable in pro-rated installments in advance of each bi-weekly pay period.</p> <p>General Management and Oversight (2)</p> <p>\$3,300 per month</p> <p>Year 2 (October 1, 2023 – September 30, 2024)</p> <p>Budgeted Personnel Total (1)</p> <p>(Payable in pro-rated installments in advance of each bi-weekly pay period)</p> <p>General Management and Oversight (2)</p> <p>\$4,000 per month</p> <p>Year 3 (October 1, 2024 – September 30, 2025)</p> <p>Budgeted Personnel Total (1)</p> <p>(Payable in pro-rated installments in advance of each bi-weekly pay period)</p> <p>General Management and Oversight (2)</p> <p>\$4,500 per month</p> <p>NOTES (1) AND (2): Years 2 and 3 shown above do not include the monthly budgeted personnel total to be determined by the District each year. The Agreement will be amended based on the District’s adopted budget for those fiscal years. If Vesta cannot provide all of the required staff during the month, the District will not be charged for any unused portion of the Budgeted Personnel Total for that month.</p>
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Tab 12

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER AND ASSESSMENT CONSULTANT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Preserve at Wilderness Lake Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**”; and

WHEREAS, the Board desires to appoint a “**Assessment Consultant**” to advise regarding the proposed issuance of special assessment bonds and other financing methods for District improvements; and

WHEREAS, the Board has determined that the appointment of a District Manager and an Assessment Consultant is necessary, appropriate and in the District’s best interests; and

WHEREAS, the Board desires to appoint a District Manager, and Assessment Consultant, and to provide compensation for their services.

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

- 1. APPROVAL OF MANAGEMENT AGREEMENT.** Vesta District Services is hereby appointed as District Manager and Assessment Consultant, and shall be compensated for their services in such capacity in the manner prescribed in the proposal incorporated herein by reference as **Exhibit A**.
- 2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of May, 2023.

ATTEST:

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 13

RESOLUTION 2023-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Preserve at Wilderness Lake Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

1. PRIMARY ADMINISTRATIVE OFFICE. The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at the offices of primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

2. PRINCIPAL HEADQUARTERS. The District's principal headquarters for purposes of establishing proper venue shall be located at the offices of _____, and within _____ County, Florida.

3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of May, 2023.

ATTEST:

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 14

RESOLUTION 2023-05

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

WHEREAS, The Preserve at Wilderness Lake Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Tish Dobson is appointed Secretary.

Johanna Lee is appointed Treasurer.

Bridgett Alexander is appointed Assistant Treasurer.

Jacquelyn Leger is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 3rd day of May, 2023.

ATTEST:

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 15

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO ESTABLISH A LOCAL BANK ACCOUNT AND APPOINT SIGNORS ON THE ACCOUNT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Preserve at Wilderness Lake Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to establish a local bank account for the District and appoint Johanna Lee and Bridgett Alexander as signors on the account.

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

1. **DESIGNATING AUTHORIZED SIGNATORIES.** The District Manager is directed to establish a local bank account at _____ for the District. _____ and _____ shall be appointed as signors on the account.

2. **EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of May, 2023.

ATTEST:

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 16



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
4/18/2023	0000169935	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER		TERMS	SALES PERSON
		SERVICE CONTRACT	Brad Ragghianti
QUAN	PART	DESCRIPTION	
1.00		<p>A Total Solution is pleased to propose the following Access Control Repair Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Replacement of EOL [End of Life] Bosch access control hardware with new Bosch AMS solution. The new equipment will take the same location as the current hardware but in addition will be a network server. The system may be accessed via Microsoft Windows Remote Desktop Protocol for administration.</p> <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY.</p> <p>Customer's Initials _____ Revision 04/02/12</p> <p>Bosch Access Control Server</p>	

Customer Print Holly Ruhlig, Chair

Customer Signature *Holly Ruhlig* dotloop verified
04/24/23 10:31 AM EDT
GLPY-DM9F-66XM-0NCZ

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
 Security & Fire Protection
 3487 Keystone Road
 Tarpon Springs FL 34688
 Phone: 727-942-1993
 Fax: 727-943-5919

QUOTE

DATE	QUOTE #	CUST #
4/18/2023	0000169935	0003873

CUSTOMER:

Wilderness Lake Preserve
 5844 Old Pasco Road
 Wesley Chapel FL 33544

JOB LOCATION:

Wilderness Lake Preserve
 21320 Wilderness Lake Blvd
 Land O Lakes FL 33543

P.O. NUMBER		TERMS	SALES PERSON
		SERVICE CONTRACT	Brad Ragghianti
QUAN	PART	DESCRIPTION	
1.00	AMS-BASE-LI	Bosch AMS Lite License	
1.00	AMS-SMA-LITE	Bosch AMS SMA License 1 Year	
1.00	APC-AMC2-4	Bosch AMC2 4 Doors	
1.00		Miscellaneous Electronic Parts	
1.00		Installation One Lot Labor	
<p>Acceptance We appreciate the opportunity to offer this quote for servicing your location and hope we are favored with your order. In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein. This proposal is only good for 30 days. Any past due invoices are subject to having late fees, collection costs, and all attorney fees added to the open balance.</p>			
TOTAL			\$6,608.64

Customer Print Holly Ruhlig, Chair

Customer Signature  dotloop verified 04/24/23 10:31 AM EDT K34D-WXGC-R6GU-N8QE Date _____

ATS Print _____ ATS Signature _____ Date _____

Tab 17

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The **special** meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Monday, April 3, 2023, at 10:03 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary
Agnieszka Fisher	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Vericker
Michael Rodriguez	Amenity Services Manager, Rizzetta & Company, Inc.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber 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

Mr. Huber asked if there were any audience comments. A resident informed the Board that there are hidden painted rocks throughout the community. The resident also stated that she was personally attached by a renter still using the amenities that no longer lives in the community. She also stated that there was drinking at the pool, and someone had a full bottle of liquor. Ms. Edwards responded asking if any of the staff had been notified. The resident stated that staff was informed two weeks ago, and staff asked the person to leave. There was the use of bad language and confrontation. This past weekend staff asked them to stop using the bad language but did not ask them to leave the pool. The resident did not speak to Mr. Craft or District management about the issues of people following each other into the pool. A discussion ensued.

The Board addressed the consideration of Rizzetta & Company's resignation letter first.

THIRD ORDER OF BUSINESS

Consideration of Rizzetta & Company's Resignation Letter

Mr. Huber presented Rizzetta & Company's resignation letter. Ms. Ruhlig stated that the District's relationship with Rizzetta & Company has been fractured. She stated that whether or not it was caused by the District or Rizzetta, it was inevitable.

Ms. Ruhlig stated to keep the same scope of work for the RFP for District Services but ask the companies submitting proposals for a staffing model. She also informed the Board that she has been researching District Management Companies. Ms. Ruhlig stated that representatives from Vesta will attend the Board's regular meeting on April 5th.

On a Motion by Ms. Ruhlig, seconded Ms. Edwards, with all in favor, the Board of Supervisors accepted Rizzetta & Company's resignation as the District Manager for the Preserve at Wilderness Lake Community Development District.

FOURTH ORDER OF BUSINESS

Discussion Regarding Staffing

The Board held a discussion regarding staffing. It was stated that Rizzetta & Company intends to staff the lodge until June 2nd.

FIFTH ORDER OF BUSINESS

Audience Comments

There were no further audience comments.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Edwards spoke about the communication from residents to the Board members. Ms. Ruhlig requested a discussion regarding rules at the pool with guests be added to the April 5th meeting. She also requested that a discussion of this with security also be added to the meeting agenda.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors adjourned the meeting at 11:10 a.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 18

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, April 5, 2023, at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary
Agnieszka Fisher	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley, Robin & Vericker
Stephen Brletic	District Engineer, BDI Engineering
John Burkett	Representative, RedTree Landscape
Roy Deary	Representative, Vesta Property Services
Scott Smith	Representative, Vesta Property Services
Tish Dobson	Representative, Vesta Property Services

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber 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

There were no audience comments put forth at this time.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

There were none put forth at this time.

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

The Board reviewed the landscape inspection reports. Mr. Burkett gave the Board an update on the fertilizer application, pest control, and the trimming of the Palm trees. He also spoke about the irrigation at the main entrance and three dead Palm trees on the property. The Board requested that the dead Palm trees be removed as soon as possible. Proposals for this work are forthcoming. Mr. Burkett stated that drought was a big factor. Ms. Edwards commented on the landscape maintenance and RedTree' Landscape's performance.

The Board reviewed the proposals from RedTree Landscape. The Board approved all of RedTree Landscape's proposals except for the proposal for the Oak trees around the tennis courts.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved RedTree Landscape's proposals for Sod Installation on Grasmere (\$1,200.00), Bermuda Turf Aeration Proposal (\$640.00), Plant Replacement at Bridge (\$420.00), COC Palm Installation at Water's Edge Monument (\$144.00), Natal Plum Installation at Nature's Ridge (\$126.00), Miami Croton Installation at Night Heron Island (\$288.00), Plant Replacement at Eagle's Crest Monument (\$756.00), and the replacement of Hybrid Irrigation Controller (\$412.00) for the Preserve at Wilderness Lake Community Development District.

Mr. Huber presented the irrigation inspection report. The Board discussed the Caliente tank repairs and stated that they had not seen any information on this. Ms. Hepner stated that the hedge line on Draycott will be included for ongoing maintenance going forward.

B. District Engineer

Mr. Brletic presented his report and gave an update on the Splash Pad which has been completed. He also gave updates on the Grasmere project and Site Masters.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Grasmere Drive Swales at a cost of \$3,400.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the floating dock and the paver project. A brief discussion ensued regarding the paver project.

Mr. Brletic also gave an update on the Volleyball Court drainage issue. He stated that he had received a proposal from Site Masters but had not been able to obtain any other proposals for the work.

On a Motion by Ms. Ruhlig, seconded Ms. Edwards, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Volleyball Court drainage repair at a not to exceed cost to \$4,500.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic reviewed his draft report with the Board. A discussion was held regarding the draft Public Facilities Report. Mr. Brletic entertained the Board members' questions and comments regarding the report.

The proposal for the Grasmere Swales was discussed under the landscape report.

C. District Counsel

Mr. Vericker stated that he is working on the transition of the District Management and Amenity Management Services.

D. GHS Environmental Report

Mr. Huber presented the GHS report for the Board's review. Ms. Edwards asked that the regular maintenance of 12 areas be included in the budget.

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.

A lengthy discussion was held regarding District Management and Amenity Management. Representatives from Vesta Property Services gave a presentation. They and Mr. Vericker entertained the Board members' questions. The Board decided to move forward with Vesta Property Services for their District Management Services and Amenity Management Services.

On a Motion by Ms. Fisher, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved moving forward with Vesta Property Services for their District Management Services on June 2, 2023 for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved moving forward with Vesta Property Services for their Amenity Management Services on May 1, 2023 for the Preserve at Wilderness Lake Community Development District.

The Board requested an updated staffing schedule. Ms. Hepner discussed modifying the lodge hours. She asked who at amenities would be handling the Easter function.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors authorized a sign-on bonus of \$2,500.00 for Judy, Tem, and Trevor for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors appointed Heather Hepner as a liaison to work with onsite staff on the modification of hours for the Preserve at Wilderness Lake Community Development District.

The Board took a recess at 11:35 a.m. and returned at 11:47a.m.

E. Community Manager's Report

Mr. Craft presented and reviewed his Community Manager's Report.

A discussion ensued regarding revising the termination date of Rizzetta & Company's District Management Services.

On a Motion by Ms. Fisher, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors revised their previous motion to start Vesta on May 1, 2023 for the District's Management Services but will pay Rizzetta & Company, Inc. through the 60-day notice period for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the transition of digital assets (website/constant contact, etc.) to Vesta Management for the Preserve at Wilderness Lake Community Development District.

The consideration of revised scope for security services was tabled.

The consideration of proposals for handicap buttons at the Nature Center was tabled. Mr. Brletic will review the proposals.

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

FIFTH ORDER OF BUSINESS

Ratification of Proposal for Wrist Bands

The Board was okay with the prior purchase of the Wrist Bands at a cost of \$1,975.00.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors directed District staff to update the Rules and Regulations posted on the website with one guest aged 12 - 17 for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 1, 2023

There was a change made to the meeting's start time to 6:33 p.m.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on March 1, 2023 as amended for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance

Expenditures for January 20223

Mr. Huber presented the Operation and Maintenance Expenditures for January 2023.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the January 2023 Operation and Maintenance Expenditures (\$114,519.70) for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

District Manager Update

Mr. Huber presented the District Manager's Report. He stated that the next regular BOS meeting is scheduled for May 3, 2023 at 6:30 p.m. He also reminded the Board that they have a budget workshop scheduled for April 18th at 10:00 a.m.

