



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

***Advanced Meeting Package***

***Regular Meeting***

***Wednesday***

***May 24, 2023***

***9:30 a.m.***

***Location:***

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

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# The Preserve at Wilderness Lake Community Development District

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250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132

Board of Supervisors  
**The 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 is scheduled for **Wednesday, May 24, 2023, at 9:30 a.m.** at **The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, May 24, 2023  
Time: 9:30 a.m.  
Location: The Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

### *Revised Agenda*

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Supervisor Comments**
- V. Staff Reports**
  - A. Landscaping & Irrigation
    - 1. RedTree Report – April 2023 & May 2023 [Exhibit 1](#)
    - 2. RedTree Irrigation Inspection Report – *To Be Distributed*
    - 3. RedTree Proposals (if any)
      - a. **Sod Installation** [Exhibit 2](#)
  - B. Aquatic Services
    - 1. **GHS Environmental Report** [Exhibit 3](#)
  - C. District Engineer
  - D. District Counsel
  - E. Community Manager
    - 1. **Presentation of Community Manager Report** [Exhibit 4](#)
  - F. District Manager
    - 1. **Presentation of District Manager & Field Operations Report** [Exhibit 5](#)
- VI. Consent Agenda**
  - A. Ratification of Red Tree Proposals [Exhibit 6](#)
  - B. Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting Held April 3, 2023 [Exhibit 7](#)
  - C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 5, 2023 [Exhibit 8](#)

**VI. Consent Agenda – continued**

D. Consideration for Acceptance – The April 2023 Unaudited Financial Report [Exhibit 9](#)

E. Consideration for Acceptance – The April 2023 Operations & Maintenance Expenditures – *To Be Distributed*

**VII. Business Items**

A. Discussion of Proposed FY 2024 Budget [Exhibit 10](#)

B. Consideration & Adoption of **Resolution 2023-02**, Approving Proposed FY24 Budget & Setting Public Hearing [Exhibit 11](#)

C. **Consideration of Bank United Banking Information** [Exhibit 12](#)

D. **Consideration of Inteligy WiFi Phone System Proposal** [Exhibit 13](#)

E. **Consideration of Orkin Lodge Playground Termite Control Proposal** [Exhibit 14](#)

F. Discussion of Overnight Parking Policies

G. **Presentation of Pedestrian Safety Review** [Exhibit 15](#)

H. **Presentation of Tree Project Tracker** [Exhibit 16](#)

I. **Presentation of Reserve Study & Appraisal** [Exhibit 17](#)

**VIII. Supervisors Requests**

**IX. Audience Comments – New Business**

**X. Next Meeting Quorum Check: June 7<sup>th</sup> or July 5<sup>th</sup>, 9:30 AM**

Beth Edwards	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Agnieszka Fisher	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Bryan Norrie	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Holly Ruhlig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Hepner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**XI. Adjournment**

# EXHIBIT 1

# PSA \_\_\_\_\_ HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	April 13, 2023
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
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.

#### **Noted.**

Minnow Brook-line trim tall grass along woodline.

#### **Completed 4.27.23**

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

#### **Completed 4.27.23**

Lodge playground-remove leaf drop.

#### **Completed 4.27.23**

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



**JB**

### **3 WOODLINE MAINTENANCE**

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

**In process.**

7532 Blue Spring common area-cut back woodline.

**In process.**

The woodlines were well maintained.

**In process.**

### **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.

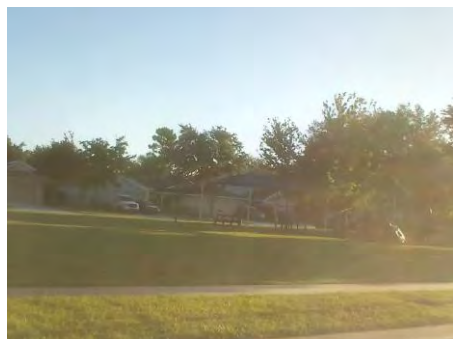
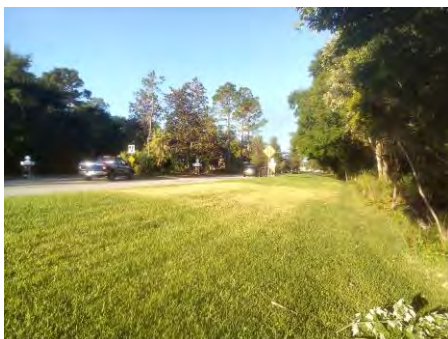
Night Heron/Caliente intersection-turf color remained a mottled medium green.

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

*April*

*April*

*April*



**JB**

*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.

***JB***



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.

**Completed 4.26.23**

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

**Completed 4.26.23**

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

**Completed 4.26.23**

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

Pine Knot- continue to treat patch disease.

**Completed 4.24.23**

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. **Noted**

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.**

**In process.**

Tennis court sidewalk-remove dead Palatka holly.

**In process.**

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

**In process.**

**JB**

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

**In process**

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

**Completed 4.27.23**

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

**Completed 4.27.23**

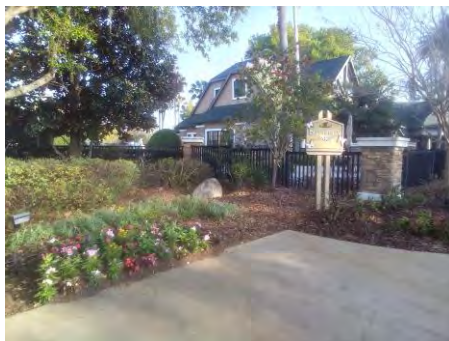
Oakhurst park-there appears to be some minor damage on viburnum from sidewalk cleaning.

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.

**Completed 4.27.23**

Main entry median 1-remove vine from magnolia.

**Completed 5.2.23**

Tennis court fence-remove bed weeds

**Completed 5.1.23**

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

**Completed 4.27.23**

Minnow Brook median-remove bed weeds from juniper.

**Completed 4.27.23**

**JB**

**1 IRRIGATION MANAGEMENT** all items performed in April

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

Citrus Blossom playground- turf and shrubs are dry. **Valve issues - needs work**

Stoneleigh park-viburnun hedge is dry. **added more time to zones 1 day a week watering.**

Deerfields interior berm-sections of viburnum hedge are dry. *Photo below.* **added more time to zone**



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.* **Replaced bad solenoid.**



Natures Ridge entry side--section of jasmine is dry and may need an additional head. **Added more time to zone.**

Waters Edge median inbound-repair broken head. **Repair completed.**

Pool deck-check irrigation to all pots. Some of the soil is very dry. **Added more time to zone.**

WLB across from Birchholm and at Birchholm stop sign-turf is dry. **Added more time to zone.**

Kendall Heath/Waverly Shores-common Bermudagrass is very dry. **Added more time to zone.**

WLB outbound at ranger station-turf is dry. **replaced bad solenoid.**

Pine Knot-anise hedge is wilting. **Added more time to zone.**

Top of Deerfields exterior berm-viburnum is dry. **Added more time to zone.**

### 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.* **Completed 4.18.23**



Caliente/Night Heron monuments-prune dead sections out of schilling hollies. *Photo below.*  
**Completed 4.18.23**



Draycott berm-prune out dead branches from viburnum hedge.

**Completed 4.19.23**

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

**Completed 4.19.23**

*January*

*February*

*March*



**JB**

April



Lodge patio-remove low sucker growth from Japanese blueberry.

**Completed 5.1.23**

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

**Completed 5.1.23**

Behind ranger station at gates-thin out palmetto.

**Completed 5.1.23**

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

**Completed 5.1.23**

Pool deck-remove low sucker growth from Japanese blueberry.

**Completed 5.1.23**

### **3 TREE PRUNING**

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

**Completed 5.1.23**



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

**Completed 5.1.23**

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

**Completed 5.2.23**

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

**Completed 5.1.23**

Behind amenity center-prune bottlebrush growing in breezeway.

**Completed 5.2.23**

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

**Completed 5.1.23**

Roundabout-remove sucker growth and moss from crape myrtles.

**Completed 5.2.23**

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

**Completed 5.2.23**

**JB**

**3 CLEANUP/RUBBISH REMOVAL**

Cormorant Cove dock-remove and dispose of dead sod.

**Completed 5.1.23**

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

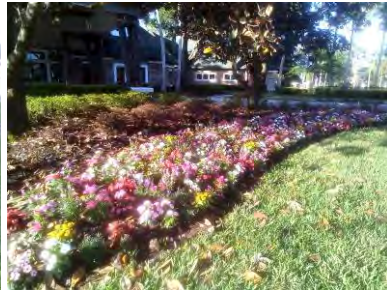
**3 APPEARANCE OF SEASONAL COLOR**

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*

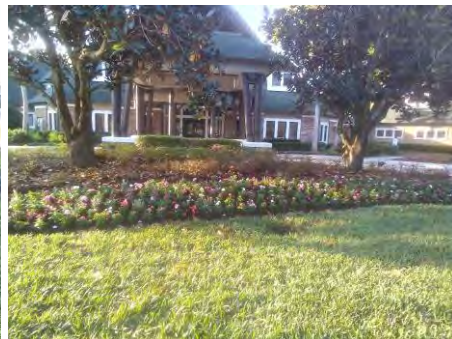
*April*



*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.

**submitted on 5.2.23 and attached to this report.**

Submit proposal to mulch Lakewood Retreat monument. **Submitted in March.**

**JB**



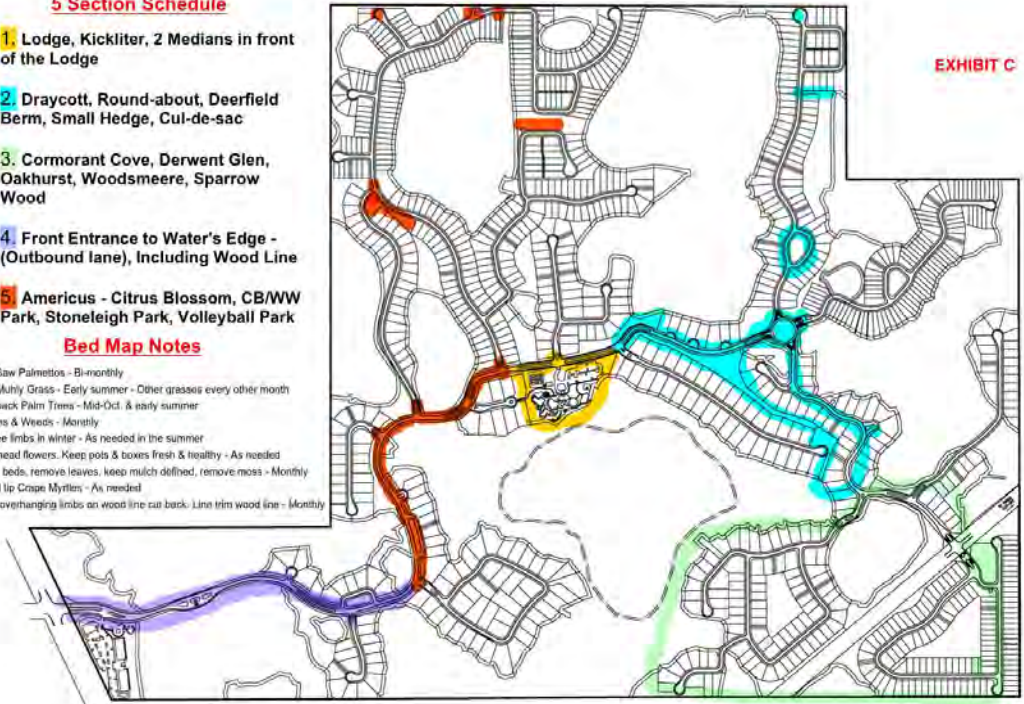
**5 Section Schedule**

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

**Bed Map Notes**

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

EXHIBIT C





# PSA \_\_\_\_\_ HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	May 11, 2023
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Management-Beth Edwards, Tish Dobson Redtree Landscape Systems-John Burkett 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 30, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on May 31, 2023. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

### **SCORE 1-POOR 2-FAIR 3-GOOD**

#### **2 MOWING/EDGING/TRIMMING**

Endless Summer Ct.-line trim along entire length of fence.

Volleyball court-line trim along woodline.

Blvd entry drive-hard edging was beveled instead of vertical.

Main exit-flower bed was soft edged, but turf remained in place. The grass was not removed. *Photo below.*



General work order-turf appears to have been mowed a little short.

Cardinalwood-trim down weeds around concrete pond control structures.

Lodge playground-soft edge by picnic table. Turf runners are growing in mulch. *Photo below.*



General work order-trim around all valve boxes.

The rear bed lines were neatly defined.

### **3 WOODLINE MAINTENANCE**

Ambleside-cut back palmettos encroaching over turf.

The woodlines were well maintained.

### **2 TURF COLOR**

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

Citrus Blossom Park common area-turf color ranged from a pale green to a mottled medium green. There was a decrease in the quality of color over the past month.

Citrus Blossom playground-turf color remained a lightly mottled medium green with some pale colored sections.

Stoneleigh 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 consistent medium green.

Lodge-turf color of the main lawn still 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. There was a decrease in the quality of color over the past month. The St. Augustine turf was a consistent medium green.

Kendall Heath/Waverly Shores-turf color of the common Bermudagrass was a straw color with some improving sections of pale green. The St. Augustine turf color remained a mottled medium green.

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

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

*May*



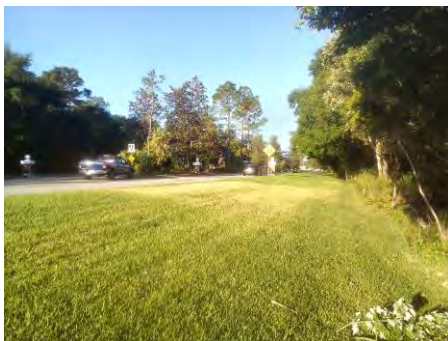
*May*



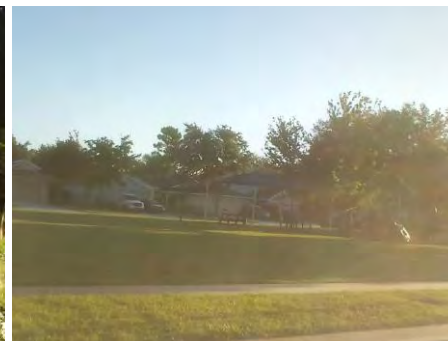
*May*



*April*



*April*



*April*



*March*



*March*



*March*



*February*



*February*



*February*



## **2 TURF DENSITY**

Kendall Heath/Waverly Shores-the density of the common Bermudagrass remained poor, but there was slight improvement with some grass starting to fill in. 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 remained good in most areas. There are a few sections of declining turf that may need to be replaced under the warranty if they do not recover once the regular rainfall begins.

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density ranged from poor to fair. Some sections were down to bare soil.

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

Oakhurst park-the density of the common Bermudagrass still 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, possibly from vehicle parking. This is a high visibility area.

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

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

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

## **3 TURF WEED CONTROL**

Lodge exit drive-treat broadleaf weeds.

Lodge left side-treat broadleaf weeds.

Americus-treat broadleaf weeds.

Caliente/Night Heron-treat broadleaf weeds.

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

The grass was mowed with sharp blades, giving the turf an even cut., but some sections were mowed a bit too low. The turf color remained about the same as last month with some sections improving and other seeing a reduction in color quality. The same can be said of the density. Certain areas have started to recover due to irrigation repairs, but other sections still appear to be dry and need improved irrigation delivery. The broadleaf and grassy weed volume remained low. There was no significant turf disease or insect activity. Once the regular rainfall begins, the declining turf panels will be evaluated to see if they are recovering or will need to be replaced under the warranty.

Deerfields exit berm- declining patches of turf. They may need to be replaced under the warranty if they do not recover once the regular rainfall begins. *Photo below.*



Blvd. across from Birchholm-declining patches of turf. may need to be replaced under the warranty if they do not recover once the regular rainfall begins.

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

Draycot cul de sac-pine trees are healthy. *Photo below.*



Tennis court sidewalk-remove and replant bottlebrush. It appears to have been planted too deeply. Keep mulch a few inches away from the trunk. *Photo below.*



Tennis court walkway-remove dead holly.

Pool deck-treat scale on anise.

Pool deck-remove and replace declining Little John bottlebrush with a different shrub. WARRANTY WORK.

Butterfly garden-milkweed needs to be installed.



Lodge patio-treat ornamental grasses and firebush for scale. *Photo below.*



Lodge patio-replace dead azaleas. **WARRANTY WORK.**

Stooneleigh park-remove dead red maple.

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

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

*April*

*May*



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

General work order-monitor the health of anise throughout the property. They are suffering from lack of water as well as disease activity. Affected plants should be treated with fungicide.

Oakhurst park median-approved planting for median needs to be installed.

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

Oakhurst lift station area-remove vines from pine trees. Treat stumps with Garlon.

Main entry median endcap-remove weeds from flower bed.

Nature center left side-remove weeds from mondo grass.

Front of nature center-remove vines from coontie palms.

Lodge patio-remove vines and volunteer coontie palm from ornamental grasses.

Tennis court walkway-remove bed weeds from plumbago planting.

Tennis court walkway-remove vines from coontie palms.

Stoneleigh park-remove bed weeds from playground mulch.

### **2 IRRIGATION MANAGEMENT**

Herons' Wood monument-turf is dry.

Citrus Blossom-check irrigation to common ground. Soil is dry and some sections have no grass.

Deerfields interior berm-irrigation needs to be tested as soon as possible to see how hedge is getting watered. Corrective actions may need to be taken.

Lakewood Retreat monument-plants are dry.

Natures Ridge entry- beds are dry. Why are standpipes capped? *Photo below.*



Blvd. across from Birchholm-sections of hedge along fence is wilting.

Exit drive at yellow bollards- possible irrigation break at oak tree.

Blvd. sidewalk at Dunkin Donuts-possible irrigation break along fence.

Pool deck-check dripline operation to Little John bottlebrush. More dripline may need to be added.

Pool deck-some of the pots are not receiving sufficient irrigation.

Exit drive by lift station-turf is dry. *Photo below.*



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

### **3 SHRUB PRUNING**

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

Pine Knot-cut out dead sections of anise.

Pool deck-prune bottom of quava off pavers.

Nature center left side-prune viburnum so that the bottom is wider than the top.

Lodge exit drive-remove dead wood from jatropha.

Draycott cul de sac-cut back ornamental grasses.

Deerfields gate median-prune natal plum.

### **2 TREE PRUNING**

Draycott cul de sac-remove dead pine limbs up to contractual height.

Lodge parking lot along blvd.-remove moss from crape myrtles.

Lodge patio pool gate-remove volunteer crape myrtle from firebush.

Blvd. lift station at Birchholm-lift tree over sidewalk and remove sucker growth.

Behind ranger station-remove dead fronds and seed pods.



Across from 7838 Citrus Blossom-lift tree over sidewalk.

Hérons Glen-lift trees along entire length of sidewalk.

7655 Citrus Blossom-remove dead limb from pine tree in common ground.

Tawny Owl-remove dead fronds from small Washingtonia palm.

Caliente/Night Heron-lift tree over sidewalk by tow away zone sign. *Photo below.*



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

Cormorant Cove dock-remove vegetative debris piled along woodline. Left by others.

Exit drive-remove mud and silt along curb.

West side of tennis court-blow mulch back into beds.

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

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

Most of the seasonal color display was still providing a strong curb appeal. Animals have damaged some of the flower crop at the main exit. The main entry median flower bed had a good deal of weeds. May is the third month of this flower rotation. New flowers will be installed in June. *Photo below.*

*May*



*May*



*May*



*April*



*April*



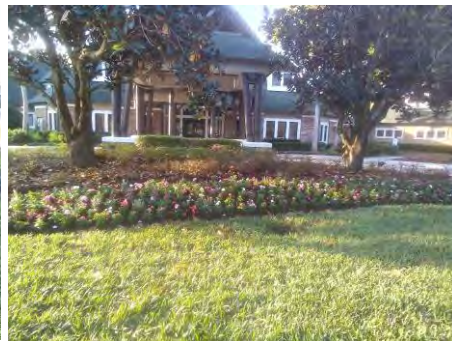
*April*



*March*



*March*



*March*



General workorder-be certain to install annuals in pots on all deck and lodge patio with each flower rotation.

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

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

**FOR MANAGER**

None

**PROPOSALS**

**NEW** Submit proposal to install new planting outside of gym door to pool deck. Replace old hawthorns.

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 was mowed with sharp blades leaving a clean cut, though some sections were cut too low. There are hard and soft edging corrections that needs to be made. The color and density were approximately the same as last month. Some saw an improvement and others saw a decline in both color and density. The broadleaf weed volume was relatively low and easily controlled. The were no signs of significant insect or disease activity. Sections of declining turf may need to be replaced under warranty if they do not recover when the regular summer rainfall begins. Woodlines were well managed and required only some touchup work. Shrubs were generally healthy except for the diseased and drying anise as well as scale infestations on assorted planting. A few shrubs need to be pruned out of their normal rotation. Several trees and palms need to be pruned as moss removed. Irrigation continues to be a concern. A number of turf panels and shrubs are stressed from a lack of irrigation. The seasonal color display was still providing a strong curb appeal, though some of the crop has been damaged by animals.

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

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

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Company \_\_\_\_\_

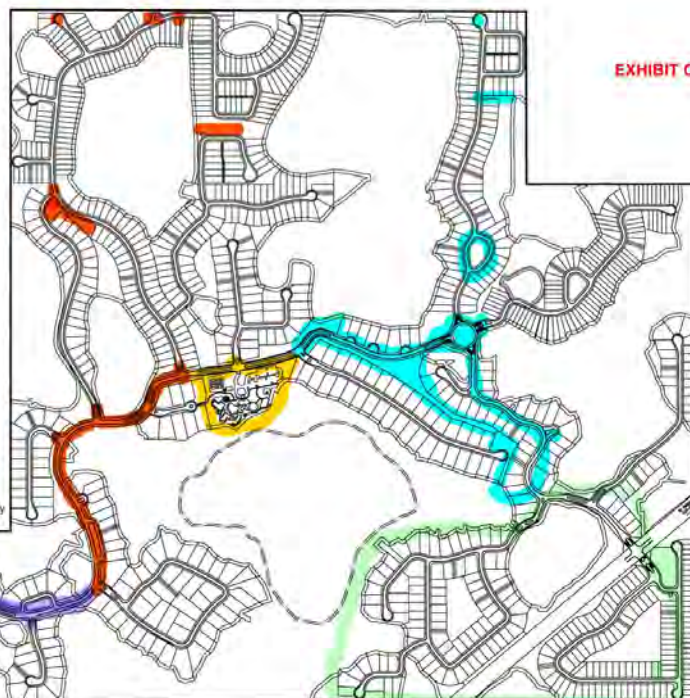
Date \_\_\_\_\_

**5 Section Schedule**

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

**Bed Map Notes**

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



# EXHIBIT 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

SOD INSTALLATION PROPOSAL

FOR

Preserve at Wilderness Lake CDD
On Grasmere

Attention: Jayna Cooper, District Manager

March 16, 2023

Scope of Work

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

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

TOTAL COST: \$1,200.00

Authorized Signature to Proceed

Date of Authorization

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

# EXHIBIT 3



**GHS Environmental**

**PO Box 55802**

**St. Petersburg, FL 33732-5802**

**727-667-6786**

May 19, 2023

The Preserve at Wilderness Lake CDD  
c/o Mrs. Tish Dobson  
21320 Wilderness Lake Boulevard  
Land O' Lakes, Florida 34637

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

Dear Mrs. Dobson,

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

**Dates Worked Performed:** May 2, 5, 8, 9, 10, 15 and 19

**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. Coordination with T. Dobson on missing grate on structure (S10) located in the sump on the north side of Cardinalwood at the curve. See attached picture.
5. Finished Maintenance Area 5. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal.
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 'Chuck Burnite', written in a cursive style.