Mr. Huber presented the January Financial Statements and the overview of the Reserve Study. There were no comments.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Huber 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. Hepner, with all in favor, the Board of Supervisors adjourned the meeting at 1:50 p.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 19

The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023.

The total items being presented: **\$265,149.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	100337	000181640	Monthly Service Maintenance Agreement 02/23	Security System Monitoring Services & Maintenance	\$ 600.00	1
ACB 1-2-Tree & Landscaping, LLC	100360	2563	Tree Trimming 02/23	Tree Trimming Services	\$ 4,000.00	2
Agnieszka Aneta Fisher	100317	AF020823	Board of Supervisors Meeting 02/08/23	Supervisor Fees	\$ 200.00	3
Agnieszka Aneta Fisher	100346	AF021523	Board of Supervisors Meeting 02/15/23	Supervisor Fees	\$ 200.00	4
AlSCO, Inc.	100305	LTAM974766	Linen & Mat Service 01/23	Facility Supplies	\$ 145.95	5
AlSCO, Inc.	100368	LTAM976410	Linen & Mat Services 01/23	Facility Supplies	\$ 145.95	6
AlSCO, Inc.	100368	LTAM978058	Linen & Mat Services 02/23	Facility Supplies	\$ 145.95	8
AlSCO, Inc.	100368	LTAM979700	Linen & Mat Services 02/23	Facility Supplies	\$ 145.95	9
Arrow Exterminators	100361	50575774	Pest Control Services 02/23	Amenity Maintenance & Repairs	\$ 150.00	10
Barracuda Networks, Inc.	100327	INV26083862	Cloud Storage & Server Subscriptions 09/22	Computer Support, Maintenance & Repair	\$ 1,342.00	11
Beth Edwards	100318	BE020823	Board of Supervisors Meeting 02/08/23	Supervisor Fees	\$ 200.00	3
Beth Edwards	100347	BE021523	Board of Supervisors Meeting 02/15/23	Supervisor Fees	\$ 200.00	4
Bryan D Norrie	100319	BN020823	Board of Supervisors Meeting 02/08/23	Supervisor Fees	\$ 200.00	3
Bryan D Norrie	100348	BN021523	Board of Supervisors Meeting 02/15/23	Supervisor Fees	\$ 200.00	4
Christina M Lopes	100349	Lopes 021823 CK RQ	Reimbursement For Events 02/23	Special Events	\$ 332.00	13

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Construction Management	100328	10	Ranger Station Repairs 08/22	Ranger Station Repairs	\$ 2,134.70	15
Construction Management	100328	12	Ranger Station Beam Replacement 08/22	Ranger Station Repairs	\$ 15,272.50	16
Construction Management	100350	19	Main Club House Splash Pad Removal 12/22	Capital Reserve	\$ 2,000.00	17
Cooper Pools Inc.	100338	5565	Pool Services & Supplies 02/23	Pool Service Contract	\$ 3,608.00	18
Cooper Pools Inc.	100338	6665	Pool Service & Supplies 02/23	Pool Service Contract	\$ 3,435.00	19
Duke Energy	ACH	9100 8746 4930 01/23	Hérons Glen 01/23	Utility Services	\$ 30.44	20
Duke Energy	ACH	9100 8746 5155 01/23	Sign Herons Wood 01/23	Utility Services	\$ 30.44	23
Duke Energy	ACH	9300 0001 3381 12/22	Summary Bill 12/22	Utility Services	\$ 14,243.91	26
Duke Energy	ACH	9300 0001 3381 01/23 ACH	Summary Bill 01/23	Utility Services	\$ 13,414.71	30
Duke Energy	ACH	9300 0001 3787 01/23	Duke Summary 01/23	Utility Services	\$ 960.61	34
Fence Tampa Bay, Inc.	100339	FP020923	50% Deposit - New Fencing 02/23	Landscape Maintenance	\$ 1,300.00	43
Fitness Logic, Inc.	100320	110849	Monthly Maintenance 01/23	Fitness Equipment Maintenance	\$ 110.00	45
Florida Department of Revenue	100329	61-8014999201-4 01/23	Sales Tax Payable 01/23	Sales Tax Payable	\$ 306.19	46
Frontier Florida, LLC	ACH	239-159-2085-030513-5 02/23	Fios Internet 02/23	Telephone, Internet, Cable	\$ 100.99	47
Frontier Florida, LLC	ACH	813-929-9402-041519-5 01/23	813-929-9402-041519-5 01.23 AUTOPAY	Telephone, Internet, Cable	\$ 105.98	51

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Frontier Florida, LLC	ACH	813-995-2437-061803-5 02/23	813-995-2437-061803-5 02/23	Telephone, Internet, Cable	\$ 912.54	55
Gamer Events	100351	Gamer 955-0300	Gamer Events 02/23	Special Events	\$ 490.00	59
Gaydos Hydro Services, LLC	100314	2023-101	Materials for Dock Vegetation Clearing 01/23	Miscellaneous Expense	\$ 2,146.09	61
Gaydos Hydro Services, LLC	100330	2022-511	Wetland Maintenance 09/22	Wetland Monitoring & Maintenance	\$ 12,100.00	62
Gaydos Hydro Services, LLC	100362	2023-123	Monthly Wetland Maintenance 02/23	Wetland Monitoring & Maintenance	\$ 12,131.67	63
Heather Lyn Hepner	100321	HH020823	Board of Supervisors Meeting 02/08/23	Supervisor Fees	\$ 200.00	3
Heather Lyn Hepner	100352	HH021523	Board of Supervisors Meeting 02/15/23	Supervisor Fees	\$ 200.00	4
Holly C Ruhlig	100322	HR020823	Board of Supervisors Meeting 02/08/23	Supervisor Fees	\$ 200.00	3
Holly C Ruhlig	100353	HR021523	Board of Supervisors Meeting 02/15/23	Supervisor Fees	\$ 200.00	4
Hughes Exterminators	100363	50145768	Pest Control 02/23	Amenity Maintenance & Repairs	\$ 51.00	64
Hunt Talent LLC	100354	021723 CK RQ	Entertainment Services 02/23	Special Events	\$ 350.00	65
Jason Coleman	100306	Coleman 013023	Refund - Security Deposit 01/23	Rentals Deposits Payable	\$ 250.00	67
Jerry Richardson Trapper	100355	1732	Monthly Hog Removal Service 02/12	Wildlife Management Services	\$ 1,385.00	72
Johnson Mirmiran & Thompson, Inc.	100331	11-199188	Engineering Services 09/22	District Engineer	\$ 3,000.00	73
Josh Guzman	100356	Guzman 021723 CK RQ	Rental Deposit Refund 02/23	Rentals Deposits Payable	\$ 250.00	75

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Leader's Casual Furniture Co	100340	020823	Leader's Remaining Balance Due - Lawn Chairs 02/23	Capital Reserve	\$ 6,918.03	79
McNatt's Cleaners and Ideal Cleaners	100332	35231	Laundry Service 01/23	Facility Supplies	\$ 69.00	82
Nabr Network, LLC	100369	0400-2491	Website Services 02/23	Website Hosting, Maintenance, Backup & Utility Services	\$ 1,400.00	83
Pasco County Utilities	100336	Water Summary 01/23	Water Bill Summary 12/19/22-01/18/23	Utility Services	\$ 559.08	84
Pasco Sheriff's Office	100333	I-11/2/2022-07975	Off Duty Detail 01/23	Off Duty Deputy	\$ 1,890.00	92
PBSS Inc./American Lock	100307	11790	Main Lodge Repairs 12/22	Amenity Maintenance & Repairs	\$ 370.00	94
PBSS Inc./American Lock	100307	11821	Survey & Repairs 01/23	Amenity Maintenance & Repairs	\$ 630.00	95
Preserve at Wilderness Lake			Debit Card Replenishment 02/23			96
			Amazon	Office Supplies	\$ 8.99	99
			Amazon	Office Supplies	\$ 37.95	100
			Amazon	Office Supplies	\$ 167.30	101
			All Sew Fine	Office Supplies	\$ 247.50	103
			When I Work	Office Supplies	\$ 25.00	104
			Calendar Wiz	Office Supplies	\$ 9.00	106
			Petco	Nature Center Operations	\$ 32.07	108

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Publix	Resident Services	\$ 35.30	109
			Lowe's	Amenity Maintenance & Repairs	\$ 63.64	110
			Lowe's	Amenity Maintenance & Repairs	\$ 194.18	111
			Sam's Club	General Store	\$ 430.83	112
			Pet Supplies Plus	Nature Center Operations	\$ 10.98	113
			Amazon	Special Events	\$ 53.24	114
			Amazon	Special Events	\$ 20.71	116
			Amazon	Special Events	\$ 16.27	117
			Amazon	Special Events	\$ 12.55	118
			Amazon	Special Events	\$ 2.49	119
			Amazon	Special Events	\$ 7.49	120
			Amazon	Special Events	\$ 15.87	121
			Amazon	Special Events	\$ 42.64	122
			Amazon	Office Supplies	\$ 59.98	123
			Amazon	Resident Services	\$ 101.31	124

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Office Supplies	\$ 85.59	126
			Lakeshore Learning	Nature Center Operations	\$ 355.35	127
			Publix	Special Events	\$ 16.03	128
			Amazon	Lodge - Facility Janitorial Supplies	\$ 368.47	129
			Amazon	Resident Services	\$ 90.83	130
			7-Eleven	Amenity Maintenance & Repairs	\$ 20.86	132
			Wholesale Roaches	Nature Center Operations	\$ (34.40)	133
			Lowe's	Nature Center Operations	\$ 51.46	135
			Lowe's	Nature Center Operations	\$ (51.46)	136
			Lowe's	Amenity Maintenance & Repairs	\$ 95.34	137
			Publix	Nature Center Operations	\$ 15.26	138
			Amazon	Resident Services	\$ 399.94	139
			Amazon	Dog Waste Station Supplies & Maintenance	\$ 288.30	140
			Circle K	Amenity Maintenance & Repairs	\$ 78.68	141
			Lowe's	Amenity Maintenance & Repairs	\$ 90.48	142

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Lodge - Facility Janitorial Supplies	\$ 211.97	143
			Amazon	Special Events	\$ 39.99	144
			Lakeshore Learning	Nature Center Operations	\$ (355.35)	145
			Extra Space Storage	Resident Services	\$ 243.00	147
			Amazon	Lodge - Facility Janitorial Supplies	\$ 44.60	148
			Amazon	Nature Center Operations	\$ 572.59	149
			Amazon	Office Supplies	\$ 36.58	150
			Amazon	Office Supplies	\$ 107.79	151
			Amazon	Office Supplies	\$ 185.42	152
			Amazon	Special Events	\$ 6.99	153
			Amazon	Special Events	\$ 92.97	154
			Constant Contact	Office Supplies	\$ 70.00	155
			Publix	Special Events	\$ 63.66	156
			Publix	Nature Center Operations	\$ 9.36	157
			Lowe's	Amenity Maintenance & Repairs	\$ 192.60	158

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Wholesale Roaches	Nature Center Operations	\$ 34.40	159
			Lowe's	Amenity Maintenance & Repairs	\$ 6.48	160
			Office Depot	Office Supplies	\$ 279.99	161
			Amazon	Lodge - Facility Janitorial Supplies	\$ 194.94	162
			Billiard Man, LLC	Resident Services	\$ 550.00	163
			Amazon	Lodge - Facility Janitorial Supplies	\$ (67.99)	165
			Instant A/C	Fitness Equipment Repairs & Maintenance	\$ 275.00	166
			Amazon	Special Events	\$ 23.99	167
			Adobe Acrobat	Office Supplies	\$ 19.99	168
			Costco	Office Supplies	\$ 11.76	169
			Costco	Special Events	\$ 53.45	170
			Hobby Lobby	Special Events	\$ 12.86	171
			Target	Special Events	\$ 96.30	172
			Dollar Tree	Special Events	\$ 36.28	173
			Wal-Mart	Special Events	\$ 23.88	174

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Special Events	\$ (16.74)	175
			Instant A/C	Fitness Equipment Repairs & Maintenance	\$ 212.50	176
			Publix	Office Supplies	\$ 54.95	178
			Publix	Nature Center Operations	\$ 12.96	179
			Amazon	Special Events	\$ 88.13	180
			Amazon	Special Events	\$ 70.63	182
			Amazon	Office Supplies	\$ 79.00	184
			Amazon	Lodge - Facility Janitorial Supplies	\$ (203.97)	185
			Amazon	Lodge - Facility Janitorial Supplies	\$ (67.99)	185
			Dollar Tree	Office Supplies	\$ 1.34	186
			Amazon	Amenity Maintenance & Repairs	\$ 41.64	187
			Amazon	Special Events	\$ (66.98)	188
			Lowe's	Amenity Maintenance & Repairs	\$ 133.84	189
			Amazon	Amenity Maintenance & Repairs	\$ (41.98)	190
			Amazon	Computer Support, Maintenance & Repair	\$ 190.60	191

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Publix	Resident Services	\$ 47.90	192
			All Sew Fine	Office Supplies	\$ 205.00	193
			Lowe's	Amenity Maintenance & Repairs	\$ 101.23	195
			Amazon	Nature Center Operations	\$ 28.99	196
			Pet Supplies Plus	Nature Center Operations	\$ 17.10	197
			Wal-Mart	Special Events	\$ 6.24	198
			Wal-Mart	Special Events	\$ 74.62	199
			Wal-Mart	Office Supplies	\$ 33.55	200
			Wal-Mart	Special Events	\$ 60.36	201
			Wal-Mart	Special Events	\$ 15.05	202
			Wal-Mart	Special Events	\$ 17.80	203
			Sam's Club	Special Events	\$ 89.80	204
			Sam's Club	Special Events	\$ 11.48	205
			Sam's Club	General Store	\$ 82.30	206
			Wholesale Roaches	Nature Center Operations	\$ 34.40	207

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
			Amazon	Special Events	\$ (59.25)	209
ProPet Distributors, Inc.	100364	141448	Dogipot Smart Litter Pick Up Bags 02/23	Dog Waste Station	\$ 1,494.00	210
PSA Horticultural	100308	1364	Landscape Inspection 01/22	Supplies & Maintenance Landscape Inspection Services	\$ 1,100.00	211
PSA Horticultural	100365	1372	Landscape Inspection 02/23	Landscape Inspection Services	\$ 1,100.00	212
ReadyRefresh by Nestle	ACH	13B0006240923 AUTOPAY	Bottled Water Services 01/23	Resident Services	\$ 177.07	213
RedTree Landscape Systems, LLC	100309	11695	Arbor Care - Tree Removal 12/22	Landscape Replacement Plants, Shrubs, Trees	\$ 675.00	214
RedTree Landscape Systems, LLC	100315	12264	Landscape Maintenance/Irrigation	Landscape Maintenance	\$ 15,000.00	215
RedTree Landscape Systems, LLC	100323	11458	Landscape Construction 09/22	Landscape - Mulch	\$ 35,000.00	216
RedTree Landscape Systems, LLC	100334	11691	Arbor Care - Tree Removal 10/22	Tree Trimming Services	\$ 675.00	217
RedTree Landscape Systems, LLC	100334	11692	Arbor Care - Tree Removal 10/22	Tree Trimming Services	\$ 675.00	218
RedTree Landscape Systems, LLC	100334	11693	Arbor Care Tree Service 10/22	Landscape Maintenance	\$ 575.00	219
RedTree Landscape Systems, LLC	100334	11840	Landscape Monthly Pest Control 11/22	Landscape - Pest Control	\$ 1,165.00	220
RedTree Landscape Systems, LLC	100334	11841	Palm Fertilization 11/22	Landscape - Fertilizer	\$ 750.00	221
RedTree Landscape Systems, LLC	100334	11852	Irrigation Repairs 10/22	Irrigation Maintenance & Repair	\$ 53.00	222
RedTree Landscape Systems, LLC	100366	12453	Landscape Construction 01/23	Landscape Replacement Plants, Shrubs, Trees	\$ 500.00	223

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
RedTree Landscape Systems, LLC	100366	12641	Tree Maintenance 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 3,850.00	224
RedTree Landscape Systems, LLC	100370	12501	Landscape Maintenance/Irrigation	Landscape Maintenance	\$ 15,000.00	225
RedTree Landscape Systems, LLC	100370	12610	Landscape Construction 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 2,000.00	226
RedTree Landscape Systems, LLC	100370	12628	Tree Removal 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 2,500.00	227
RedTree Landscape Systems, LLC	100370	12630	Tree Removal 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 1,200.00	228
RedTree Landscape Systems, LLC	100370	12633	Tree Removal 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 675.00	229
RedTree Landscape Systems, LLC	100370	12634	Tree Removal 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 675.00	230
Rizzetta & Company, Inc.	100304	INV0000075370	District Management Fees 02/23	District Management	\$ 5,650.00	231
Rizzetta & Company, Inc.	100341	INV0000075885	Out of Pocket Expenses 01/23	Employee - Mileage Reimbursement	\$ 258.95	232
Rizzetta & Company, Inc.	100342	INV0000074917	Annual Dissemination 01/23	Disclosure Report	\$ 2,000.00	233
Rizzetta & Company, Inc.	100343	INV0000077297	Personnel Reimbursement 02/23	Contracted Employee Salaries	\$ 16,639.07	234
Rizzetta & Company, Inc.	100344	INV0000075860	Amenity Management & Personnel Reimbursement	Management Contract	\$ 18,239.44	235
Rizzetta & Company, Inc.	100345	INV0000074951	Out of Pocket Expenses 12/22	Employee - Mileage Reimbursement	\$ 112.50	236
Skyway Supply, Inc.	100310	57320	Janitorial Supplies 01/23	Lodge - Facility Janitorial Supplies	\$ 1,040.09	237
Stellar Electrical Services, LLC	100316	09192022001	Electrical Service Equipment Replaced 01/23	Equipment Repair/Replacement	\$ 2,355.97	239

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Stellar Electrical Services, LLC	100324	01162023001	Light Replacement Nature Center, Rear Exit Monument	Equipment Repair/Replacement	\$ 1,367.00	240
Stellar Electrical Services, LLC	100371	02022023001	Electrical Maintenance 02/23	Equipment Repair/Replacement	\$ 1,908.00	243
Straley Robin Vericker	100325	22585	Legal Services 01/23	District Counsel	\$ 2,719.50	246
Strictly Entertainment Tampa	100367	Strictly 022223	Spring Festival Entertainment 02/23	Special Events	\$ 1,540.00	248
The Pampering Plumber, Inc.	100357	26430-91800	Toilet & Fountain Maintenance 01/23	Amenity Maintenance & Repairs	\$ 125.00	252
Tibbetts Lumber Co., LLC	100335	4389995	Repair Supplies 02/23	Amenity Maintenance & Repairs	\$ 1,007.40	254
Time for Wine	100311	1086	Wine Tasting Event 09/22	Special Events	\$ 325.00	255
Vanguard Cleaning Systems of Tampa	100312	103572	Monthly Service Charge 11/22	Amenity Facility Janitorial Service Contract &	\$ 1,950.00	256
Vanguard Cleaning Systems of Tampa	100358	104753	Monthly Service Charge 02/23	Amenity Facility Janitorial Service Contract &	\$ 1,950.00	257
Welch Tennis Courts, Inc.	100313	69927	Shady Court Fencing 01/23	Athletic Court/Field/Playground	\$ 764.99	258
Welch Tennis Courts, Inc.	100326	5298	Pickle Ball Court Maintenance 01/23	Athletic Court/Field/Playground	<u>\$ 1,600.00</u>	259
Report Total					<u>\$ 265,149.68</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2022 Through February 28, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Leader's Casual Furniture Co	100142	100722-2	Deposit for 25 Lounge Chairs	Capital	\$ 5,000.00
		Leaders	10/22	Reserves	
Leader's Casual Furniture Co	100107	100722-	Deposit for 25 Lounge Chairs	Capital	\$ 1,918.03
		Leaders	10/22	Reserves	
The Pool Works of Florida, Inc.	100149	1745	Completion of Splash Pad 06/22	Capital	\$ 995.00
				Reserves	
Anova Furnishings, Inc	100151	101422-	New Bench for Outdoor Use	Capital	\$ 1,102.71
		Anova	10/22	Reserves	
FitRev, Inc.	100182	110822-	50% Deposit on Gym Equipment	Capital	\$ 28,708.00
		FitRev	11/22	Reserves	
Phoenix Pools, Inc.	100156	104	50% Deposit to Start Project	Capital	\$ 12,240.00
			10/22	Reserves	
Leader's Casual Furniture Co	100240	121022-	Deposit for New Swing Bench	Capital	\$ 502.90
		Leaders	12/22	Reserves	
Cool Coast Heating & Cooling Inc.	100208	8694	Change Out Air System 11/22	Capital	\$ 9,098.00
				Reserves	
Cool Coast Heating & Cooling Inc.	100208	8760	Annual Maintenance 11/22	Capital	\$ 629.00
				Reserves	
Softroc of Ocala/Tampa	100261	50-Balance	Balance Due - Splash Pad	Capital	\$ 9,735.00
			Resurfacing 12/22	Reserves	
Leader's Casual Furniture Co	100300	SOTAM4462	Swing Bench 12/22	Capital	\$ 502.89
				Reserves	
Construction Management Services, LLC	100350	19	Main Club House Splash Pad	Capital	\$ 2,000.00
			Removal 12/22	Reserves	
Leader's Casual Furniture Co	100340	020823	Remaining Balance Due - Lawn	Capital	\$ 6,918.03
		Leader's	Chairs 02/23	Reserves	
Reserve Expenditure Total					<u>\$ 79,349.56</u>

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The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023.

The total items being presented: **\$254,184.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	100380	000181774	Monthly Service Maintenance Agreement 03/23	Security System Monitoring Services & Maintenance	\$ 600.00	1
ACPLM, Inc.	100396	031323 CK RQ	50% Deposit Asphalt Paving 03/23	Capital Reserve	\$ 42,705.00	2
Agnieszka Aneta Fisher	100381	AF030123	Board of Supervisors Meeting 03/01/23	Supervisor Fees	\$ 200.00	3
Almetek Industries	100393	264154	Catch Basins 03/23	Capital Reserve	\$ 2,624.42	4
Alsco, Inc.	100408	LTAM981351	Linen & Mat Services 03/23	Facility Supplies	\$ 148.14	5
Animal & Exotic Medical Center	100391	657141	Animal Exam 03/23	Nature Center Operations	\$ 535.17	6
Beth Edwards	100382	BE030123	Board of Supervisors Meeting 03/01/23	Supervisor Fees	\$ 200.00	3
Brletic Dvorak, Inc.	100414	1039	Engineering Services 03/23	District Engineer	\$ 3,060.00	7
Bryan D Norrie	100383	BN030123	Board of Supervisors Meeting 03/01/23	Supervisor Fees	\$ 200.00	3
Celebrate Yard Signs	100374	725	Gym Re-Opening Sign 03/23	Resident Services	\$ 75.00	9
Cooper Pools Inc.	100384	6768	ORP Sensor Installation Splash Pad 03/23	Pool Repair & Maintenance	\$ 384.00	11
Cooper Pools Inc.	100397	1019	Hot Tub & Pool Chair Lifts Inspection 03/23	Pool Repair & Maintenance	\$ 360.00	12
Cooper Pools Inc.	100409	6631	Spa/Pool Motor Replacement 01/23	Pool Repair & Maintenance	\$ 246.23	13
Cooper Pools Inc.	100415	6706	Monthly Commercial Pool Service 03/23	Pool Service Contract	\$ 3,450.00	4
DCSI, Inc.	100416	30530	Clubhouse Handicap Gate Maintenance 03/23	Security System Monitoring Services & Maintenance	\$ 128.00	15