Chuck Burnite  
Senior Environmental Scientist












*Photo 1 – Missing grate (S10) located in the sump on the north side of Cardinalwood at the curve.*










**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.

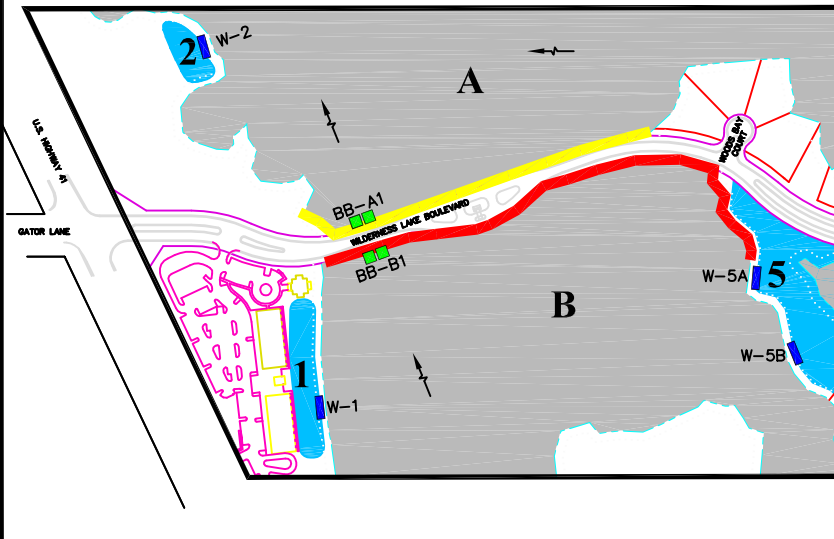
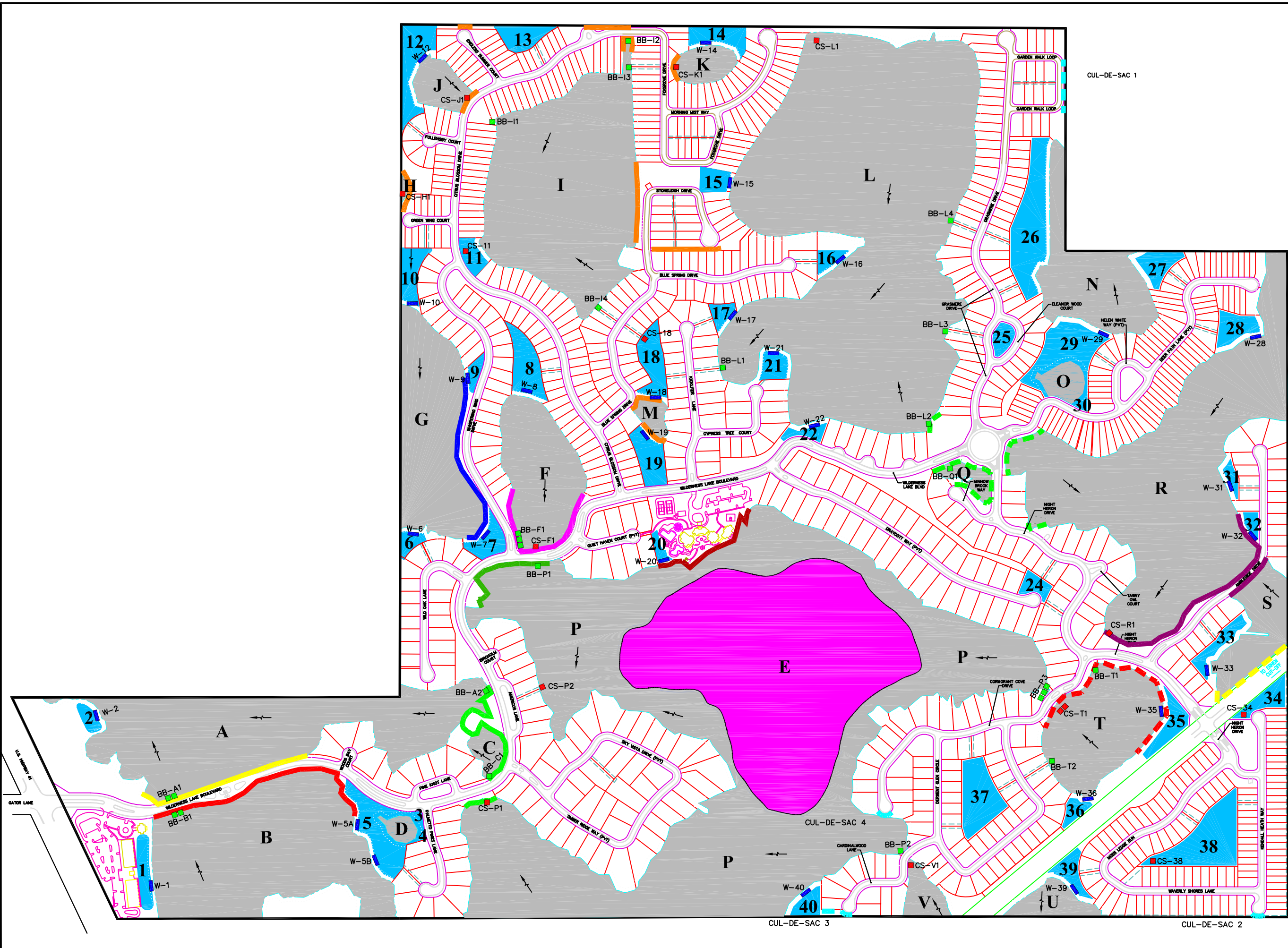
Date: September 18, 2020



Not to Scale



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



# EXHIBIT 4



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

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

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

- Hosted the Cinco De Mayo Event with 34 residents in attendance.
- Hosted Mother's Day Event with 15 residents in attendance.
- Due to overheating, the Kubota was serviced and repaired the week of May 14<sup>th</sup>. Services performed by Florida Coast Equipment.
- The dock repairs / improvements have been completed.
- The boathouse roof was installed.
- Ideal Networks Solutions will be onsite installing the new switchboard, testing the network lines, and integrating the equipment through the switch. This will take some time so it may take several days.
- The security and fire systems were serviced and repaired the week of May 14<sup>th</sup> by A Total Solution. Both are now operational.
- The Jacuzzi was acid washed due to Black Algae outbreak.
- Himes Electric replaced several double-pull breakers that regulate the Jacuzzi. The contactor switch was also tested with positive results.
- Cooper Pools may need to replace the backend of the Jacuzzi motor due to a short in the system.
- New gym wipe dispensers are on order.
- Best Buy repaired and replaced several key Theater components. (Projector, receiver, Blue-Ray Player, and several relay cables. All damaged from the lightning strike.)
- Himes Electric tested the breakers regulating the Splash Pad. Breakers all tested positive. Contacted Phoenix Pools for further evaluation of the relay system.

### **Maintenance Completed Tasks (Including Playground Equipment and Dock Inspection):**

- Repaired the Tennis Court's wind screens.
- Removed debris from the Tennis Courts.
- Cleaned the Men's Locker Room ceiling.
- Unclogged the Women's Locker Room toilets.
- Cleaned the Men's Locker Room urinal pads.
- Removed weeds growing through the pavers.
- Fixed a mirror in Women's Locker Room.
- Repaired several pavers around the Lap pool deck.
- Repaired the squeaky Locker Room doors.
- Removed paint from the playground benches.
- Pressure washed the ADA poolside lifts.
- Removed trash from Bay Lake, via a canoe.



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

- Repaired a fence board that was dislodged.
- Pressure washed the boats; moved them to the dock rack and removed the temporary brackets.
- Rescreened two panels on the Nature Center screened room.
- Deep cleaned the Ping Pong Table.
- Removed debris and leaves from the pool pump equipment area.
- Removed cobwebs from all the buildings.
- Cleaned the Splash Pad drain grate.
- Removed cobwebs and pressure washed the dock.
- Installed a new panel of fencing to the existing Lodge Park fence line.
- Pressure washed and painted the Lodge, Cormorant Cove, Woodsmere, and Oakhurst monuments.
- Pressured washed the Sparrow Wood monument. Repainting is scheduled.
- Began pressure washing the Lodge sidewalks and pavers.

#### **3<sup>rd</sup> & 4<sup>th</sup> Quarter 2023 Projects in Work/Projected Projects:**

- See Report Under Separate Cover.

#### **Pasco Sheriff's Special Detail Report on Citations & Warnings:**

- See Report Under Separate Cover.

#### **Scheduled Room Usage/Rentals (May & June):**

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

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

5/26 – Private Event - A/C & Theater

6/2 – Private Event - A/C

6/4 – Private Event - A/C

6/4 – Private Event - N/C

6/10 – Private Event - A/C

6/10 – Private Event - N/C

6/11 – Private Event - A/C

6/17 – Private Event - N/C & Theater

6/24 – Private Event - A/C

6/25 – Private Event - A/C



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

**Upcoming Events:**

➤ **June**

- Walking Toning Class: Every Monday, Wednesday & Friday
- Yoga Class: Every Tuesday & Thursday
- Story Time w/Aga: 6/5, 6/13, 6/19 & 6/26
- Summer Celebration: 6/3
- Art Class: 6/10
- Sip N Paint: 6/16
- Father's Day Celebration: 6/17
- Family Movie Day: Every Tuesday
- Family Movie Night: Every Thursday
- Tennis Class: 6/3 & 6/17
- HOA Meeting: 6/27
- CDD Meeting: 6/7
- ARC Meeting: 6/5 & 6/19

**Resident Requests:**

- None currently.

**Employee Schedule (June):**

- See Report Under Separate Cover.

**Radar Speed Sign Data:**

- See Report Under Separate Cover.

**RedTree Wet Check Report (June):**

- The report not submitted; however, it may be submitted under Separate Cover.

# Maintenance Projects

- Splash Pad Palm Tree planter rocks: **(Proposals in progress.)**
- Painting of the rest of the small white pillars (on left side of the road): ten or so left to go. All the others have been painted in the last 2 months or so. **(We have the paint.)**
- Most of the monuments have been pressured washed: A couple of them need to be fully painted, 4 to 5. **(We have white paint to complete.)**
- All monuments need gold paint for the emblem (bird): **(We need to purchase the gold paint. Lowes)**
- Outdoor windowsills need to be touched up on all clubhouse buildings: **(We have supplies to complete this project.)**
- Activity Center bar area: Needs to be touched up. **(We have the white trim but need the green paint. Lowes / Sherwin Williams)**
- Install the Alligator and No Diving sign on the dock: **(We have all supplies.)**
- Repair the Basketball Court bench (sunken into the ground): **(The supports and are on order.)**
- Rescreen two sections of the Nature Center Room: **(We need the supplies – screen and rubber moldings. Lowes)**
- Install ten new soap dispensers: Repairs to the wall are required before installation. **(We have all supplies.)**
- Replace for dog waste stations: **(We have all supplies)**
- Clean umbrellas
- Sand and paint the poolside grill support: **(Will need black spray paint and sandpaper. Lowes)**
- Pressure wash and stain the entrances to all clubhouse/walkways: **(We need the stain. Lowes)**
- Spray Rust-Aid around lodge sidewalks: **(Need Rust-Aid to complete the project.)**
- Tennis Windscreens: **(We need the medal hooks for the top so that the screens remain secure during high winds. Welch Tennis)**
- Paint benches: Three around the community. **(We have the paint.)**

- Event signs out front and in the back need to be repainted: **(We have the paint.)**
- Order a swing bench for one of the parks and we can install: **(Need bench and parts. Patio Land USA or Leaders Furniture)**
- Tennis Court crack due to mushrooms: **(Welsh tennis needs to be contacted for the repair.)**
- Cabanas (poolside three of them) need to be replaced – falling apart: **(The District Manager will secure a proposal.)**
- Replace signage supports: **(Purchase 4 x 4 and 1 x 1 boards. Lowes)**

# Off-Duty Sheriff's Reports

n

## Activity Responses

**EMPLOYER:**

Wilderness Lake

**REPORT SENT TO:**

EXTRA DUTY DETAIL COORDINATOR

**EMPLOYEE REPORTING:**

Matthew Myers #2080

**DATE OF WORK:**

03/23/2023

**EVENT NUMBER:**

2023170348

**EVENT NUMBER:**

1800hrs

**ARRIVAL TIME:**

YES

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

N/A

**AMOUNT OF TIME RUNNING RADAR:**

NO

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

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

**Current details as of 5/19/2023 6:06:25 AM**

**Shift is on Thursday, March 23, 2023 [Back](#)**



# Off-Duty Sheriff's Reports

Home	My Home	My Schedule	Profile	Eligible Jobs	My History
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Welcome **JOHN BARLOW**

[Back to Administration](#)

Friday, May 19, 2023 6:07:48 AM

## Activity Responses

**EMPLOYER:**  
pasco sheriff-s office  
**REPORT SENT TO:**  
regina trani  
**EMPLOYEE REPORTING:**  
john barlow  
**DATE OF WORK:**  
03/29/23  
**EVENT NUMBER:**  
2023183724  
**EVENT NUMBER:**  
1800  
**ARRIVAL TIME:**  
yes  
**ON ARRIVAL DID YOU CHECK IN:**  
0  
**NUMBER OF FIELD INTERVIEW REPORTS:**  
0  
**NUMBER OF PARKING TICKETS:**  
0  
**AMOUNT OF TIME RUNNING RADAR:**  
0  
**WERE THERE ANY OTHER TYPES OF VIOLATIONS**  
No unusual activity observed

Current details as of 5/19/2023 6:07:40 AM  
Shift is on Wednesday, March 29, 2023 [Back](#)

Hours Worked

6

# Off-Duty Sheriff's Reports

## Activity Responses

**EMPLOYER:**

Wilderness Lake Preserve CDD

**REPORT SENT TO:**

Terri Oakley

**EMPLOYEE REPORTING:**

Michael Rapp

**DATE OF WORK:**

4/7/2023

**EVENT NUMBER:**

2023203634

**EVENT NUMBER:**

2100

**ARRIVAL TIME:**

Yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

1

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

At start of detail I obtained the access key from the guard house. I then met with the clubhouse staff. I patrolled the clubhouse/gym/pool area. I made sure all patrons left by 11:00pm. I checked the playgrounds and docks. I patrolled the entire community. I monitored the main roadways for traffic violators, but none were observed. No problems were reported. I made sure the key was returned at the end of my shift.