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Duke Energy	31723	9300 0001 3381	Summary Bill 02/23	Utility Services	\$ 13,988.87	16
Duke Energy	ACH	9100 8746 4930	Herons Glen 02/23	Utility Services	\$ 30.79	20
Duke Energy	ACH	9100 8746 5155	Sign Herons Wood 02/23	Utility Services	\$ 30.79	23
Duke Energy	ACH	9300 0001 3787	Duke Summary 02/23	Utility Services	\$ 979.19	26
Extreme Concrete Cleaning, Inc.	100417	6548	Sidewalk and Curb Maintenance 03/23	Sidewalk Maintenance & Repair	\$ 4,300.00	35
Fence Tampa Bay, Inc.	100390	030323	Balance Due New Fencing 03/23	Landscape Maintenance	\$ 1,295.00	36
Fitness Logic, Inc.	100375	111554	Monthly Maintenance 02/23	Fitness Equipment Maintenance	\$ 110.00	37
Fitness Logic, Inc.	100410	111863	Monthly Maintenance 03/23	Fitness Equipment Maintenance	\$ 110.00	38
FitRev, Inc.	100376	27585	Gym Equipment 02/23	Capital Reserve	\$ 28,708.00	39
Florida Department of Revenue	100392	61-8014999201-4	Sales Tax Payable 02/23	Sales Tax Payable	\$ 191.52	41
Frontier Florida, LLC	ACH	239-159-2085-030513-5	Fios Internet 03/23	Telephone, Internet, Cable	\$ 100.99	42
Frontier Florida, LLC	ACH	813-929-9402-041519-5	813-929-9402-041519-5 02/23	Telephone, Internet, Cable	\$ 105.98	46
Frontier Florida, LLC	ACH	813-995-2437-061803-5	813-995-2437-061803-5 03/23	Telephone, Internet, Cable	\$ 921.64	50
Gaydos Hydro Services, LLC	100398	2023-152	Monthly Aquatic Weed Control Program 02/23	Aquatic Weed Control Monthly Program	\$ 6,181.67	54
Grant Hemond and Associates, Inc	100399	030923	DJ Services Memorial Day 05/23	Special Events	\$ 395.00	55

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Heather Lyn Hepner	100385	HH030123	Board of Supervisors Meeting 03/01/23	Supervisor Fees	\$ 200.00	3
Holly C Ruhlig	100386	HR030123	Board of Supervisors Meeting 03/01/23	Supervisor Fees	\$ 200.00	3
Hunt Talent LLC	100400	031523-1 CK RQ	St. Patty's Performance 03/23	Special Events	\$ 350.00	57
Hunt Talent LLC	100400	031523-2 CK RQ	Cinco de Mayo Performance 03/23	Special Events	\$ 350.00	59
Jacquelyn Mitchell	100401	030723 CK RQ	Refund - Security Deposit for Party 03/23	Rental Deposits Payable	\$ 250.00	61
James Hollingsworth	100402	005-23 CK RQ	Comedy Show 04/23	Special Events	\$ 200.00	64
Jerry Richardson Trapper	100411	1742	Monthly Hog Removal Service 03/23	Wildlife Management Services	\$ 1,200.00	66
Johnson Mirmiran & Thompson, Inc.	100403	15-207219	Engineering Services 01/23	District Engineer	\$ 1,230.00	67
Marc Rosales	100377	Rosales 022723 CK RQ	Private Party Refund 02/23	Rental Deposits Payable	\$ 250.00	69
McNatt's Cleaners and Ideal Cleaners	100387	36373	Laundry Service 02/23	Facility Supplies	\$ 69.00	71
Pasco County Utilities	100388	Water Summary 02/23	Water Bill Summary 02/23	Utility Services	\$ 463.00	72
Preserve at Wilderness Lake			Debit Card Replenishment 03/23			80
			When I Work	Office Supplies	\$ 25.00	83
			Calendar Wiz	Office Supplies	\$ 9.00	85
			Amazon	Lodge - Facility Janitorial Supplies	\$ 121.03	86

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Office Supplies	\$ 269.98	87
			Lowe's	Amenity Maintenance & Repairs	\$ 167.22	88
			Circle K	Amenity Maintenance & Repairs	\$ 21.51	89
			Gumball Machine Warehouse	Nature Center Operations	\$ 163.45	90
			Amazon	Nature Center Operations	\$ 94.50	93
			Amazon	Special Events	\$ 81.36	94
			Amazon	Special Events	\$ 47.82	95
			Amazon	Special Events	\$ 7.95	96
			Gumball Machine Warehouse	Nature Center Operations	\$ 15.00	97
			Sam's Club	General Store	\$ 327.20	99
			Lowe's	Amenity Maintenance & Repairs	\$ 6.34	100
			Publix	Resident Services	\$ 55.65	101
			Publix	Special Events	\$ 9.98	102
			Oriental Trading	Special Events	\$ 167.05	103
			Amazon	Special Events	\$ (16.84)	106

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Special Events	\$ (18.99)	107
			Lowe's	Amenity Maintenance & Repairs	\$ 229.94	108
			Ikea	Special Events	\$ 93.66	109
			Michael's	Special Events	\$ 7.51	110
			Sam's Club	Special Events	\$ 42.96	111
			Sam's Club	Special Events	\$ 11.48	112
			Sam's Club	Resident Services	\$ 18.48	113
			Sam's Club	Special Events	\$ 37.26	114
			Sam's Club	Special Events	\$ 104.70	115
			Wal-Mart	Special Events	\$ 143.40	116
			Circle K	Amenity Maintenance & Repairs	\$ 76.86	117
			Santarelli's	Special Events	\$ 175.00	118
			Amazon	Special Events	\$ 14.99	119
			Wholesale Roaches	Nature Center Operations	\$ 34.40	120
			Publix	Office Supplies	\$ 4.38	121

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Publix	Special Events	\$ 51.46	122
			Sam's Club	Lodge - Facility Janitorial Supplies	\$ 49.96	123
			Amazon	Special Events	\$ 46.75	124
			Sonicwall	Computer Support, Maintenance & Repair	\$ 673.54	125
			Extra Space Storage	Resident Services	\$ 238.00	127
			Amazon	Office Supplies	\$ 102.98	129
			Bluepearl Vet Services	Nature Center Operations	\$ 368.05	130
			Bluepearl Vet Services	Nature Center Operations	\$ 32.63	131
			Constant Contact	Office Supplies	\$ 70.00	132
			Lowe's	Amenity Maintenance & Repairs	\$ 103.12	133
			Lowe's	Amenity Maintenance & Repairs	\$ 309.00	134
			Lowe's	Amenity Maintenance & Repairs	\$ 181.72	135
			Publix	Nature Center Operations	\$ 13.15	136
			Amazon	Special Events	\$ 25.89	137
			Adobe Acrobat	Office Supplies	\$ 19.99	138

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Amazon	Equipment Repair & Replacement	\$ 80.41	139
			Amazon	Athletic Court/Field/Playground	\$ 19.77	140
			Amazon	Athletic Court/Field/Playground	\$ 7.99	141
			Amazon	Special Events	\$ 21.99	142
			Amazon	Special Events	\$ 12.99	143
			Amazon	Special Events	\$ 5.40	144
			Amazon	Special Events	\$ 12.98	145
			Amazon	Special Events	\$ 50.94	146
			Lowe's	Fitness Equipment Repair	\$ 299.36	147
			Lowe's	Amenity Maintenance & Repairs	\$ 20.33	148
			Circle K	Amenity Maintenance & Repairs	\$ 10.10	149
			Party City	Special Events	\$ 5.38	150
			Sam's Club	Special Events	\$ 43.14	151
			Sam's Club	General Store	\$ 21.86	152
			Sam's Club	Lodge - Facility Janitorial Supplies	\$ 54.02	153

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Sam's Club	Special Events	\$ 34.48	154
			Sam's Club	Special Events	\$ 160.89	155
			Sam's Club	Special Events	\$ 55.08	156
			Dollar Tree	Special Events	\$ 6.72	157
			Dollar Tree	Special Events	\$ 21.50	158
			Amazon	Lodge - Facility Janitorial Supplies	\$ 76.81	159
			Amazon	Special Events	\$ 42.99	160
			Publix	Office Supplies	\$ 28.95	161
			Lowe's	Amenity Maintenance & Repairs	\$ 84.66	162
			Two Men and a Truck	Fitness Equipment Repair	\$ 800.00	163
			Lowe's	Amenity Maintenance & Repairs	\$ 16.35	165
			Amazon	Special Events	\$ (21.99)	166
			Amazon	Special Events	\$ 14.99	167
			Amazon	Special Events	\$ 5.99	168
			Amazon	Lodge - Fitness Equipment Repair	\$ 25.99	169

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
			Amazon	Equipment Repair & Replacement	\$ 79.99	170
			Wholesale Roaches	Nature Center Operations	\$ 34.40	171
			Circle K	Amenity Maintenance & Repairs	\$ 16.35	173
			Publix	Nature Center Operations	\$ 11.45	174
			Sam's Club	Special Events	\$ 35.96	175
			Sam's Club	Resident Services	\$ 10.98	176
			Sam's Club	Special Events	\$ 86.24	177
			Sam's Club	Special Events	\$ 39.96	178
			Party City	Special Events	\$ 10.75	179
			Lowe's	Amenity Maintenance & Repairs	\$ 136.44	180
			Amazon - Did Not Clear - Never Shipped	Resident Services	\$ (101.31)	
ProPet Distributors, Inc.	100418	141831	Dogipot Smart Litter Pick Up Bags 03/23	Dog Waste Station Supplies & Maintenance	\$ 231.20	181
PSA Horticultural	100419	1378	Landscape Inspection 03/23	Landscape Inspection Services	\$ 1,100.00	182
ReadyRefresh by Nestle	ACH	13C0006240923	Bottle Water Service 02/23	Resident Services	\$ 35.18	183
RedTree Landscape Systems, LLC	100373	12646	02/23 AUTOPAY Waters Edge Maintenance 02/23	Irrigation Maintenance & Repair	\$ 1,168.75	184

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
RedTree Landscape Systems, LLC	100394	12732	Arbor Care/Tree Removal 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 1,350.00	185
RedTree Landscape Systems, LLC	100404	12945	Plant Replacement 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 18.00	186
RedTree Landscape Systems, LLC	100404	12946	Tree Replacement 03/23	Landscape Replacement Plants, Shrubs, Trees	\$ 830.00	187
RedTree Landscape Systems, LLC	100404	12947	Plant Installation 03/23	Landscape Replacement Plants, Shrubs, Trees	\$ 940.00	188
RedTree Landscape Systems, LLC	100404	12948	Tree Installation 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 415.00	189
RedTree Landscape Systems, LLC	100404	12961	Landscape Construction 02/23	Landscape Replacement Plants, Shrubs, Trees	\$ 1,925.00	190
RedTree Landscape Systems, LLC	100404	12968	Tree Trimming 02/23	Tree Trimming Services	\$ 3,850.00	191
RedTree Landscape Systems, LLC	100420	12795	Landscape Maintenance/Irrigation	Landscape Maintenance	\$ 15,000.00	192
RedTree Landscape Systems, LLC	100420	12892	Spring Annuals 03/23	Landscape - Annuals/Flowers	\$ 7,875.00	193
RedTree Landscape Systems, LLC	100420	12997	Monthly Pest Control 01/23	Landscape - Pest Control	\$ 1,165.00	194
RedTree Landscape Systems, LLC	100420	12998	Monthly Pest Control 02/23	Landscape - Pest Control	\$ 1,165.00	195
RedTree Landscape Systems, LLC	100420	12999	St. Augustine Sod Fertilization 02/23	Landscape - Fertilizer	\$ 1,500.00	196
RedTree Landscape Systems, LLC	100420	13001	St. Augustine Sod Fertilization 03/23	Landscape - Fertilizer	\$ 1,500.00	197
RedTree Landscape Systems, LLC	100420	13002	Palm Fertilization 03/23	Landscape - Fertilizer	\$ 750.00	198
RedTree Landscape Systems, LLC	100423	13000	Monthly Pest Control 03/23	Landscape - Pest Control	\$ 1,165.00	199

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
RedTree Landscape Systems, LLC	100423	13003	Bahia Sod Fertilization 03/23	Landscape - Fertilizer	\$ 2,400.00	200
RedTree Landscape Systems, LLC	100423	13004	Semi-Annual Tall Palm Tree Trimming 03/23	Tree Trimming Services	\$ 6,000.00	201
RedTree Landscape Systems, LLC	100423	13010	Tree Removal 03/23	Tree Trimming Services	\$ 675.00	202
RedTree Landscape Systems, LLC	100423	13011	Tree Removal 03/23	Tree Trimming Services	\$ 675.00	203
RedTree Landscape Systems, LLC	100423	13026	Arbor Care Tree service 03/23	Tree Trimming Services	\$ 550.00	204
RedTree Landscape Systems, LLC	100423	13030	Irrigation Maintenance 03/23	Irrigation Maintenance & Repair	\$ 5,000.00	205
Rizzetta & Company, Inc.	100372	INV0000078084	District Management Fees 03/23	District Management	\$ 5,650.00	206
Rizzetta & Company, Inc.	100379	INV0000078114	Amenity Management & Personnel Reimbursement	Management Contract	\$ 18,313.23	207
Rizzetta & Company, Inc.	100406	INV0000078174	Out of Pocket Expenses 02/23	Employee - Mileage Reimbursement	\$ 302.18	208
Rizzetta & Company, Inc.	100407	INV0000078606	Personnel Reimbursements 03/23	Contracted Employee Salaries	\$ 15,019.43	209
Stellar Electrical Services, LLC	100405	03132023001	Electrical Maintenance 03/23	Equipment Repair & Replacement	\$ 344.50	210
Straley Robin Vericker	100389	22737	Legal Services 02/23	District Counsel	\$ 2,747.50	212
Suncoast Energy Systems, Inc.	100412	U1119968	Propane 03/23	Utility Services	\$ 2,276.69	214
Suncoast Energy Systems, Inc.	100412	U111A070	Propane Delivery 03/23	Utility Services	\$ 1,647.47	215
Suncoast Energy Systems, Inc.	100421	U111A163	Propane Delivery 03/23	Utility Services	\$ 1,133.16	218