**Current details as of 5/19/2023 6:08:31 AM**

**Shift is on Friday, April 7, 2023 [Back](#)**

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# Off-Duty Sheriff's Reports

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## Activity Responses

**EMPLOYER:**

The Preserve at Wilderness Lake CDD

**REPORT SENT TO:**

Terri Oakley

**EMPLOYEE REPORTING:**

Mulkey

**DATE OF WORK:**

04/10/23

**EVENT NUMBER:**

2023209239

**EVENT NUMBER:**

1900

**ARRIVAL TIME:**

Yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Patrolled clubhouse, pool, fitness center, parking lot and community - no activity. Uneventful night due to weather.

Current details as of 5/19/2023 6:09:39 AM

Shift is on Monday, April 10, 2023 [Back](#)

# Off-Duty Sheriff's Reports

Friday, May 19, 2023

in

## Activity Responses

**EMPLOYER:**

Pasco County Sheriff-s Office

**REPORT SENT TO:**

Gina Trani

**EMPLOYEE REPORTING:**

Kelvin M Reyes

**DATE OF WORK:**

04-13-23

**EVENT NUMBER:**

2023215602

**EVENT NUMBER:**

1830 hrs.

**ARRIVAL TIME:**

Yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Upon arrival, I made contact with the POC. I then patrolled the community without any issues.

**EMPLOYER:**

Pasco County Sheriff-s Office

**REPORT SENT TO:**

Gina Trani

**EMPLOYEE REPORTING:**

Kelvin M Reyes

**DATE OF WORK:**

04-13-23

**EVENT NUMBER:**

2023214015

**EVENT NUMBER:**

0200 hrs

**ARRIVAL TIME:**

Yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Upon arrival, I made contact with the POC. I then patrolled the community without any issues.

Current details as of 5/19/2023 6:11:52 AM

## Off-Duty Sheriff's Reports

### Activity Responses

**EMPLOYER:**

PASCO SHERIFFS OFFICE

**REPORT SENT TO:**

WILDERNESS LAKES

**EMPLOYEE REPORTING:**

J KEENE 5802

**DATE OF WORK:**

4/16/23

**EVENT NUMBER:**

2023221982

**EVENT NUMBER:**

1700

**ARRIVAL TIME:**

NO

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

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

Current details as of 5/19/2023 6:13:16 AM

Shift is on Sunday, April 16, 2023 [Back](#)

# Off-Duty Sheriff's Reports

## Activity Responses

**EMPLOYER:**

Wilderness Lakes

**REPORT SENT TO:**

Terri Oakley

**EMPLOYEE REPORTING:**

C.seltman

**DATE OF WORK:**

4/19/23

**EVENT NUMBER:**

2023228863

**EVENT NUMBER:**

1800

**ARRIVAL TIME:**

yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Provided security throughout the neighborhood. Routinely walked the complex and did not observe any trespassers. No issues to report.

Current details as of 5/19/2023 6:14:08 AM

Shift is on Wednesday, April 19, 2023 [Back](#)

# Off-Duty Sheriff's Reports

## Activity Responses

**EMPLOYER:**  
PASCO SHERIFFS OFFICE  
**REPORT SENT TO:**  
WILDERNESS LAKES  
**EMPLOYEE REPORTING:**  
J KEENE 5802  
**DATE OF WORK:**  
4/25/23  
**EVENT NUMBER:**  
2023241960  
**EVENT NUMBER:**  
1900  
**ARRIVAL TIME:**  
NO  
**ON ARRIVAL DID YOU CHECK IN:**  
0  
**NUMBER OF FIELD INTERVIEW REPORTS:**  
0  
**NUMBER OF PARKING TICKETS:**  
0  
**AMOUNT OF TIME RUNNING RADAR:**  
0  
**WERE THERE ANY OTHER TYPES OF VIOLATIONS**  
Upon arrival, I conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it.  
**EMPLOYER:**  
PASCO SHERIFFS OFFICE  
**REPORT SENT TO:**  
BRIDGEWATER  
**EMPLOYEE REPORTING:**  
J KEENE 5802  
**DATE OF WORK:**  
4/25/2023  
**EVENT NUMBER:**  
2023241166  
**EVENT NUMBER:**  
1330  
**ARRIVAL TIME:**  
YES  
**ON ARRIVAL DID YOU CHECK IN:**  
0  
**NUMBER OF FIELD INTERVIEW REPORTS:**  
0  
**NUMBER OF PARKING TICKETS:**  
0  
**AMOUNT OF TIME RUNNING RADAR:**  
0  
**WERE THERE ANY OTHER TYPES OF VIOLATIONS**  
Upon arrival, I notified the employing party via text. I then conducted patrols of the community for suspicious activity and traffic violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities or fishing in the communities ponds. I stood by stood by at bus stop locations and observed no violations. I maintained a presence at the park where I was approached by the Vice President of the HOA. He informed me there was a group of individuals cutting hair at the park and he would like them trespassed. I made contact with the individuals, Robert Pagan-Vazquez (7534 Tower Bridge Dr) Malik Pajotte (7341 Parkersburg Dr) Malick Rodriguez (7438 Tower Bridge Rd) and Gregory Griffith (7750 Timberview Lp non resident). I informed there of the issue and requested they leave. The had a polite and apologetic demeanor and left without incident. No further incidents occurred. Additionally, a call of a domestic battery occurred at 31421 Glendalough Way however no arrests were made.

Current details as of 5/19/2023 6:15:12 AM  
Shift is on Tuesday, April 25, 2023 [Back](#)

## Off-Duty Sheriff's Reports

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### Activity Responses

**EMPLOYER:**

Wilderness Lake

**REPORT SENT TO:**

EXTRA DUTY DETAIL COORDINATOR

**EMPLOYEE REPORTING:**

Matthew Myers #2080

**DATE OF WORK:**

05/02/2023

**EVENT NUMBER:**

2023256889

**EVENT NUMBER:**

1800hrs

**ARRIVAL TIME:**

YES

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

N/A

**AMOUNT OF TIME RUNNING RADAR:**

NO

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Picked up key card at front gate. Met with staff at the lodge. They had no current issues to report. Provided security for lodge. Met with staff again at 9pm to provide security as they locked up. Also met with board member at 11pm as she locked gym. No issues to report.

**Current details as of 5/19/2023 6:16:24 AM**

Shift is on Tuesday, May 2, 2023 [Back](#)

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# Off-Duty Sheriff's Reports

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## Activity Responses

**EMPLOYER:**

Wilderness Lake Preserve

**REPORT SENT TO:**

Wilderness Lake Preserve

**EMPLOYEE REPORTING:**

Deputy A. Gaboriault

**DATE OF WORK:**

05/11/2023

**EVENT NUMBER:**

2023276990

**EVENT NUMBER:**

1800

**ARRIVAL TIME:**

yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

Conducted directed patrols of the neighborhood, conducted foot patrols and perimeter checks of the community center. Closed Gym at 11pm.

**Current details as of 5/19/2023 6:17:28 AM**

**Shift is on Thursday, May 11, 2023** [Back](#)

## Off-Duty Sheriff's Reports

### Activity Responses

**EMPLOYER:**

Wilderness Lakes

**REPORT SENT TO:**

Regina Trani

**EMPLOYEE REPORTING:**

Brian McGavock

**DATE OF WORK:**

05/14/2023

**EVENT NUMBER:**

2023283424

**EVENT NUMBER:**

1700

**ARRIVAL TIME:**

yes

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

not issued a radar

**AMOUNT OF TIME RUNNING RADAR:**

no

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

I patrolled the clubhouse as requested on foot throughout the shift. I also returned at 2100 hours and ensured the employees made it to their vehicles. I walked the gym just prior to 2300 hours to remind the patrons of the closing time. I patrolled the neighborhood as well for suspicious activity and found none. There were no problems during this shift.

Current details as of 5/19/2023 6:18:31 AM

Shift is on Sunday, May 14, 2023 [Back](#)

## Off-Duty Sheriff's Reports

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### Activity Responses

**EMPLOYER:**

THE PRESERVE AT WILDERNESS LAKE CDD

**REPORT SENT TO:**

n/a

**EMPLOYEE REPORTING:**

K. BROSNAN

**DATE OF WORK:**

05/17/2023

**EVENT NUMBER:**

2023290053

**EVENT NUMBER:**

1900

**ARRIVAL TIME:**

YES

**ON ARRIVAL DID YOU CHECK IN:**

0

**NUMBER OF FIELD INTERVIEW REPORTS:**

0

**NUMBER OF PARKING TICKETS:**

0

**AMOUNT OF TIME RUNNING RADAR:**

0

**WERE THERE ANY OTHER TYPES OF VIOLATIONS**

1900-1930: conducted foot patrol of community amenities and checked in with staff. 23:00 hours, gym secure. Foot patrol conducted of club house, no persons or suspicious activity observed. Gave out 7 Pasco Sheriff's Office Parking Violation Warnings, for parking upon pavement of subdivision street.

**Current details as of 5/19/2023 6:19:25 AM**  
Shift is on Wednesday, May 17, 2023 [Back](#)

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## Project Tracker - May 2023

### Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
8/15/2022	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Nine (9) areas near the entrance now to have the brick pavers removed and replaced with asphalt. 3-4 days to complete work once it begins.	April-23
8/17/2022	Floating Dock	Dock has a long piece of wood coming separated.	Support column underneath dock has collapsed and is in immediate need of repair or replacement.	Floating dock to be replaced with new, including EZ dock launch, canoe paddle-on launch, canoe/kayak rack, and roof for kayak. Contract has been signed by all parties and the deposit has been sent in.	May-23
8/22/2022	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.	Signs delivered but were missing the language we were in need of. Requested new proposal from Romaner Graphics on 3/27/23 and am awaiting receipt.	May-23
9/14/2022	New Sand for Beach Volleyball court	To replenish the sand out at the beach volleyball court	Have obtained three proposals and submitted to District Management.	Expecting proposal from Site Masters to address underlying drainage issues at the court before any new sand is purchased.	TBD
3/9/2023	Handicap Lift Chair	Replace actuator and hub assembly kit at Lagoon pool handicap chair lift	Proposal received 3/9 and sent to District Management for review.	Proposal executed and am awaiting parts.	April-23
1/26/2023	Outdoor Trash Bins	Add three (3) new outdoor trash bins to amenities areas similar in style to what we currently have on hand.	Proposals submitted to District Management for Board consideration at the February meeting.	Proposal approved with a 43 day lead time on delivery.	May-23

## Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/2022	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Sitemasters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first.  Tabled at the October and November CDD meeting.	TBD
12/9/2022	Tennis Court Lights	To install new lights throughout the entire tennis facility.	Requested proposal on 12/9/22 and am awaiting receipt. Vendor given OK to address immediate needs on the tennis courts and replace like with like at an NTE of 2k.	Work on the immediate needs to begin week of 1/17/23. Proposal for complete overhaul submitted to District Management for Board review at the April meeting. Options to include replacing just the fixtures with similar bulbs, fixtures plus the ballasts, and a third option for all LED.	TBD
2/1/2023	Security Improvements	Add new security cameras to account for several (7) areas in the amenities areas and at the outer parks where we are currently blind.	Met with Convergent for initial consultation and then with DCSI for more specific recommendations as far as hardware is concerned.  Proposal pending. Will gather competitive bids.	Received proposal from DCSI for new camera system with expanded capabilities beyond the 30 channels our current system provides. Awaiting proposal for the cameras.	TBD

1/28/2023	Seasonal Security Patrols	Add professional security patrol services during the summer break period of 5/23 – 8/23.	Received multiple bids and presented to the Board at the March meeting. Advised to revisit the numbers and indicate where in the budget to draw that from, then come back present again at the April meeting. Numbers were crunched. On the April Agenda.	On hold per the Board.	April-23
5/1/2023	Fire/Burglary Monitoring Services	A Total Solutions to repair/replace damaged equipment.	Fire & Burg online & functioning as designed.		May-23

**Completed Projects**

Date Entered	Project	Task	Update 1	Update 2	Completion Date
12/16/2022	Fence/Gate Installation	To install new gate and chain link fence at the end of Grasmere Dr. which would allow for mowers to access the common area next to 7947 Grasmere Dr.	6ft. PVC fencing to be installed with a gate, with all vegetation to be cleared out in advance.	Project completed.	March-23
12/16/2022	Gate Installation	To install new gate and chain link fence at the end of Grasmere Dr. which would allow for mowers to access the common area next to 7947 Grasmere Dr.	Board opted to go with a 6' PVC fence identical to the one currently seen across the street.	Project completed.	March-23
10/19/2022	Splash Pad at Pool Area	To repair underlying issues at the splash pad and to resurface once repairs are completed.	Project approved by Board and work is in progress.	Project completed.	March-23
12/1/2022	Markers for storm drains	To install "No Dumping" markers on every storm drain throughout the WLP community.	Proposal received and sent to District Management for review.	Project completed	March-23

2/1/2023	Community Pressure Washing	Pressure wash and treat rust stains along common sidewalk areas throughout the community.	Proposal received.	Project completed.	March-23
3/1/2023	New Signage for Business Center	Add new signage at Lodge Business Center	Proposal executed 3/3/23	Project completed.	March-23

September Events	Date	# of Attendees	Budget	Revenue
Line Dancing		5		\$ 50.00
Karaoke				
Comedy		8		\$ 80.00
October Events	Date	# of Attendees	Budget	Revenue
Story Time	October	No Sign-In		\$ -
Karaoke with Mr. Ray	10/7/2022	3		\$ -
Fall Festival	10/8/2022	200		\$ -
Yard Sign - Fall Festival	10/15/2022	N/A		\$ -
Line Dance	10/12/2022	1		\$ 10.00
Paint & Sip	10/14/2022	4		\$ 60.00
Comedy	10/16/2022	7		\$ 105.00
Oktoberfest	10/21/2022	24		\$ 240.00
Yard Sign - Garage Sale	10/15/2022	N/A		\$ -
Crafts with Marilyn	10/23/2022	2		\$ 20.00
Haunted House	10/28-29/22	150		\$ -
Halloween Costume Parade	10/31/2022	75		\$ -
Spooky House Contest		5		\$ -
Misc. Shopping for the Month				
November Events	Date	# of Attendees	Budget	Revenue
Story Time	November	No Sign-In		\$ -
Karaoke with Mr. Ray	11/4/2022	2		\$ -
Comedy with James	Cancelled	0		\$ -
Florida Jazz Event	11/5/2022	0		\$ -
Art Class (Residents Pay Vendor Directly)	11/11/2022			\$ -
Paint & Sip with Mr. Joe	11/18/2022	4		\$ 120.00
Annual Art & Craft Fair	11/12/2022	10		\$ 100.00
Turkey Trot	11/24/2022	?		\$ -
Misc. Shopping for the Month	November			\$ -
December Events	Date	# of Attendees	Budget	Revenue
Story Time	December	36 for month		\$ -
Santa Arrival & Tree Lighting	12/3/2022	150		\$ -
Merry Little Christmas	12/18/2022	50		\$ -
Best Decorated House		15 Entries		\$ -
Breakfast with Santa	12/17/2022	182		\$772.45
Gingerbread house	12/21/2022	49 (14 families)		\$ -
Kids Gaming Event/Pizza	12/29/2022	60		\$ -
Pre-New Years Celebration	12/30/2022	40		\$ -
Misc. Shopping for the Month	December			\$ -
January Events	Date	# of Attendees	Budget	Revenue



Story Time (4 Wk)	January	51 for month		\$ -
Art Class (Residents Pay Vendor Directly)	1/5/2023	11		\$ -
Sip & Paint	1/13/2023	19		\$ 570.00
Comedy	1/14/2023	7		\$ 70.00
Jonny Bird - The Voice of New Vegas	1/28/2023	53		\$ -
Yoga	January	71 for month		\$ 35.50
Misc. Shopping for the Month	January			\$ -
<b>February Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>
Story Time (4 Wk)	February	53 (4 wks)		\$ -
Art Class (Residents Pay Vendor Directly)		12		\$ 30.00
Sip & Paint (Residents Pay Vendor Directly)	2/10/2023	8		\$ 24.00
Love Is in The Air – Valentine Celebration	2/11/2023	48		\$ 570.00
Kids Valentine Event	2/11/2023	8		\$ -
Elliott Smith Comedy Magician	2/25/2023	52		\$ -
Yoga	February	80 for month		\$ 40.00
Misc. Shopping for the Month	February			\$ -
<b>March Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>
Story Time (4 Wk)	March	48 (4 wks)		\$ -
Art Class (Residents Pay Vendor Directly)	3/18/2023	3		\$ 7.50
Sip & Paint (Residents Pay Vendor Directly)	3/10/2023	6		\$ 18.00
Jazz Event – Live Performance	3/4/2023	30		\$ -
Gym Refresh Celebration	3/4/2023			\$ -
Spring Break (5 Days)	3/13-3/17	84 for week		\$ -
St. Patty's Celebration with Jason Ensor	3/17/2023	50		\$ -
Yoga	March			\$ -
Misc. Shopping for the Month	March			\$ -
<b>April Events</b>	<b>Date</b>	<b># of Attendees</b>	<b>Budget</b>	<b>Revenue</b>
Story Time (4 Wk)	April			\$ -
Comedy	4/1/2023			\$ -
Art Class (Residents Pay Vendor Directly)	4/22/2023			\$ -
Sip & Paint (Residents Pay Vendor Directly)	4/14/2023			\$ -
Easter Celebration	4/8/2023			\$ -
Yoga	April			\$ -
Misc. Shopping for the Month	April			\$ -

May Events	Date	# of Attendees	Budget	Revenue
Story Time (5 Wk)	May			\$ -
Art Class (Residents Pay Vendor Directly)	5/27/2023			\$ -
Sip & Paint (Residents Pay Vendor Directly)	5/19/2023			\$ 24.00
Cinco de Mayo Celebration	5/5/2023			\$ -
Mother's Day Celebration	5/13/2023			\$ -
Memorial Day	5/29/2023		\$ 405.00	\$ -
Yoga	May		\$ -	\$ -
Misc. Shopping for the Month	May		\$ -	\$ -
June Events	Date	# of Attendees	Budget	Revenue
Story Time (4 Wk)	June		\$ 200.00	\$ -
Art Class (Residents Pay Vendor Directly)	6/10/2023		\$ -	\$ -
Sip & Paint (Residents Pay Vendor Directly)	6/16/2023		\$ 50.00	\$ -
Out of School Summer Celebration	6/3/2023		\$ 400.00	\$ -
Father's Day Celebration	6/17/2023		\$ 300.00	\$ -
Yoga	June			\$ -
Misc. Shopping for the Month	June		\$ -	\$ -
July Events	Date	# of Attendees	Budget	Revenue
Story Time (5 Wk)	July		\$ 250.00	\$ -
Craft Fair	7/15/2022			\$ -
Art Class (Residents Pay Vendor Directly)	7/22/2023		\$ -	\$ -
Sip & Paint (Residents Pay Vendor Directly)	7/14/2022		\$ 50.00	\$ -
4 <sup>th</sup> of July	7/4/2023		\$ 800.00	\$ -
Yoga	July			\$ -
Misc. Shopping for the Month	July		\$ -	\$ -
August Events	Date	# of Attendees	Budget	Revenue
Story Time (4 Wk)	August		\$ 200.00	\$ -
Art Class (Residents Pay Vendor Directly)	8/12/2023		\$ -	\$ -
Sip & Paint (Residents Pay Vendor Directly)	8/18/2023		\$ 50.00	\$ -
Back to School Pool Party	8/12/2023		\$ 800.00	\$ -
Yoga	August			\$ -
Misc. Shopping for the Month	August		\$ -	\$ -
September Events	Date	# of Attendees	Budget	Revenue
Story Time (4 Wk)	September		\$ 200.00	\$ -

Art Class (Residents Pay Vendor Directly)	9/9/2023		\$ -	\$ -
Sip & Paint (Residents Pay Vendor Directly)	9/15/2023		\$ 50.00	\$ -
Labor Day	9/4/2023		\$ 800.00	\$ -
Yoga	September		\$ -	\$ -
Misc. Shopping for the Month	September		\$ -	\$ -
<b>Proposed Budget</b>			<b>\$ 4,555.00</b>	<b>\$ 2,946.45</b>

Yearly Budget **\$ 30,000.00**  
 Year-To-Date Expenditure **\$ (23,908.61)**  
 Proposed Budget **\$ (4,555.00)**  
 Left in Budget **\$ 1,536.39**

Vendors	Debt. Card	Total for each Month
\$ (45.00)		
\$ (200.00)		
\$ (72.00)		\$ (317.00)
Paid to Vendors	Debt. Card	
	\$ (270.28)	
\$ (200.00)		
\$ (1,864.00)	\$ (635.54)	
\$ (125.00)		
\$ (9.00)		
\$ (54.00)	\$ (27.57)	
\$ (94.50)		
\$ (1,163.17)	\$ (61.21)	
\$ (100.00)		
\$ (20.00)		
\$ (125.00)		
\$ (125.00)	\$ (196.13)	
\$ (20.00)		
		\$ (5,090.40)
Vendors	Debt. Card	Total for each Month
	\$ (507.46)	
\$ (200.00)		
\$ -		
\$ (350.00)	\$ (117.52)	
\$ (108.00)	\$ (24.97)	
\$ -	\$ (66.28)	
	\$ (297.16)	
	\$ (373.85)	\$ (2,045.24)
Vendors	Debt. Card	Total for each Month
	\$ (28.43)	
\$ (1,235.00)	\$ (166.13)	
	\$ (30.00)	
\$ (895.00)	\$ (1,335.61)	
	\$ (97.42)	
\$ (517.00)	\$ (302.98)	
\$ (100.00)	\$ (140.05)	
\$ (886.00)	\$ (513.05)	\$ (6,246.67)
Vendors	Debt. Card	Total for each Month

	\$ (334.56)	
\$ -	\$ -	
\$ (513.00)	\$ (63.66)	
\$ (93.00)		
\$ (400.00)	\$ (150.16)	
	\$ (198.24)	\$ (1,752.62)
Vendors	Debt. Card	Total for each Month
	\$ (140.39)	
	\$ (37.26)	
\$ (350.00)	\$ (489.55)	
	\$ (66.40)	
\$ (595.00)	\$ (43.14)	
	\$ (241.71)	\$ (1,963.45)
Vendors	Debt. Card	Total for each Month
	\$ (203.45)	
	\$ (34.85)	
	\$ (94.84)	
\$ (75.00)	\$ (221.50)	
	\$ (425.15)	
\$ (350.00)	\$ (408.75)	
	\$ (11.49)	\$ (1,825.03)
Vendors	Debt. Card	Total for each Month
\$ (200.00)		
\$ (2,330.00)	\$ (640.51)	
		\$ (3,170.51)

Vendors	Debt. Card	Total for each Month
	\$ (50.31)	
	\$ 20.00	
\$ (350.00)	\$ (343.00)	
	\$ (379.38)	
	\$ (395.00)	
		\$ (1,497.69)
Vendors	Debt. Card	Total for each Month
		\$ -
Vendors	Debt. Card	Total for each Month
		\$ -
Vendors	Debt. Card	Total for each Month
		\$ -
Vendors	Debt. Card	Total for each Month

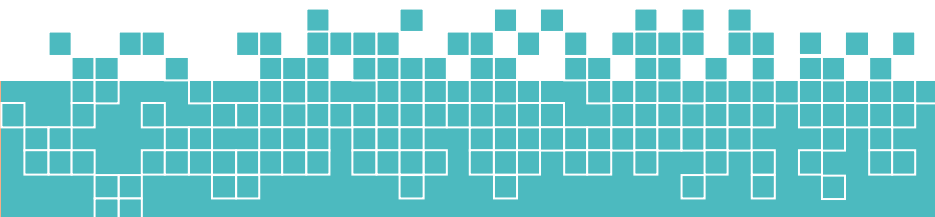
		\$ -
<b>Year-To-Date Expenditure</b>		<b>\$ (23,908.61)</b>

# EXHIBIT 5



# District Manager's Report

May 24, 2023



### **Access Card System:**

The access card system software was replaced and is partially functional. The current license has the capacity of 1,000 cards. Once staff removes all deactivated cards, **A Total Solution** will determine if an additional database license or two is required to broaden the capacity of the access card database.