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount	Page #
Tampa Dock & Seawall	100413	20230315 CK RQ	Floating Dock Deposit 03/23	Capital Reserve	\$ 20,000.00	220
Vanguard Cleaning Systems of Tampa	100422	105157	Monthly Service Charge 03/23	Amenity Facility Janitorial Service Contract & Supplies	\$ 1,950.00	222
Vanguard Cleaning Systems of Tampa	100422	105283	Floor Cleaning 02/23	Amenity Facility Janitorial Service Contract & Supplies	\$ 1,195.00	223
Vanguard Cleaning Systems of Tampa	100422	105320	Sauna Cleaning 03/23	Amenity Maintenance & Repairs	\$ 75.00	224
Waste Connections of Florida		6568251W425	Monthly Garbage Removal 02/23	Garbage - Recreation Facility	\$ 445.59	225
Waste Connections of Florida		6626899W425	Monthly Garbage Removal 03/23	Garbage - Recreation Facility	\$ 433.58	226
Wekiva Engineering, LLC	100378	22-348-2	Engineering Services 02/23	District Engineer	<u>\$ 1,023.88</u>	227
Report Total					<u>\$ 254,184.49</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2022 Through March 31, 2023

Vendor Name	Check #	Invoice #	Invoice Description	Code	Invoice Amount
Leader's Casual Furniture Co	100142	100722-2 Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 5,000.00
Leader's Casual Furniture Co	100107	100722-Leaders	Deposit for 25 Lounge Chairs 10/22	Capital Reserves	\$ 1,918.03
The Pool Works of Florida, Inc.	100149	1745	Completion of Splash Pad 06/22	Capital Reserves	\$ 995.00
Anova Furnishings, Inc	100151	101422-Anova	New Bench for Outdoor Use 10/22	Capital Reserves	\$ 1,102.71
FitRev, Inc.	100182	110822-FitRev	50% Deposit on Gym Equipment 11/22	Capital Reserves	\$ 28,708.00
Phoenix Pools, Inc.	100156	104	50% Deposit to Start Project 10/22	Capital Reserves	\$ 12,240.00
Leader's Casual Furniture Co	100240	121022- Leaders	Deposit for New Swing Bench 12/22	Capital Reserves	\$ 502.90
Cool Coast Heating & Cooling Inc.	100208	8694	Change Out Air System 11/22	Capital Reserves	\$ 9,098.00
Cool Coast Heating & Cooling Inc.	100208	8760	Annual Maintenance 11/22	Capital Reserves	\$ 629.00
Softroc of Ocala/Tampa	100261	50-Balance	Balance Due - Splash Pad Resurfacing 12/22	Capital Reserves	\$ 9,735.00
Leader's Casual Furniture Co	100300	SOTAM4462	Swing Bench 12/22	Capital Reserves	\$ 502.89
Construction Management Services, LLC	100350	19	Main Club House Splash Pad Removal 12/22	Capital Reserves	\$ 2,000.00
Leader's Casual Furniture Co	100340	020823 Leader's	Remaining Balance Due - Lawn Chairs 02/23	Capital Reserves	\$ 6,918.03
ACPLM, Inc.	100396	031323 CK RQ	50% Deposit Asphalt Paving 03/23	Capital Reserves	\$ 42,705.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures
October 1, 2022 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Almetek Industries	100393	264154	Catch Basins 03/23	Capital Reserves	\$ 2,624.42
FitRev, Inc.	100376	27585	Gym Equipment 02/23	Capital Reserves	\$ 28,708.00
Tampa Dock & Seawall	100413	20230315 CK RQ	Floating Dock Deposit 03/23	Capital Reserves	\$ <u>20,000.00</u>
Reserve Expenditure Total					\$ <u>173,386.98</u>

Tab 20



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

**Financial Statements
(Unaudited)**

March 31, 2023

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve at Wilderness Lake Community Development District

Balance Sheet
As of 03/31/2023
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	801,046	312,968	0	1,114,013	0	0
Investments	329,938	531,573	804,023	1,665,534	0	0
Accounts Receivable	46,791	0	12,775	59,566	0	0
Prepaid Expenses	583	0	0	583	0	0
Refundable Deposits	28,750	0	0	28,750	0	0
Due From Other	16	0	0	16	0	0
Fixed Assets	0	0	0	0	11,399,477	0
Amount Available in Debt Service	0	0	0	0	0	816,798
Amount To Be Provided Debt Service	0	0	0	0	0	3,408,202
Total Assets	1,207,124	844,541	816,798	2,868,462	11,399,477	4,225,000
Liabilities						
Accounts Payable	28,472	54,945	0	83,417	0	0
Accrued Expenses	18,734	0	0	18,734	0	0
Other Current Liabilities	146	0	0	146	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,225,000
Deposits Payable	4,420	0	0	4,420	0	0
Total Liabilities	51,772	54,945	0	106,717	0	4,225,000
Fund Equity & Other Credits						
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	687,473	22,265	398,960	1,108,697	0	0
Total Fund Equity & Other Credits	1,155,352	789,596	816,798	2,761,745	11,399,477	0
Total Liabilities & Fund Equity	1,207,124	844,541	816,798	2,868,462	11,399,477	4,225,000

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	9,500	4,750	12,629	(7,879)
Special Assessments				
Tax Roll	1,647,700	1,647,700	1,654,646	(6,946)
Other Misc. Revenues				
Insurance Proceeds	0	0	41,810	(41,810)
Facility Rentals	8,250	4,125	6,493	(2,368)
Miscellaneous Revenue	500	250	75	175
General Store	7,000	3,500	3,270	230
Events & Sponsorships	3,500	1,750	3,051	(1,301)
Guest Fees	4,500	2,250	2,836	(586)
Total Revenues	1,680,950	1,664,325	1,724,810	(60,485)
Expenditures				
Legislative				
Supervisor Fees	14,000	7,000	8,800	(1,800)
Total Legislative	14,000	7,000	8,800	(1,800)
Financial & Administrative				
Administrative Services	8,874	4,437	4,437	0
District Management	25,078	12,539	12,990	(450)
District Engineer	17,000	8,500	19,671	(11,172)
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	2,862	2,862	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	26,024	13,012	13,012	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	1,125	260	866
Miscellaneous Mailings	2,500	1,250	0	1,250
Bank Fees	0	0	166	(166)
Dues, Licenses & Fees	825	413	277	135
Website Hosting, Maintenance, Backup & Email	7,500	4,247	3,404	844
Total Financial & Administrative	118,584	64,323	72,914	(8,590)
Legal Counsel				

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
District Counsel	20,000	10,000	22,789	(12,789)
Total Legal Counsel	20,000	10,000	22,789	(12,789)
Law Enforcement				
Off Duty Deputy	34,750	17,375	9,000	8,375
Total Law Enforcement	34,750	17,375	9,000	8,375
Electric Utility Services				
Utility Services	165,000	82,500	89,382	(6,882)
Total Electric Utility Services	165,000	82,500	89,382	(6,882)
Gas Utility Service				
Utility Services	30,000	15,000	30,036	(15,036)
Total Gas Utility Service	30,000	15,000	30,036	(15,036)
Garbage/Solid Waste Control Services				
Solid Waste Assessment	3,250	3,250	3,375	(125)
Garbage - Recreation Facility	1,500	750	2,481	(1,731)
Total Garbage/Solid Waste Control Services	4,750	4,000	5,856	(1,856)
Water-Sewer Combination Services				
Utility Services	30,000	15,000	4,350	10,650
Total Water-Sewer Combination Services	30,000	15,000	4,350	10,650
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	500	1,463	(963)
Holiday Decorations	15,000	15,000	12,000	3,000
Total Other Physical Environment	62,603	62,103	55,354	6,749
Landscape				
Landscape Maintenance	158,000	79,000	81,120	(2,120)
Irrigation Maintenance & Repair	25,000	12,500	13,245	(745)
Aerator Maintenance	4,000	2,000	0	2,000
Well Maintenance	2,500	1,250	0	1,250
Landscape - Fertilizer	30,000	15,000	12,675	2,325
Tree Trimming Services	32,000	16,000	35,500	(19,500)
Irrigation Inspection	13,600	6,800	0	6,800
Landscape Replacement Plants, Shrubs, Trees	45,000	22,500	29,999	(7,499)

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape Inspection Services	13,200	6,600	6,600	0
Landscape - Annuals/Flowers	16,200	8,100	11,925	(3,825)
Landscape - Mulch	68,000	34,000	0	34,000
Landscape - Pest Control	13,980	6,990	6,990	0
Total Landscape	421,480	210,740	198,054	12,686
Lake and Wetland Management				
Wetland Initial Cleanup	30,300	15,150	10,825	4,325
Wetland Monitoring & Maintenance	13,200	6,600	12,132	(5,532)
Professional Oversight of WLP Wetland Staff	2,000	1,000	666	334
Private Resident Consultation	780	390	260	130
Wetland Nuisance/Exotic Species Control	10,500	5,250	4,350	900
Miscellaneous Expense	5,000	2,500	2,146	353
Aquatic Weed Control Monthly Program	34,500	17,250	2,875	14,375
Total Lake and Wetland Management	96,280	48,140	33,254	14,885
Road & Street Facilities				
Roadway Repair & Maintenance - Brick Pavers	10,000	5,000	0	5,000
Sidewalk Maintenance & Repair	3,000	1,500	4,300	(2,800)
Street Sign Repair & Replacement	500	250	1,600	(1,350)
Pressure Washing Sidewalks	8,000	4,000	0	4,000
Street Light/Decorative Light Maintenance	500	250	0	250
Total Road & Street Facilities	22,000	11,000	5,900	5,100
Parks & Recreation				
Management Contract	18,000	9,000	9,000	0
Contracted Employee Salaries	450,000	225,000	212,941	12,060
Employee - Mileage Reimbursement	2,500	1,250	1,338	(88)
Amenity Maintenance & Repairs	50,000	25,000	13,067	11,933
Telephone, Internet, Cable	14,000	7,000	6,593	407
Playground Mulch	8,000	4,000	0	4,000
Pool Permits	1,000	500	0	500
Facility Supplies	8,000	4,000	2,617	1,383
Pool Service Contract	58,520	29,260	27,064	2,196
Playground Equipment & Maintenance	1,000	500	906	(406)
General Store	7,000	3,500	2,760	740
Security System Maintenance & Repair	7,500	3,750	1,377	2,373
Lodge - Facility Janitorial Supplies	7,500	3,750	4,781	(1,031)
Amenity Facility Janitorial Service Contract & Supplies	30,000	15,000	12,895	2,105
Computer Support, Maintenance & Repair	3,750	1,875	864	1,011
Security System Monitoring Services &	12,000	6,000	5,040	960

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance				
Pool Repair & Maintenance	5,000	2,500	2,157	343
Lighting Replacement	2,000	1,000	0	1,000
Nature Center Operations	6,000	3,000	4,104	(1,104)
Wildlife Management Services	14,400	7,200	7,385	(185)
Athletic Court/Field/Playground Maintenance & Repair	5,250	2,625	4,327	(1,702)
Special Events	30,000	15,000	24,767	(9,767)
Dog Waste Station Supplies & Maintenance	5,000	2,500	4,211	(1,712)
ID & Access Cards	1,500	750	0	750
Fitness Equipment Maintenance	1,500	750	660	90
Resident Services	7,500	3,750	3,897	(146)
Fitness Equipment Repair	7,000	3,500	2,248	1,252
Office Supplies	8,000	4,000	4,351	(351)
Equipment Lease	5,000	2,500	0	2,500
Equipment Repair/Replacement	10,000	5,000	20,303	(15,303)
Total Parks & Recreation	786,920	393,460	379,653	13,808
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	1,064,020	1,037,973	26,048
Total Excess of Revenues Over(Under) Expenditures	(248,796)	600,305	686,837	(86,533)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	636	(635)
Carry Forward Fund Balance				
Carry Forward Fund Balance	248,796	248,796	0	248,796
Total Other Financing Sources(Uses)	248,796	248,796	636	248,161
Fund Balance, Beginning of Period	0	0	467,879	(467,880)
Total Fund Balance, End of Period	0	849,101	1,155,352	(306,252)

See Notes to Unaudited Financial Statements

The Preserve at Wilderness Lake Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	128,719	128,719	128,719	0
Other Misc. Revenues				
General Fund Transfer	120,254	120,254	120,254	0
Total Revenues	<u>248,973</u>	<u>248,973</u>	<u>248,973</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	248,973	248,973	226,708	22,265
Total Contingency	<u>248,973</u>	<u>248,973</u>	<u>226,708</u>	<u>22,265</u>
Total Expenditures	<u>248,973</u>	<u>248,973</u>	<u>226,708</u>	<u>22,265</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>22,265</u>	<u>(22,265)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>767,331</u>	<u>(767,331)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>789,596</u>	<u>(789,596)</u>

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

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,711	(3,711)
Special Assessments				
Tax Roll	315,023	315,023	316,255	(1,232)
Total Revenues	<u>315,023</u>	<u>315,023</u>	<u>319,966</u>	<u>(4,943)</u>
Expenditures				
Debt Service				
Interest	125,023	125,023	59,266	65,757
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
Total Expenditures	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>260,700</u>	<u>(260,700)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>234,562</u>	<u>(234,562)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>495,262</u>	<u>(495,262)</u>

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

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,868	(2,868)
Special Assessments				
Tax Roll	169,967	169,967	170,631	(665)
Total Revenues	<u>169,967</u>	<u>169,967</u>	<u>173,499</u>	<u>(3,533)</u>
Expenditures				
Debt Service				
Interest	74,967	74,967	35,240	39,727
Principal	95,000	95,000	0	95,000
Total Debt Service	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,727</u>
Total Expenditures	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,727</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>138,259</u>	<u>(138,259)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>183,277</u>	<u>(183,277)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>321,536</u>	<u>(321,536)</u>

The Preserve at Wilderness Lake CDD
Investment Summary
March 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
The Bank of Tampa	Money Market	\$ 5,334
The Bank of Tampa ICS		
First Republic Bank	Money Market	59
Pacific Western Bank	Money Market	210,728
Western Alliance Bank	Money Market	110,089
	Total General Fund Investments	<u>\$ 326,210</u>
The Bank of Tampa ICS Reserve		
First Republic Bank	Money Market	\$ 248,479
NexBank, SSB	Money Market	248,772
Pacific Western Bank	Money Market	37,757
The Huntington National Bank	Money Market	265
Western Alliance Bank	Money Market	28
	Total Reserve Fund Investments	<u>\$ 535,301</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 310,604
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	153,983
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	22,377
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	168,124
US Bank Series 2012 Reserve	First American Government Obligation Fund Cl Y	125,130
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	23,805
	Total Debt Service Fund Investments	<u>\$ 804,023</u>

**The Preserve at Wilderness Lake Community Development District
Summary A/R Ledger
From 03/01/2023 to 03/31/2023**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
865, 2742	865-001	865 General Fund	Pasco County Tax Collector	AR00000319	10/01/2022	46,790.90 12110
Sum for 865, 2742						46,790.90
865, 2746	865-201	865 Debt Service Fund S2013	Pasco County Tax Collector	AR00000319	10/01/2022	8,297.72 12110
Sum for 865, 2746						8,297.72
865, 2747	865-202	865 Debt Service Fund S2012	Pasco County Tax Collector	AR00000319	10/01/2022	4,476.92 12110
Sum for 865, 2747						4,476.92
Sum for 865						59,565.54
Sum Total						59,565.54

See Notes to Unaudited Financial Statements

**The Preserve at Wilderness Lake Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
865, 2742					
865 General Fund	03/24/2023	AlSCO, Inc.	LTAM983059	Linen & Mat Services 03/23	145.95
865 General Fund	03/31/2023	DCSI, Inc.	30551	Security Camera Maintenance 03/23	437.50
865 General Fund	03/15/2023	Frontier Florida, LLC	813-929-9402-041519 -5 03/23 AUTOPAY	9402-041519-813-9295 03/23	105.98
865 General Fund	03/01/2023	Gaydos Hydro Services, LLC	2022-612	Monthly Aquatic Weed Control Program 11/22	166.67
865 General Fund	03/01/2023	Gaydos Hydro Services, LLC	2022-612	Monthly Aquatic Weed Control Program 11/22	65.00
865 General Fund	03/01/2023	Gaydos Hydro Services, LLC	2022-610	Vegetation Clearing 11/22	850.00
865 General Fund	03/01/2023	Gaydos Hydro Services, LLC	2022-612	Monthly Aquatic Weed Control Program 11/22	2,875.00
865 General Fund	03/01/2023	Gaydos Hydro Services, LLC	2022-612	Monthly Aquatic Weed Control Program 11/22	875.00
865 General Fund	03/31/2023	McNatts Cleaners and Ideal Cleaners	37928	Laundry Service 03/23	132.07
865 General Fund	03/31/2023	Rizzetta & Company, Inc.	INV0000078957	Out of Pocket Expenses 03/23	305.46
865 General Fund	03/31/2023	Rizzetta & Company, Inc.	INV0000078929	Personnel Reimbursement 03/23	14,140.67
865 General Fund	03/30/2023	Straley Robin Vericker	22922	Legal Services 03/23	8,217.75
865 General Fund	03/26/2023	Times Publishing Company	0000278148	03/26/23 Acct 117565 Legal Advertising 03/23	154.50
Sum for 865, 2742					28,471.55
865, 2744					
865 Reserve Fund	03/28/2023	ACPLM, Inc.	2023609	Asphalt Paving 03/23	42,705.00
865 Reserve Fund	03/28/2023	Phoenix Pools, Inc.	162	Project Completion 03/23	12,240.00
Sum for 865, 2744					54,945.00
Sum for 865					83,416.55
Sum Total					83,416.55

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
March 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 03/31/23.
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 03/31/2023

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

Statement ending balance	1,171,553.56
Deposits in transit	0.00
Outstanding checks and charges	(69,890.89)
Adjusted bank balance	1,101,662.67
Book balance	1,101,662.67
Adjustments*	0.00
Adjusted book balance	1,101,662.67

Total Checks and charges Cleared	276,778.72	Total Deposits Cleared	398,096.96
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Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	03/08/2023	WIRE	22,069.67	
General Ledger entry	Transfer Deposit from Main Street Bank 03/23	03/13/2023		366,741.71	
General Ledger entry	Transfer Deposit from Main Street Bank 03/23	03/13/2023		7,658.90	
Misc Revenue	Misc Revenue 03/23	03/17/2023	031723	877.50	
Verizon Wireless	Refund 03/23	03/20/2023	1650000995	1.88	
Mitzi Whitaker	Rental Deposit 03/23	03/21/2023	032123	250.00	
Misc Revenue	Misc Revenue 03/23	03/28/2023	032823	497.30	
Total Deposits				398,096.96	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Body Luxxe 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	
Pasco County Utilities		01/23/2023	100282	1,078.71	
Beth Edwards		02/10/2023	100318	200.00	
Beth Edwards		02/21/2023	100347	200.00	
Christina M Lopes		02/21/2023	100349	332.00	
Gamer Events		02/21/2023	100351	490.00	
Heather Lyn Hepner		02/21/2023	100352	200.00	
Josh Guzman		02/21/2023	100356	250.00	
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	
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	
Rizzetta & Company, Inc.		03/01/2023	100372	5,650.00	
RedTree Landscape Systems, LLC		03/01/2023	100373	1,168.75	
Celebrate Yard Signs		03/06/2023	100374		75.00
Fitness Logic, Inc.		03/06/2023	100375	110.00	
FitRev, Inc.		03/06/2023	100376	28,708.00	
Marc Rosales		03/06/2023	100377	250.00	
Wekiva Engineering, LLC		03/06/2023	100378	1,023.88	
Waste Connections of Florida	ACH Confirm# 6542389012	03/06/2023		433.58	
Rizzetta & Company,		03/08/2023	100379	18,313.23	

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Inc.				
A Total Solution, Inc. (ATS)		03/08/2023	100380	600.00
Agnieszka Aneta Fisher		03/08/2023	100381	200.00
Beth Edwards		03/08/2023	100382	200.00
Bryan D Norrie		03/08/2023	100383	200.00
Cooper Pools Inc.		03/08/2023	100384	384.00
Heather Lyn Hepner		03/08/2023	100385	200.00
Holly C Ruhlig		03/08/2023	100386	200.00
McNatt's Cleaners and Ideal Cleaners		03/08/2023	100387	69.00
Pasco County Utilities		03/08/2023	100388	463.00
Straley Robin Vericker		03/08/2023	100389	2,747.50
Debit Card Replenishment		03/08/2023		7,216.75
Fence Tampa Bay, Inc.		03/09/2023	100390	1,295.00
Frontier Florida, LLC	Auto Pay	03/13/2023		105.98
ReadyRefresh by Nestle	Auto Pay	03/13/2023		35.18
Animal & Exotic Medical Center		03/14/2023	100391	535.17
Florida Department of Revenue		03/14/2023	100392	191.52
Waste Connections of Florida	Confirm# 7335461782	03/14/2023		445.59
Almetek Industries		03/16/2023	100393	2,624.42
RedTree Landscape Systems, LLC		03/16/2023	100394	1,350.00
Frontier Florida, LLC	Auto Pay	03/16/2023		921.64
Duke Energy	ACH	03/17/2023	031723	13,988.87
Pasco County Utilities		03/20/2023	100395	1,078.71
Pasco County Utilities	returned	03/20/2023	Voided - 100282	(1,078.71)
Frontier Florida, LLC	Auto Pay	03/20/2023		100.99
Duke Energy	ACH	03/20/2023		61.58
ACPLM, Inc.		03/21/2023	100396	42,705.00
Cooper Pools Inc.		03/21/2023	100397	360.00
Gaydos Hydro Services, LLC		03/21/2023	100398	6,181.67
Grant Hemond and Associates, Inc		03/21/2023	100399	395.00
Hunt Talent LLC		03/21/2023	100400	700.00
Jacquelyn Mitchell		03/21/2023	100401	250.00
James Hollingsworth		03/21/2023	100402	200.00
Johnson Mirmiran & Thompson, Inc.		03/21/2023	100403	1,230.00
RedTree Landscape Systems, LLC		03/21/2023	100404	7,978.00
Stellar Electrical Services, LLC		03/21/2023	100405	344.50
General Ledger entry	DS Transfer	03/24/2023		31,680.89
General Ledger entry	DS Transfer	03/24/2023		17,093.00
Rizzetta & Company, Inc.		03/27/2023	100406	302.18
Rizzetta & Company, Inc.		03/27/2023	100407	15,019.43
AlSCO, Inc.		03/27/2023	100408	148.14
Cooper Pools Inc.		03/27/2023	100409	246.23
Fitness Logic, Inc.		03/27/2023	100410	110.00
Jerry Richardson Trapper		03/27/2023	100411	1,200.00
Suncoast Energy Systems, Inc.		03/27/2023	100412	3,924.16
Tampa Dock & Seawall		03/27/2023	100413	20,000.00
Brletic Dvorak, Inc.		03/30/2023	100414	3,060.00
Cooper Pools Inc.		03/30/2023	100415	3,450.00
DCSI, Inc.		03/30/2023	100416	128.00
Extreme Concrete		03/30/2023	100417	4,300.00

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

PSA Horticultural	03/30/2023	100419		1,100.00
RedTree Landscape Systems, LLC	03/30/2023	100420		28,955.00
Suncoast Energy Systems, Inc.	03/30/2023	100421		1,133.16
Vanguard Cleaning Systems of Tampa Bay	03/30/2023	100422		3,220.00
Duke Energy	ACH 033023	03/30/2023	979.19	
RedTree Landscape Systems, LLC	03/31/2023	100423		16,465.00
Total Checks and charges			276,778.72	69,890.89



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 03/31/2023

Contact us



Truist.com



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(844) 487-8478

■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 02/28/2023	\$1,050,235.32
Checks	- 214,211.31
Other withdrawals, debits and service charges	- 73,063.24
Deposits, credits and interest	+ 408,592.79
Your new balance as of 03/31/2023	= \$1,171,553.56