### **Bank Accounts:**

Vesta's Comptroller Skye Lee is in the process of establishing the following District accounts with Truist:

- Operating Account
- Merchant Account – Square
- Clubhouse Debit Card Account

Three investment accounts to be established with the Board's Direction:

- Money Market Account
- ICS Operating Account
- ICS Reserve Account

### **Computers, Network, Server, Printer, and Wi-Fi:**

Most of the damaged equipment is in place, apart from several server components. Once those items arrive, **Ideal Network Solutions** will complete the installation.

### **Entryways:**

All the doors are scheduled to be rekeyed.

### **Fire & Security System:**

**A Total Solution** re-established the system during the week of May 15<sup>th</sup>.

### **Grasmere Drive Drainage Project:**

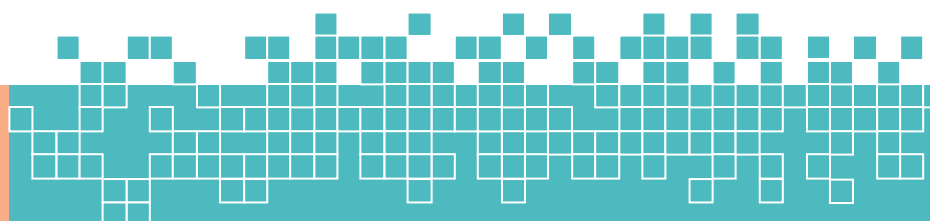
**Site Master's of Florida** completed the addition of the drainage swales and grating of the common area next to 7947 Grasmere Drive.

### **Landscape Inspections:**

Clubhouse Manager, Karen Deal, will attend the June inspection on behalf of the District Manager, Tish Dobson.

### **Newsletter:**

The first draft of the June newsletter was submitted to **SignTime** on Friday, May 19<sup>th</sup>.



**Splash Pad:**

**Phoenix Pools** is scheduled to assess and potentially replace the relay control panel on Thursday, May 25<sup>th</sup>.

**Theater System:**

**The Geek Squad** replaced the projector, receiver, Blue-Ray player, and several cables the week of May 14<sup>th</sup>. The system is fully functional.

**Website:**

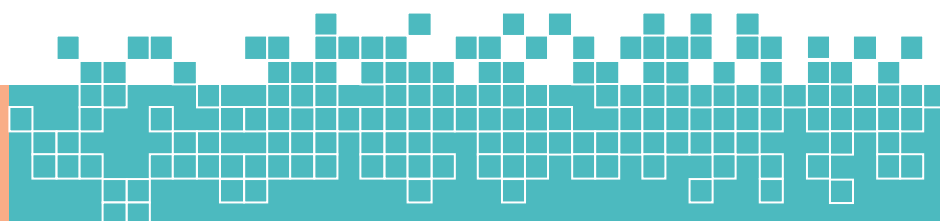
Ongoing updates are in progress, specific to Lodge Staff contacts.

- Karen Deal, Clubhouse Manager: [manager@wplodge.com](mailto:manager@wplodge.com)
- Terri Oakley, Assistant Manager: [toakley@wplodge.com](mailto:toakley@wplodge.com)
- Amber Tucker, Events Coordinator: [events@wplodge.com](mailto:events@wplodge.com)

As a cost savings to the District, Vesta is in the process of designing an ADA modern website for the Board's review.

**Wilderness Lake Blvd. Roadway Project:**

**ACPLM** began the required performance bond process with Pasco County on May 22, 2023.



# EXHIBIT 6



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE ENHANCEMENT PROPOSAL

FOR

Preserve at Wilderness Lake CDD – Butterfly Garden

Attention: Tish Dobson, District Manager

May 1, 2023

Scope of Work

Replace existing plants at Oak tree in the Butterfly Garden

Item	Quantity
Remove existing plants at Oak tree.	
Install (7) 3-gallon Firebush	\$17.00
Includes all labor, hauling, and dumping fees.	

TOTAL COST: \$119.00

Tish Dobson

Authorized Signature to Proceed

5 / 6 / 2023

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PINE TREE REMOVAL PROPOSAL
FOR
Preserve at Wilderness Lake CDD -
3 locations

Attention: Tish Dobson, District Manager

May 1, 2023

Scope of Work

Flush cut & remove (1) dead Pine tree across from 21027 Pine Knot (Pine borers)

Table with 2 columns: Item, Quantity. Row 1: Flush cut and remove dead Pine tree, 1. Row 2: Includes all labor, hauling, and dumping fees.

TOTAL COST: \$675.00

Tish Dobson

Authorized Signature to Proceed

5 / 6 / 2023

Date of Authorization

Flush cut & remove (1) dead Pine tree backside of 7106 Palmetto Pines Lane (Pine borers)

Table with 2 columns: Item, Quantity. Row 1: Flush cut and remove dead Pine tree, 1. Row 2: Includes all labor, hauling, and dumping fees.

TOTAL COST: \$675.00

Tish Dobson

Authorized Signature to Proceed

5 / 6 / 2023

Date of Authorization

Flush cut & remove (1) dead Pine tree across from 21103 Birchholm Court (Pine borers)

Table with 2 columns: Item, Quantity. Row 1: Flush cut and remove dead Pine tree, 1. Row 2: Includes all labor, hauling, and dumping fees.

TOTAL COST: \$675.00

Tish Dobson

Authorized Signature to Proceed

5 / 6 / 2023

Date of Authorization

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

# EXHIBIT 7

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**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	<b>Board Supervisor, Chairman</b>
Bryan Norrie	<b>Board Supervisor, Vice Chairman</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Heather Hepner	<b>Board Supervisor, Assistant Secretary</b>
Agnieszka Fisher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin &amp; Vericker</b>
Michael Rodriguez	<b>Amenity Services Manager, Rizzetta &amp; Company, Inc.</b>

Audience	<b>Present</b>
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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 attacked 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 5<sup>th</sup>.

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 2<sup>nd</sup>.

**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 5<sup>th</sup> 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

# EXHIBIT 8

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**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	<b>Board Supervisor, Chairman</b>
Bryan Norrie	<b>Board Supervisor, Vice Chairman</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Heather Hepner	<b>Board Supervisor, Assistant Secretary</b>
Agnieszka Fisher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience	<b>Present</b>
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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, Terri, 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**

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**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 18<sup>th</sup> 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.

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Assistant Secretary

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Chairman/Vice Chairman



# EXHIBIT 9



Rizzetta & Company

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

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**Financial Statements  
(Unaudited)**

**April 30, 2023**

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

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

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

Balance Sheet  
As of 04/30/2023  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	464,095	256,423	0	720,517	0	0
Investments	571,672	531,573	814,659	1,917,905	0	0
Accounts Receivable	17,870	0	4,879	22,749	0	0
Prepaid Expenses	1,433	0	0	1,433	0	0
Refundable Deposits	28,750	0	0	28,750	0	0
Due From Other	7,967	0	0	7,967	0	0
Fixed Assets	0	0	0	0	11,399,477	0
Amount Available in Debt Service	0	0	0	0	0	819,538
Amount To Be Provided Debt Service	0	0	0	0	0	3,405,462
<b>Total Assets</b>	<b>1,091,787</b>	<b>787,996</b>	<b>819,538</b>	<b>2,699,321</b>	<b>11,399,477</b>	<b>4,225,000</b>
<b>Liabilities</b>						
Accounts Payable	70,900	0	0	70,900	0	0
Accrued Expenses	2,341	0	0	2,341	0	0
Other Current Liabilities	92	0	0	92	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,225,000
Deposits Payable	4,670	0	0	4,670	0	0
<b>Total Liabilities</b>	<b>78,003</b>	<b>0</b>	<b>0</b>	<b>78,003</b>	<b>0</b>	<b>4,225,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	467,879	767,331	417,838	1,653,048	3,568	(3,568)
Investment In General Fixed Assets	0	0	0	0	11,395,909	3,568
Net Change in Fund Balance	545,905	20,665	401,700	968,270	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,013,784</b>	<b>787,996</b>	<b>819,538</b>	<b>2,621,318</b>	<b>11,399,477</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,091,787</b>	<b>787,996</b>	<b>819,538</b>	<b>2,699,321</b>	<b>11,399,477</b>	<b>4,225,000</b>

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

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	9,500	5,542	14,363	(8,821)
Special Assessments				
Tax Roll	1,647,700	1,647,700	1,654,846	(7,146)
Other Misc. Revenues				
Insurance Proceeds	0	0	41,810	(41,810)
Facility Rentals	8,250	4,812	7,745	(2,933)
Miscellaneous Revenue	500	292	75	217
General Store	7,000	4,083	3,303	781
Events & Sponsorships	3,500	2,042	3,060	(1,019)
Guest Fees	4,500	2,625	2,854	(229)
<b>Total Revenues</b>	<b>1,680,950</b>	<b>1,667,096</b>	<b>1,728,056</b>	<b>(60,960)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	8,167	11,800	(3,633)
<b>Total Legislative</b>	<b>14,000</b>	<b>8,167</b>	<b>11,800</b>	<b>(3,633)</b>
Financial & Administrative				
Administrative Services	8,874	5,176	5,176	0
District Management	25,078	14,629	15,080	(451)
District Engineer	17,000	9,917	32,408	(22,491)
Disclosure Report	2,200	2,200	2,000	200
Trustees Fees	7,800	6,761	5,055	1,706
Assessment Roll	5,724	5,724	5,724	0
Financial & Revenue Collections	5,724	3,339	3,339	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	26,024	15,181	15,181	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	1,312	407	905
Miscellaneous Mailings	2,500	1,459	0	1,459
Bank Fees	0	0	235	(235)
Dues, Licenses & Fees	825	481	519	(39)
Website Hosting, Maintenance, Backup & Email	7,500	4,790	3,579	1,211
<b>Total Financial &amp; Administrative</b>	<b>118,584</b>	<b>74,269</b>	<b>92,100</b>	<b>(17,832)</b>
Legal Counsel				

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
District Counsel	20,000	11,666	30,419	(18,752)
Total Legal Counsel	20,000	11,666	30,419	(18,752)
Law Enforcement				
Off Duty Deputy	34,750	20,271	12,050	8,221
Total Law Enforcement	34,750	20,271	12,050	8,221
Electric Utility Services				
Utility Services	165,000	96,250	103,260	(7,010)
Total Electric Utility Services	165,000	96,250	103,260	(7,010)
Gas Utility Service				
Utility Services	30,000	17,500	32,325	(14,825)
Total Gas Utility Service	30,000	17,500	32,325	(14,825)
Garbage/Solid Waste Control Services				
Solid Waste Assessment	3,250	3,250	3,375	(125)
Garbage - Recreation Facility	1,500	875	2,914	(2,039)
Total Garbage/Solid Waste Control Services	4,750	4,125	6,289	(2,164)
Water-Sewer Combination Services				
Utility Services	30,000	17,500	5,934	11,566
Total Water-Sewer Combination Services	30,000	17,500	5,934	11,566
Stormwater Control				
Stormwater Assessments	3,125	3,125	2,378	747
Total Stormwater Control	3,125	3,125	2,378	747
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	583	1,463	(879)
Holiday Decorations	15,000	15,000	12,000	3,000
Total Other Physical Environment	62,603	62,186	55,354	6,833
Landscape				
Landscape Maintenance	158,000	92,167	94,020	(1,854)
Irrigation Maintenance & Repair	25,000	14,583	14,344	239
Aerator Maintenance	4,000	2,334	0	2,333
Well Maintenance	2,500	1,458	0	1,458
Landscape - Fertilizer	30,000	17,500	16,950	550
Tree Trimming Services	32,000	18,667	36,500	(17,833)
Irrigation Inspection	13,600	7,933	0	7,933
Landscape Replacement Plants, Shrubs, Trees	45,000	26,250	29,999	(3,749)