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
03/02	100246	517.00	03/13	100376	28,708.00	03/21	100393	2,624.42
03/09	*100318	200.00	03/27	100377	250.00	03/20	100394	1,350.00
03/09	*100347	200.00	03/10	100378	1,023.88	03/23	100395	1,078.71
03/07	*100349	332.00	03/08	100379	18,313.23	03/27	100396	42,705.00
03/23	*100351	490.00	03/13	100380	600.00	03/24	100397	360.00
03/24	100352	200.00	03/13	100381	200.00	03/27	100398	6,181.67
03/30	*100356	250.00	03/21	100382	200.00	03/27	100399	395.00
03/02	*100361	150.00	03/10	100383	200.00	03/27	100400	700.00
03/03	100362	12,131.67	03/16	100384	384.00	03/27	*100402	200.00
03/01	100363	51.00	03/24	100385	200.00	03/30	100403	5,522.84
03/16	*100367	1,540.00	03/10	100386	200.00	03/23	100404	7,978.00
03/03	100368	437.85	03/20	100387	69.00	03/30	*100404	4,972.99
03/09	100369	1,400.00	03/23	100388	463.00	03/24	100405	344.50
03/01	100370	22,050.00	03/17	100389	2,747.50	03/27	100406	302.18
03/02	100371	1,908.00	03/16	100390	1,295.00	03/27	100407	15,019.43
03/02	100372	5,650.00	03/20	100391	535.17	03/29	*100410	110.00
03/06	100373	1,168.75	03/16	100392	191.52	03/29	*100413	20,000.00
03/09	*100375	110.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$214,211.31

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/07	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 69274135030623	433.58
03/08	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 03-08-23	7,216.75
03/13	ACH CORP DEBIT ECHECKPAY ReadyRefresh AP . CUSTOMER ID 0006240923	35.18
03/13	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17193252581	105.98
03/15	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 69378398031423	445.59
03/16	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17201697581	921.64

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/20	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17210451681	100.99
03/20	ACH CORP DEBIT WEB_PAY DUKEENERGYCORPOR 1107039131 CUSTOMER ID 19011978031723	13,988.87
03/21	ACH CORP DEBIT WEB_PAY DUKEENERGYCORPOR 1107039131 CUSTOMER ID 19101286032023	61.58
03/24	ACH SETTLEMENT	48,773.89
03/30	WEB_PAY DUKEENERGYCORPOR 2923 1107075554	979.19
Total other withdrawals, debits and service charges		= \$73,063.24

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/08	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 000000000001027	22,069.67
03/13	REMOTE DEPOSIT 3	374,400.61
03/17	DEPOSIT	877.50
03/20	REMOTE DEPOSIT 3	1.88
03/21	DEPOSIT	250.00
03/28	DEPOSIT	497.30
03/31	DEBIT REVERSAL 100404	4,972.99
03/31	DEBIT REVERSAL 100403	5,522.84
Total deposits, credits and interest		= \$408,592.79

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Statement ending balance	7,561.90
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	7,561.90
Book balance	7,561.90
Adjustments*	0.00
Adjusted book balance	7,561.90

Total Checks and charges Cleared	0.00	Total Deposits Cleared	1,967.42
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Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Swipe Card Revenue Mar 23 & Sales Tax Adjustment	03/31/2023		1,967.42	
Total Deposits				1,967.42	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Total Checks and charges				0.00	0.00



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

Your account statement

For 03/31/2023

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■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 02/28/2023	\$5,594.48
Checks	- 0.00
Other withdrawals, debits and service charges	- 617.09
Deposits, credits and interest	+ 2,584.51
Your new balance as of 03/31/2023	= \$7,561.90

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/02	230302P2 Square Inc L21335588430	243.40
03/06	230306P2 Square Inc L21335895884	127.12
03/13	230313P2 Square Inc L21336561704	0.30
03/27	230327P2 Square Inc L21337856997	246.27
Total other withdrawals, debits and service charges		= \$617.09

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/03	230303P2 Square Inc 5921 Wilderness Lake CDD	253.04
03/07	230307P2 Square Inc 9547 Wilderness Lake CDD	253.04
03/14	230314P2 Square Inc 2368 Wilderness Lake CDD	270.99
03/15	230315P2 Square Inc 4337 Wilderness Lake CDD	260.38
03/17	230317P2 Square Inc 4069 Wilderness Lake CDD	272.32
03/20	230320P2 Square Inc 1228 Wilderness Lake CDD	19.28
03/20	230320P2 Square Inc 1229 Wilderness Lake CDD	744.61
03/23	230323P2 Square Inc 8243 Wilderness Lake CDD	243.40
03/28	230328P2 Square Inc 6766 Wilderness Lake CDD	19.28
03/29	230329P2 Square Inc 0993 Wilderness Lake CDD	243.40
03/31	230331P2 Square Inc 1910 Wilderness Lake CDD	4.77
Total deposits, credits and interest		= \$2,584.51

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Statement ending balance	4,488.90
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	4,488.90
Book balance	4,488.90
Adjustments*	0.00
Adjusted book balance	4,488.90

Total Checks and charges Cleared	6,611.89	Total Deposits Cleared	7,223.70
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Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	Debit Card Replenishment	03/08/2023		7,216.75	
General Ledger entry	Reversed -- Debit Card Expense 10/22	03/31/2023		6.95	
Total Deposits				7,223.70	0.00

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 02/23	02/28/2023		136.44	
General Ledger entry	Debit Card Expense 02/23	03/03/2023		10.75	
General Ledger entry	Debit Card Expense No Receipt - Unknown Charge	03/31/2023		16.25	
General Ledger entry	Debit Card Expense 03/23	03/31/2023		6,441.50	
Total Checks and charges				6,611.89	0.00



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
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TAMPA FL 33614-8390

Your account statement

For 03/31/2023

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■ PUBLIC FUND ANALYZED CHECKING

Account summary

Your previous balance as of 02/28/2023	\$3,877.09
Checks	- 0.00
Other withdrawals, debits and service charges	- 7,087.66
Deposits, credits and interest	+ 7,699.47
Your new balance as of 03/31/2023	= \$4,488.90

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/01	DEBIT CARD PURCHASE PARTY CITY 5249 02-27 TAMPA FL 5812	10.75
03/01	DEBIT CARD PURCHASE-PIN 02-28-23 LUTZ FL 5812 LOWE'S #2238	136.44
03/02	DEBIT CARD PURCHASE MARCOS PIZZA - 813 03-01 LAND O LAKES FL 5812	41.59
03/03	DEBIT CARD RECURRING PYMT CALENDAR WIZ LLC 03-03 603-9299592 NH 5812	9.00
03/03	DEBIT CARD RECURRING PYMT WHENIWORK.COM 03-02 WHENIWORK.COM MN 5812	25.00
03/03	DEBIT CARD PURCHASE-PIN 03-02-23 LUTZ FL 5812 LOWE'S #2238	181.88
03/06	DEBIT CARD PURCHASE AMZN Mktp US*HD2DG 03-03 Amzn.com/bill WA 5812	35.12
03/06	DEBIT CARD PURCHASE WAL-MART #0988 03-03 LUTZ FL 5812	5.84
03/06	DEBIT CARD PURCHASE WAL-MART #0988 03-03 LUTZ FL 5812	13.36
03/06	DEBIT CARD PURCHASE DOLLAR TREE 03-03 LUTZ FL 5812	18.81
03/06	DEBIT CARD PURCHASE PUBLIX #831 03-03 LUTZ FL 5812	8.60
03/06	DEBIT CARD PURCHASE AMZN Mktp US*H5194 03-04 Amzn.com/bill WA 5812	126.98
03/06	DEBIT CARD PURCHASE 7-ELEVEN 38576 03-04 LAND O LAKES FL 5812	13.87
03/06	DEBIT CARD PURCHASE USPS PO 1150550205 03-04 LAND O LAKES FL 5812	12.60
03/06	DEBIT CARD PURCHASE CIRCLE K # 07575 03-04 LAND O LAKES FL 5812	48.98
03/07	DEBIT CARD PURCHASE-PIN 03-06-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	21.13
03/09	DEBIT CARD PURCHASE-PIN 03-08-23 TAMPA FL 5812 SAMS CLUB #6401	345.40
03/10	DEBIT CARD PURCHASE AMZN Mktp US*HG58F 03-10 Amzn.com/bill WA 5812	38.98
03/10	DEBIT CARD PURCHASE AMZN Mktp US*H515I 03-10 Amzn.com/bill WA 5812	40.76
03/13	DEBIT CARD PURCHASE AMZN Mktp US*HG7IU 03-12 Amzn.com/bill WA 5812	250.85
03/13	DEBIT CARD PURCHASE AMZN MKTP US*HG35U 03-10 AMZN.COM/BILL WA 5812	88.74
03/13	DEBIT CARD PURCHASE AMZN Mktp US*HG170 03-10 Amzn.com/bill WA 5812	29.97
03/13	DEBIT CARD PURCHASE WAL-MART #0988 03-10 LUTZ FL 5812	12.94
03/13	DEBIT CARD PURCHASE WM SUPERCENTER #98 03-10 LUTZ FL 5812	43.80
03/13	DEBIT CARD PURCHASE LOWES #02238* 03-10 LUTZ FL 5812	23.50
03/13	DEBIT CARD PURCHASE TOTAL WINE AND MOR 03-10 LUTZ FL 5812	65.24
03/13	DEBIT CARD PURCHASE Amazon.com*HG6G05N 03-10 Amzn.com/bill WA 5812	6.57
03/13	DEBIT CARD PURCHASE AMAZON.COM*HG7MX32 03-10 AMZN.COM/BILL WA 5812	6.57
03/13	DEBIT CARD PURCHASE TOTAL WINE AND MOR 03-10 LUTZ FL 5812	14.98

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/13	DEBIT CARD PURCHASE AMZN MKTP US*HG36R 03-12 AMZN.COM/BILL WA 5812	16.25
03/13	DEBIT CARD PURCHASE SAMS CLUB #4852 03-10 WESLEY CHAPEL FL 5812	185.97
03/13	DEBIT CARD PURCHASE SAMS CLUB #4852 03-10 WESLEY CHAPEL FL 5812	32.60
03/13	DEBIT CARD PURCHASE SAMSCLUB #4852 03-10 WESLEY CHAPEL FL 5812	9.67
03/13	DEBIT CARD PURCHASE SAMSCLUB #4852 03-10 WESLEY CHAPEL FL 5812	34.85
03/13	DEBIT CARD PURCHASE AMAZON.COM*HG0EK84 03-11 AMZN.COM/BILL WA 5812	19.54
03/13	DEBIT CARD PURCHASE AMZN Mktp US*HG0HW 03-11 Amzn.com/bill WA 5812	24.99
03/13	DEBIT CARD PURCHASE AMZN MKTP US*HG4T5 03-12 AMZN.COM/BILL WA 5812	31.50
03/13	DEBIT CARD RECURRING PYMT WHOLESALE ROACHES 03-11 HTTPSWHOLESA FL 5812	34.40
03/14	DEBIT CARD PURCHASE PUBLIX #1142 03-13 LAND O LAKES FL 5812	8.49
03/14	DEBIT CARD PURCHASE LOWES #02238* 03-13 LUTZ FL 5812	27.12
03/15	DEBIT CARD PURCHASE AMZN Mktp US*HG2EL 03-14 Amzn.com/bill WA 5812	153.99
03/15	DEBIT CARD PURCHASE PUBLIX #1142 03-14 LAND O LAKES FL 5812	42.85
03/15	DEBIT CARD PURCHASE PUBLIX #1142 03-14 LAND O LAKES FL 5812	30.87
03/15	DEBIT CARD PURCHASE PUBLIX #1142 03-14 LAND O LAKES FL 5812	9.56
03/16	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 03-14 801-3654535 FL 5812	238.00
03/16	DEBIT CARD RECURRING PYMT EIG*CONSTANTCONTAC 03-15 855-2295506 MA 5812	70.00
03/16	DEBIT CARD PURCHASE PUBLIX #1821 03-15 LUTZ FL 5812	46.74
03/16	DEBIT CARD PURCHASE SAMS CLUB #6401 03-15 TAMPA FL 5812	104.86
03/17	DEBIT CARD RECURRING PYMT ADOBE *ACROPRO SU 03-16 408-536-6000 CA 5812	19.99
03/17	DEBIT CARD PURCHASE AMZN MKTP US*HC5S3 03-17 AMZN.COM/BILL WA 5812	40.28
03/20	DEBIT CARD PURCHASE AMZN Mktp US*HC66Y 03-18 Amzn.com/bill WA 5812	24.77
03/20	DEBIT CARD PURCHASE-PIN 03-17-23 LUTZ FL 5812 WM SUPERC WAL-MART SUP	4.26
03/20	DEBIT CARD PURCHASE DOLLAR TREE 03-17 LUTZ FL 5812	8.06
03/20	DEBIT CARD PURCHASE-PIN 03-17-23 LUTZ FL 5812 DOLLAR TR 17657 N DALE	16.13
03/20	DEBIT CARD PURCHASE PUBLIX #524 03-17 LUTZ FL 5812	19.96
03/20	DEBIT CARD PURCHASE PARTY CITY 5249 03-17 TAMPA FL 5812	10.75
03/20	DEBIT CARD PURCHASE MP TENNIS INC 03-17 TAMPA FL 5812	66.07
03/20	DEBIT CARD PURCHASE PUBLIX #398 03-17 TAMPA FL 5812	12.90
03/20	DEBIT CARD PURCHASE AMAZON.COM*HC6654G 03-18 AMZN.COM/BILL WA 5812	153.14
03/20	DEBIT CARD PURCHASE HOLLOWAYS FARM SUP 03-19 LAND O LAKES FL 5812	48.00
03/21	DEBIT CARD PURCHASE AMZN Mktp US*HC409 03-20 Amzn.com/bill WA 5812	499.90
03/21	DEBIT CARD PURCHASE PUBLIX #877 03-20 LAND O LAKES FL 5812	14.49
03/21	DEBIT CARD PURCHASE AMZN Mktp US*HC2TL 03-21 Amzn.com/bill WA 5812	89.73
03/21	DEBIT CARD PURCHASE AMZN Mktp US*H75IK 03-21 Amzn.com/bill WA 5812	24.98
03/22	DEBIT CARD PURCHASE OTC BRANDS INC 03-20 800-2280475 NE 5812	49.68
03/22	DEBIT CARD PURCHASE-PIN 03-21-23 TAMPA FL 5812 SAMS CLUB #6401	350.59
03/23	DEBIT CARD PURCHASE CIRCLE K # 07575 03-22 LAND O LAKES FL 5812	16.67
03/24	DEBIT CARD PURCHASE-PIN 03-23-23 LAND O LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	17.44
03/24	DEBIT CARD PURCHASE Amazon.com*H71041K 03-23 Amzn.com/bill WA 5812	26.94
03/24	DEBIT CARD PURCHASE AMZN Mktp US*H7575 03-24 Amzn.com/bill WA 5812	9.99
03/27	DEBIT CARD PURCHASE FLORIDA COAST EQUI 03-24 813-9952533 FL 5812	300.09
03/27	DEBIT CARD PURCHASE AMZN Mktp US*HY2G9 03-25 Amzn.com/bill WA 5812	47.62
03/27	DEBIT CARD PURCHASE AMZN Mktp US*H78J7 03-25 Amzn.com/bill WA 5812	27.65
03/27	DEBIT CARD RECURRING PYMT WHOLESALE ROACHES 03-25 HTTPSWHOLESA FL 5812	34.40
03/28	DEBIT CARD PURCHASE LOWES #02238* 03-27 LUTZ FL 5812	292.20
03/28	DEBIT CARD PURCHASE FSP*LOL INFLATABLE 03-27 813-610-2464 FL 5812	127.87
03/28	DEBIT CARD PURCHASE AMZN Mktp US*H75LR 03-27 Amzn.com/bill WA 5812	13.98
03/29	DEBIT CARD PURCHASE AMZN Mktp US*HY0L9 03-28 Amzn.com/bill WA 5812	67.20
03/29	DEBIT CARD PURCHASE AMAZON.COM*HY9WE5L 03-28 AMZN.COM/BILL WA 5812	12.14
03/29	DEBIT CARD PURCHASE LOWES #02238* 03-28 LUTZ FL 5812	79.94
03/29	DEBIT CARD PURCHASE-PIN 03-28-23 TAMPA FL 5812 SAMS CLUB SAM'S CLUB	122.90
03/29	DEBIT CARD PURCHASE-PIN 03-28-23 TAMPA FL 5812 SAMS CLUB SAM'S CLUB	225.44
03/30	DEBIT CARD PURCHASE WELCH TENNIS 03-29 813-641-7787 FL 5812	207.91
03/30	DEBIT CARD PURCHASE AMZN Mktp US*HY7F8 03-30 Amzn.com/bill WA 5812	15.45
03/31	DEBIT CARD PURCHASE Amazon.com*HY7F30X 03-30 Amzn.com/bill WA 5812	35.22
03/31	DEBIT CARD PURCHASE BIG ORANGE RENTAL, 03-29 561-2092705 FL 5812	387.85
03/31	DEBIT CARD PURCHASE BIG ORANGE RENTAL, 03-29 561-2092705 FL 5812	300.00
03/31	DEBIT CARD PURCHASE AMZN Mktp US*HY6UV 03-30 Amzn.com/bill WA 5812	87.96
03/31	DEBIT CARD PURCHASE AMAZON.COM*HY2ZY9Z 03-30 AMZN.COM/BILL WA 5812	51.77
03/31	DEBIT CARD PURCHASE AMZN Mktp US*HY0B2 03-30 Amzn.com/bill WA 5812	29.99
03/31	DEBIT CARD PURCHASE PUBLIX #1142 03-30 LAND O LAKES FL 5812	9.67

continued



■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/31	DEBIT CARD PURCHASE AMZN Mktp US*HY3IM 03-30 Amzn.com/bill WA 5812	229.20
03/31	DEBIT CARD PURCHASE CIRCLE K # 07575 03-30 LAND O LAKES FL 5812	55.99
Total other withdrawals, debits and service charges		= \$7,087.66

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/02	DEBIT CARD RETURN WHOLESAL ROACHES 02-28 HTTPSWHOLESAL FL 5812	34.40
03/03	DEBIT CARD RETURN LOWES #02238* 03-02 LUTZ FL 5812	11.90
03/08	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 03-08-23	7,216.75
03/22	DEBIT CARD RETURN-PIN 03-21-23 TAMPA FL 5812 SAMS CLUB #6401	18.09
03/27	DEBIT CARD RETURN AMZN Mktp US 03-25 Amzn.com/bill WA 5812	49.99
03/27	DEBIT CARD RETURN AMZN Mktp US 03-26 Amzn.com/bill WA 5812	99.98
03/31	DEBIT CARD RETURN AMZN Mktp US 03-30 Amzn.com/bill WA 5812	22.40
03/31	DEBIT CARD RETURN AMZN Mktp US 03-30 Amzn.com/bill WA 5812	48.66
03/31	DEBIT CARD RETURN AMZN Mktp US 03-31 Amzn.com/bill WA 5812	97.32
03/31	DEBIT CARD RETURN AMZN Mktp US 03-30 Amzn.com/bill WA 5812	99.98
Total deposits, credits and interest		= \$7,699.47

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

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

Total Checks and charges Cleared	382,029.51	Total Deposits Cleared	7,628.90
----------------------------------	------------	------------------------	----------

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Adj GJ 1881 - GF Interest Transfer	03/01/2023		7,628.90	
Total Deposits				7,628.90	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
General Ledger entry	Adj GJ 1881 - GF Interest Transfer	03/01/2023		7,628.90	
General Ledger entry	Transfer Deposit from Main Street Bank 03/23	03/13/2023		366,741.71	
General Ledger entry	Transfer Deposit from Main Street Bank 03/23	03/13/2023		7,658.90	
Total Checks and charges				382,029.51	0.00



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

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

Date 3/31/23 Page 1
Account Number
Enclosures

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 ---

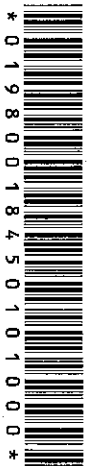
PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	3/01/23 thru 4/02/23
Previous Balance	374,400.61	Days in the statement period	33
Deposits/Credits	.00	Average Ledger	68,072.83
1 Checks/Debits	374,400.61	Average Collected	68,072.83
Service Charge	.00		
Interest Paid	.00		
Ending Balance	.00		

Checks and withdrawals		
Date	Description	Amount
3/07	withdrawal/Debit	374,400.61-

Daily Balance Information

Date	Balance	Date	Balance
3/01	374,400.61	3/07	.00

* * * END OF STATEMENT * * *



Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Statement ending balance	5,334.30
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	5,334.30
Book balance	5,334.30
Adjustments*	0.00
Adjusted book balance	5,334.30

Total Checks and charges Cleared

0.00 Total Deposits Cleared

0.91

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	March 23 Interest	03/31/2023		0.91	
Total Deposits				0.91	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Total Checks and charges				0.00	0.00



Account Number:
Statement Period:
Through:
30 - 5

Statement
Mar 01, 2023
Mar 31, 2023
Page 1

GO PAPERLESS WITH E-STATEMENTS

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PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

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

ACCOUNT #		BEGINNING BALANCE	\$5,333.39
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$0.91
AVG. AVAILABLE BALANCE	\$5,333.39	CHECKS / DEBITS	\$0.00
AVG. BALANCE	\$5,333.39	ENDING BALANCE	\$5,334.30
INTEREST PAID YTD	\$5.05	# DEPOSITS / CREDITS	1
INTEREST PAID THIS PERIOD	\$0.91	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

Statement

Account Number:
Statement Period: Mar 01, 2023
Through: Mar 31, 2023
Page 2

OTHER CREDITS

Description	Date	Amount
INTEREST	03-31	0.91
Total		0.91

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
03-31-23	\$5,334.30				

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Statement ending balance	320,875.96
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	320,875.96
Book balance	320,875.96
Adjustments*	0.00
Adjusted book balance	320,875.96

Total Checks and charges Cleared	0.00	Total Deposits Cleared	544.54
----------------------------------	------	------------------------	--------

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	March 23 Interest	03/31/2023		544.54	
Total Deposits				544.54	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Total Checks and charges				0.00	0.00

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

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116683-03A

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
03/31/2023

Page
1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of March 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%	\$320,331.42	\$320,875.96
TOTAL			\$320,331.42	\$320,875.96

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Operating

Account Summary - Savings

Statement Period	3/1-3/31/2023	Average Daily Balance	\$320,394.67
Previous Period Ending Balance	\$320,331.42	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	0.00	Statement Period Yield	2.02%
Total Program Withdrawals	(0.00)	YTD Interest Paid	1,025.27
Interest Capitalized	544.54		
Current Period Ending Balance	\$320,875.96		

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/27/2023	Interest Capitalization	\$354.05	\$320,685.47
03/31/2023	Interest Capitalization	190.49	320,875.96

Summary of Balances as of March 31, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$59.23
Pacific Western Bank	Beverly Hills, CA	24045	210,727.61
Western Alliance Bank	Phoenix, AZ	57512	110,089.12

Rizzetta & Company, Incorporated

Reconciliation report

As of 03/31/2023

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

Statement ending balance	535,300.69
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	535,300.69
Book balance	535,300.69
Adjustments*	0.00
Adjusted book balance	535,300.69

Total Checks and charges Cleared	0.00	Total Deposits Cleared	908.44
----------------------------------	------	------------------------	--------

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	March 23 Interest	03/31/2023		908.44	
Total Deposits				908.44	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Total Checks and charges				0.00	0.00

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

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116683-03A

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

03/31/2023

Page

1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of March 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.

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- View your transaction history

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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%	\$534,392.25	\$535,300.69
TOTAL			\$534,392.25	\$535,300.69

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve

Account Summary - Savings

Statement Period	3/1-3/31/2023	Average Daily Balance	\$534,421.55
Previous Period Ending Balance	\$534,392.25	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	0.00	Statement Period Yield	2.02%
Total Program Withdrawals	(0.00)	YTD Interest Paid	2,160.91
Interest Capitalized	908.44		
Current Period Ending Balance	\$535,300.69		

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/31/2023	Interest Capitalization	\$908.44	\$535,300.69

Summary of Balances as of March 31, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$248,479.12
NexBank	Dallas, TX	29209	248,772.20
Pacific Western Bank	Beverly Hills, CA	24045	37,756.92
The Huntington National Bank	Columbus, OH	6560	264.86
Western Alliance Bank	Phoenix, AZ	57512	27.59

Tab 21

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, 2021¹</i>	<i>\$ 1,048,941</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

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

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 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