See Notes to Unaudited Financial Statements

## The Preserve at Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape Inspection Services	13,200	7,700	7,700	0
Landscape - Annuals/Flowers	16,200	9,450	11,925	(2,475)
Landscape - Mulch	68,000	39,667	0	39,667
Landscape - Pest Control	13,980	8,155	8,155	0
Total Landscape	421,480	245,864	219,593	26,269
Lake and Wetland Management				
Wetland Initial Cleanup	30,300	17,675	17,225	450
Wetland Monitoring & Maintenance	13,200	7,700	12,132	(4,432)
Professional Oversight of WLP Wetland Staff	2,000	1,166	1,000	167
Private Resident Consultation	780	455	390	65
Wetland Nuisance/Exotic Species Control	10,500	6,125	6,100	25
Miscellaneous Expense	5,000	2,917	3,846	(929)
Aquatic Weed Control Monthly Program	34,500	20,125	8,625	11,500
Total Lake and Wetland Management	96,280	56,163	49,318	6,846
Road & Street Facilities				
Roadway Repair & Maintenance - Brick Pavers	10,000	5,833	0	5,833
Sidewalk Maintenance & Repair	3,000	1,750	4,300	(2,550)
Street Sign Repair & Replacement	500	292	1,600	(1,308)
Pressure Washing Sidewalks	8,000	4,667	0	4,666
Street Light/Decorative Light Maintenance	500	292	0	292
Total Road & Street Facilities	22,000	12,834	5,900	6,933
Parks & Recreation				
Management Contract	18,000	10,500	10,500	0
Contracted Employee Salaries	450,000	262,500	241,396	21,104
Employee - Mileage Reimbursement	2,500	1,458	1,445	13
Amenity Maintenance & Repairs	50,000	29,167	15,963	13,205
Telephone, Internet, Cable	14,000	8,166	7,713	453
Playground Mulch	8,000	4,667	0	4,667
Pool Permits	1,000	583	0	583
Facility Supplies	8,000	4,667	2,922	1,745
Pool Service Contract	58,520	34,137	32,917	1,220
Playground Equipment & Maintenance	1,000	583	905	(323)
General Store	7,000	4,083	3,297	786
Security System Maintenance & Repair	7,500	4,375	3,352	1,024
Lodge - Facility Janitorial Supplies	7,500	4,375	4,980	(605)
Amenity Facility Janitorial Service Contract & Supplies	30,000	17,500	14,845	2,655
Computer Support, Maintenance & Repair	3,750	2,188	1,148	1,040
Security System Monitoring Services &	12,000	7,000	6,360	640

See Notes to Unaudited Financial Statements

## The Preserve at Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Maintenance				
Pool Repair & Maintenance	5,000	2,916	4,251	(1,335)
Lighting Replacement	2,000	1,167	0	1,167
Nature Center Operations	6,000	3,500	4,517	(1,017)
Wildlife Management Services	14,400	8,400	8,585	(185)
Athletic Court/Field/Playground Maintenance & Repair	5,250	3,063	6,427	(3,365)
Special Events	30,000	17,500	25,296	(7,796)
Dog Waste Station Supplies & Maintenance	5,000	2,916	5,139	(2,222)
ID & Access Cards	1,500	875	0	875
Fitness Equipment Maintenance	1,500	875	770	105
Resident Services	7,500	4,375	4,339	36
Fitness Equipment Repair	7,000	4,084	2,247	1,836
Office Supplies	8,000	4,666	4,696	(29)
Equipment Lease	5,000	2,917	0	2,917
Equipment Repair/Replacement	10,000	5,833	20,303	(14,470)
Total Parks & Recreation	786,920	459,036	434,313	24,724
Contingency				
Miscellaneous Contingency	0	0	1,500	(1,500)
General Fund Transfer to Reserve Fund	120,254	120,254	120,254	0
Total Contingency	120,254	120,254	121,754	(1,500)
Total Expenditures	1,929,746	1,209,210	1,182,787	26,423
Total Excess of Revenues Over(Under) Expenditures	(248,796)	457,886	545,269	(87,383)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	635	(636)
Carry Forward Fund Balance				
Carry Forward Fund Balance	248,796	248,796	0	248,796
Total Other Financing Sources(Uses)	248,796	248,796	635	248,160
Fund Balance, Beginning of Period	0	0	467,880	(467,879)
Total Fund Balance, End of Period	0	706,682	1,013,784	(307,102)

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	128,719	128,719	128,719	0
Other Misc. Revenues				
General Fund Transfer	120,254	120,254	120,254	0
<b>Total Revenues</b>	<u>248,973</u>	<u>248,973</u>	<u>248,973</u>	<u>0</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	248,973	248,973	228,308	20,665
Total Contingency	<u>248,973</u>	<u>248,973</u>	<u>228,308</u>	<u>20,665</u>
<b>Total Expenditures</b>	<u>248,973</u>	<u>248,973</u>	<u>228,308</u>	<u>20,665</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>20,665</u>	<u>(20,665)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>767,331</u>	<u>(767,331)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>787,996</u>	<u>(787,996)</u>



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

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,331	(5,331)
Special Assessments				
Tax Roll	315,023	315,023	316,291	(1,268)
<b>Total Revenues</b>	<u>315,023</u>	<u>315,023</u>	<u>321,622</u>	<u>(6,599)</u>
<b>Expenditures</b>				
Debt Service				
Interest	125,023	125,023	59,266	65,757
Principal	190,000	190,000	0	190,000
<b>Total Debt Service</b>	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
<b>Total Expenditures</b>	<u>315,023</u>	<u>315,023</u>	<u>59,266</u>	<u>255,757</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>262,356</u>	<u>(262,356)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>234,562</u>	<u>(234,562)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>496,918</u>	<u>(496,918)</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,934	(3,934)
Special Assessments				
Tax Roll	169,967	169,967	170,650	(683)
<b>Total Revenues</b>	<u>169,967</u>	<u>169,967</u>	<u>174,584</u>	<u>(4,617)</u>
<b>Expenditures</b>				
Debt Service				
Interest	74,967	74,967	35,240	39,726
Principal	95,000	95,000	0	95,000
<b>Total Debt Service</b>	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,726</u>
<b>Total Expenditures</b>	<u>169,967</u>	<u>169,967</u>	<u>35,240</u>	<u>134,726</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>139,344</u>	<u>(139,344)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>183,277</u>	<u>(183,277)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>322,621</u>	<u>(322,621)</u>

See Notes to Unaudited Financial Statements

**The Preserve at Wilderness Lake CDD**  
**Investment Summary**  
**April 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2023</u>
The Bank of Tampa	Money Market	\$ 245,496
The Bank of Tampa ICS		
NexBank	Money Market	72,678
Pacific Western Bank	Money Market	90
Western Alliance Bank	Money Market	248,697
	<b>Total General Fund Investments</b>	<b><u>\$ 566,961</u></b>
The Bank of Tampa ICS Reserve		
First Republic Bank	Money Market	\$ 248,806
NexBank, SSB	Money Market	38,863
Pacific Western Bank	Money Market	30
The Huntington National Bank	Money Market	248,585
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 536,284</u></b>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 317,310
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	22,456
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	171,891
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	23,889
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 814,659</u></b>

**The Preserve at Wilderness Lake Community Development District  
Summary A/R Ledger  
From 04/01/2023 to 04/30/2023**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>865, 2742</b>	865-001	865 General Fund	Pasco County Tax Collector	AR00000319	12110	10/01/2022	17,870.00
<b>Sum for 865, 2742</b>							<b>17,870.00</b>
<b>865, 2746</b>	865-201	865 Debt Service Fund S2013	Pasco County Tax Collector	AR00000319	12110	10/01/2022	3,169.00
<b>Sum for 865, 2746</b>							<b>3,169.00</b>
<b>865, 2747</b>	865-202	865 Debt Service Fund S2012	Pasco County Tax Collector	AR00000319	12110	10/01/2022	1,709.79
<b>Sum for 865, 2747</b>							<b>1,709.79</b>
<b>Sum for 865</b>							<b>22,748.79</b>
<b>Sum Total</b>							<b>22,748.79</b>

See Notes to Unaudited Financial Statements

**The Preserve at Wilderness Lake Community Development District  
Summary A/P Ledger  
From 04/1/2023 to 04/30/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>865, 2742</b>					
865 General Fund	04/18/2023	Agnieszka Aneta Fisher	AF041823	Board of Supervisors Meeting 04/18/23	200.00
865 General Fund	04/21/2023	AlSCO, Inc.	LTAM986478	Linen & Mat Services 04/23	145.95
865 General Fund	04/28/2023	Animal & Exotic Medical Center	659429	Animal Exam 04/23	60.64
865 General Fund	04/18/2023	Beth Edwards	BE041823	Board of Supervisors Meeting 04/18/23	200.00
865 General Fund	04/01/2023	Brendan & Caitlin Cornell	102122	Billiard-Rev Change 10/22	(475.00)
865 General Fund	04/01/2023	Brendan & Caitlin Cornell	102122	Billiard Pool Table Cloth Change 10/22	475.00
865 General Fund	04/30/2023	Brlletic Dvorak, Inc.	1094	Engineering Services 04/23	5,680.00
865 General Fund	04/18/2023	Bryan D Norrie	BN041823	Board of Supervisors Meeting 04/18/23	200.00
865 General Fund	04/26/2023	Cooper Pools Inc.	1065	Service Call - Splash Pad 04/23	225.00
865 General Fund	04/25/2023	Cooper Pools Inc.	1060	Service Call - ADA Chair Lifts Check 04/23	180.00
865 General Fund	04/30/2023	Duke Energy	9300 0001 3381	04/23 Summary Bill 04/23	13,679.53
865 General Fund	04/30/2023	Duke Energy	9100 8746 5155	04/23 Sign Herons Wood 04/23	30.79
865 General Fund	04/30/2023	Duke Energy	9100 8746 4930	04/23 Herons Glen 04/23	30.79
865 General Fund	04/27/2023	Florida Reserve Study and Appraisal, Inc.	04272023	Reserve Study 04/23	1,500.00
865 General Fund	04/15/2023	Frontier Florida, LLC	813-929-9402-041519-5	813-929-9402-041519-5 04/23	105.98
865 General Fund	04/30/2023	Gaydos Hydro Services, LLC	2023-202	Monthly Aquatic Weed Control Program 04/23	875.00
865 General Fund	04/30/2023	Gaydos Hydro Services, LLC	2023-202	Monthly Aquatic Weed Control Program 04/23	65.00
865 General Fund	04/30/2023	Gaydos Hydro Services, LLC	2023-202	Monthly Aquatic Weed Control Program 04/23	166.67
865 General Fund	04/30/2023	Gaydos Hydro Services, LLC	2023-202	Monthly Aquatic Weed Control Program 04/23	2,875.00
865 General Fund	04/18/2023	Heather Lyn Hepner	HH041823	Board of Supervisors Meeting 04/18/23	200.00
865 General Fund	04/18/2023	Holly C Ruhlig	HR041823	Board of Supervisors Meeting 04/18/23	200.00
865 General Fund	04/30/2023	Pasco County Utilities	Water Summary 04/23	Water Bill Summary 04/23	1,585.11
865 General Fund	04/12/2023	RedTree Landscape Systems, LLC	13254	Specialty Plants Fertilization 04/23	375.00
865 General Fund	04/12/2023	RedTree Landscape Systems, LLC	13251	Monthly Pest Control 04/23	1,165.00
865 General Fund	04/01/2023	RedTree Landscape Systems, LLC	13128	Landscape Maintenance/Irrigation Repair/Arbor Care 04/23	1,000.00
865 General Fund	04/12/2023	RedTree Landscape Systems, LLC	13252	Bahia Sod Fertilization 04/23	2,400.00
865 General Fund	04/12/2023	RedTree Landscape Systems, LLC	13253	St. Augustine Fertilization 04/23	1,500.00
865 General Fund	04/01/2023	RedTree Landscape Systems, LLC	13128	Landscape Maintenance/Irrigation Repair/Arbor Care 04/23	1,100.00
865 General Fund	04/01/2023	RedTree Landscape Systems, LLC	13128	Landscape Maintenance/Irrigation Repair/Arbor Care 04/23	12,900.00
865 General Fund	04/28/2023	Rizzetta & Company, Inc.	INV0000079758	Personnel Reimbursement 04/23	14,517.31
865 General Fund	04/30/2023	Rizzetta & Company, Inc.	INV0000079821	Out of Pocket Expenses 04/23	107.42
865 General Fund	04/30/2023	Straley Robin Vericker	23012	Legal Services 04/23	7,630.00
					<b>70,900.19</b>
					<b>70,900.19</b>
<b>Sum Total</b>					<b>70,900.19</b>

**The Preserve at Wilderness Lake Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/23.
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 04/28/2023

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

Statement ending balance	54,884.29
Deposits in transit	0.00
Outstanding checks and charges	(5,059.61)
Adjusted bank balance	49,824.68
Book balance	49,824.68
Adjustments*	0.00
Adjusted book balance	49,824.68

Total Checks and charges Cleared	1,153,989.57	Total Deposits Cleared	37,320.30
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### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Lisa M Carroll	Rental Deposit	04/03/2023	2118	250.00	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	04/13/2023	ACH	36,816.75	
Pasco County Tax Collector	FY22-23 Tax Collector Interest	04/13/2023	ACH	253.55	
<b>Total Deposits</b>				<b>37,320.30</b>	<b>0.00</b>

### 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
Celebrate Yard Signs		03/06/2023	100374		75.00
Jacquelyn Mitchell		03/21/2023	100401	250.00	
Johnson Mirmiran & Thompson, Inc.		03/21/2023	100403		1,230.00
Alsco, Inc.		03/27/2023	100408	148.14	
Cooper Pools Inc.		03/27/2023	100409	246.23	
Jerry Richardson Trapper		03/27/2023	100411	1,200.00	
Suncoast Energy Systems, Inc.		03/27/2023	100412	3,924.16	
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 Cleaning, Inc.		03/30/2023	100417	4,300.00	
ProPet Distributors, Inc.		03/30/2023	100418	231.20	
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	
RedTree Landscape Systems, LLC		03/31/2023	100423	16,465.00	
Florida Jazz Express	Duplicate - wrong Name	04/01/2023	Voided - 100153	(350.00)	
Waste Connections of Florida	Confirm 9435909530	04/04/2023	040423-1	432.43	
Rizzetta & Company, Inc.		04/05/2023	100424	5,650.00	
ACPLM, Inc.		04/05/2023	100425	42,705.00	
Preserve At Wilderness Lake CDD		04/05/2023	100426	240,000.00	
Straley Robin Vericker		04/05/2023	100427	8,217.75	
Rizzetta & Company, Inc.		04/07/2023	100428	14,140.67	
A Total Solution, Inc. (ATS)		04/07/2023	100429	1,320.00	

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/28/2023

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

AlSCO, Inc.		04/07/2023	100430	291.90	
DCSI, Inc.		04/07/2023	100431	437.50	
Gaydos Hydro Services, LLC		04/07/2023	100432	4,831.67	
Times Publishing Company		04/07/2023	100433	154.50	
	Pre Load Debit Card	04/10/2023		1,600.00	
Rizzetta & Company, Inc.		04/11/2023	100434	305.46	
McNatt's Cleaners and Ideal Cleaners		04/11/2023	100435	132.07	
Phoenix Pools, Inc.		04/11/2023	100436	12,240.00	
Frontier Florida, LLC	Auto Pay	04/12/2023	041223-1	105.98	
	Debit Card Replenishment	04/12/2023		6,497.30	
Agnieszka Aneta Fisher		04/14/2023	100437	400.00	
Animal & Exotic Medical Center		04/14/2023	100438		115.77
Arrow Exterminators		04/14/2023	100439	154.00	
Beth Edwards		04/14/2023	100440		400.00
Brendan & Caitlin Cornell		04/14/2023	100441	475.00	
Bryan D Norrie		04/14/2023	100442		400.00
Christina M Lopes		04/14/2023	100443	100.00	
Cooper Pools Inc.		04/14/2023	100444	7,003.00	
DCSI, Inc.		04/14/2023	100445	1,975.00	
Disclosure Services, LLC		04/14/2023	100446	200.00	
Florida Department of Revenue		04/14/2023	100447	145.94	
Gaydos Hydro Services, LLC		04/14/2023	100448	10,381.67	
Heather Lyn Hepner		04/14/2023	100449	400.00	
Holly C Ruhlig		04/14/2023	100450	400.00	
Pasco County Utilities		04/14/2023	100451	658.71	
Pasco Sheriff's Office		04/14/2023	100452	4,050.00	
PC Consultants		04/14/2023	100453	283.50	
Site Masters of Florida, LLC		04/14/2023	100454	3,800.00	
Wekiva Engineering, LLC		04/14/2023	100455		2,413.84
Duke Energy	ACH	04/14/2023	041423-1	61.58	
ReadyRefresh by Nestle	Auto Pay	04/14/2023	041423-2	189.05	
Brendan & Caitlin Cornell	Wrong Vendor	04/14/2023	Voided - 100441	(475.00)	
General Ledger entry	Transfer from Old Operating to New Operating	04/18/2023		441,977.27	
General Ledger entry	Transfer from Old Operating to New Operating	04/18/2023		258,022.73	
Frontier Florida, LLC	ACH	04/19/2023	041423-3	912.55	
Frontier Florida, LLC	Auto Pay	04/19/2023	041923-1	100.99	
General Ledger entry	DS Transfer	04/26/2023		2,786.19	
General Ledger entry	DS Transfer	04/26/2023		5,164.04	
General Ledger entry	Transfer to DS in Error	04/27/2023		7,950.23	
<b>Total Checks and charges</b>				<b>1,153,989.57</b>	<b>5,059.61</b>





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

# Your account statement

For 04/28/2023

## Contact us



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(844) 487-8478

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 03/31/2023	\$1,171,553.56
Checks	- 428,189.23
Other withdrawals, debits and service charges	- 725,800.34
Deposits, credits and interest	+ 37,320.30
Your new balance as of 04/28/2023	= \$54,884.29

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/26	100401	250.00	04/04	100423	16,465.00	04/19	100437	400.00
04/05	*100408	148.14	04/06	100424	5,650.00	04/19	*100439	154.00
04/06	100409	246.23	04/14	100425	42,705.00	04/18	*100443	100.00
04/04	*100411	1,200.00	04/06	100426	240,000.00	04/25	100444	7,003.00
04/04	100412	3,924.16	04/17	100427	8,217.75	04/26	100445	1,975.00
04/18	*100414	3,060.00	04/10	100428	14,140.67	04/24	100446	200.00
04/06	100415	3,450.00	04/12	100429	1,320.00	04/19	100447	145.94
04/26	100416	128.00	04/13	100430	291.90	04/24	100448	10,381.67
04/04	100417	4,300.00	04/26	100431	437.50	04/19	100449	400.00
04/04	100418	231.20	04/11	100432	4,831.67	04/20	100450	400.00
04/04	100419	1,100.00	04/13	100433	154.50	04/20	100451	658.71
04/04	100420	28,955.00	04/12	100434	305.46	04/24	100452	4,050.00
04/04	100421	1,133.16	04/19	100435	132.07	04/18	100453	283.50
04/04	100422	3,220.00	04/14	100436	12,240.00	04/18	100454	3,800.00

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

Total checks = \$428,189.23

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/06	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 70122017040423	432.43
04/10	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 04-10-23	1,600.00
04/12	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 04-12-23	6,497.30
04/12	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17282572141	105.98
04/14	ACH CORP DEBIT ECHECKPAY ReadyRefresh AP .	189.05
04/14	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17289185861	912.55
04/18	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 1100022816991 04-18-23	700,000.00
04/18	ACH CORP DEBIT WEB_PAY DUKEENERGYCORPOR 1107039131	61.58
04/19	INTERNET PAYMENT BILL PAY FRONTIER COMMUNI 17300551491	100.99
04/26	ACH SETTLEMENT	7,950.23

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/27	ACH SETTLEMENT	7,950.23
Total other withdrawals, debits and service charges		= \$725,800.34

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
04/03	DEPOSIT	250.00
04/13	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	253.55
04/13	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	17,391.78
04/13	TAX ACC PASCOTAX THE PRESERVE AT WILDER CUSTOMER ID 00000000001027	19,424.97
Total deposits, credits and interest		= \$37,320.30

**Outsmart cyber-criminals. Keep scammer tricks top of mind.**

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to “help” you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/28/2023

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

Statement ending balance	8,897.75
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	8,897.75
Book balance	8,897.75
Adjustments*	0.00
Adjusted book balance	8,897.75

Total Checks and charges Cleared	0.00	Total Deposits Cleared	1,335.85
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### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	Square Account Revenue April 23 & Sales Tax Adjustment	04/28/2023		1,335.85	
<b>Total Deposits</b>				1,335.85	0.00

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
<b>Total Checks and charges</b>				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 04/28/2023

## Contact us



Truist.com



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

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 03/31/2023	\$7,561.90
Checks	- 0.00
Other withdrawals, debits and service charges	- 566.55
Deposits, credits and interest	+ 1,902.40
Your new balance as of 04/28/2023	= \$8,897.75

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/03	230403P2 Square Inc L21338523052	73.15
04/11	230411P2 Square Inc L21339254338	243.40
04/20	230420P2 Square Inc L21340257894	250.00
Total other withdrawals, debits and service charges		= \$566.55

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/04	230404P2 Square Inc 0950 Wilderness Lake CDD	248.17
04/05	230405P2 Square Inc 8163 Wilderness Lake CDD	9.64
04/06	230406P2 Square Inc 9172 Wilderness Lake CDD	245.25
04/10	230410P2 Square Inc 7710 Wilderness Lake CDD	496.38
04/12	230412P2 Square Inc 6734 Wilderness Lake CDD	2.82
04/13	230413P2 Square Inc 3371 Wilderness Lake CDD	243.40
04/14	230414P2 Square Inc 2488 Wilderness Lake CDD	9.64
04/17	230417P2 Square Inc 0318 Wilderness Lake CDD	9.15
04/24	230424P2 Square Inc 4910 Wilderness Lake CDD	155.75
04/24	230424P2 Square Inc 4909 Wilderness Lake CDD	482.20
Total deposits, credits and interest		= \$1,902.40

### Outsmart cyber-criminals. Keep scammer tricks top of mind.

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

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- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/28/2023

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

Statement ending balance	7,378.05
Deposits in transit	0.00
Outstanding checks and charges	(54.39)
Adjusted bank balance	7,323.66
Book balance	7,323.66
Adjustments*	0.00
Adjusted book balance	7,323.66

<b>Total Checks and charges Cleared</b>	<b>5,208.15</b>	<b>Total Deposits Cleared</b>	<b>8,097.30</b>
---	-----------------	-------------------------------	-----------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	Pre Load Debit Card	04/10/2023		1,600.00	
	Debit Card Replenishment	04/12/2023		6,497.30	
<b>Total Deposits</b>				<b>8,097.30</b>	<b>0.00</b>

### Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
General Ledger entry	Debit Card Expense 04/23	04/28/2023		1,600.00	
General Ledger entry	Debit Card Expense 04/23	04/28/2023		3,608.15	
General Ledger entry	Debit Card Expense 04/23	04/28/2023			54.39
<b>Total Checks and charges</b>				<b>5,208.15</b>	<b>54.39</b>



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

# Your account statement

For 04/28/2023

## Contact us



Truist.com



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(844) 487-8478

### ■ PUBLIC FUND ANALYZED CHECKING

#### Account summary

Your previous balance as of 03/31/2023	\$4,488.90
Checks	- 0.00
Other withdrawals, debits and service charges	- 5,441.85
Deposits, credits and interest	+ 8,331.00
Your new balance as of 04/28/2023	= \$7,378.05

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/03	DEBIT CARD RECURRING PYMT CALENDAR WIZ LLC 04-02 603-9299592 NH 5812	9.00
04/03	DEBIT CARD RECURRING PYMT WHENIWORK.COM 04-02 WHENIWORK.COM MN 5812	25.00
04/07	DEBIT CARD PURCHASE AMZN Mktp US*HS53M 04-06 Amzn.com/bill WA 5812	161.12
04/07	DEBIT CARD PURCHASE AMZN Mktp US*HS53Y 04-06 Amzn.com/bill WA 5812	53.94
04/07	DEBIT CARD PURCHASE FSP*LOL INFLATABLE 04-06 813-610-2464 FL 5812	111.13
04/10	DEBIT CARD PURCHASE PARTY CITY 5249 04-07 TAMPA FL 5812	13.98
04/10	DEBIT CARD PURCHASE SAMS CLUB #6401 04-07 TAMPA FL 5812	83.11
04/10	DEBIT CARD PURCHASE-PIN 04-07-23 LUTZ FL 5812 WAL-MART #0988	16.97
04/10	DEBIT CARD PURCHASE AMZN Mktp US*HJ80Z 04-08 Amzn.com/bill WA 5812	67.96
04/10	DEBIT CARD RECURRING PYMT WHOLESALE ROACHES 04-08 HTTPSWHOLESALE FL 5812	34.40
04/10	DEBIT CARD PURCHASE CIRCLE K # 07575 04-09 LAND O LAKES FL 5812	54.22
04/10	DEBIT CARD PURCHASE AMZN Mktp US*HS3AY 04-09 Amzn.com/bill WA 5812	31.09
04/11	DEBIT CARD PURCHASE AMZN Mktp US*HJ48D 04-10 Amzn.com/bill WA 5812	55.98
04/11	DEBIT CARD PURCHASE AMZN Mktp US*HJ8HP 04-10 Amzn.com/bill WA 5812	159.20
04/12	DEBIT CARD PURCHASE FBS* PASCO COUNTY 04-11 855-2703592 OH 5812	42.40
04/12	DEBIT CARD PURCHASE PASCO PDD WEB CURR 04-11 855-2703592 FL 5812	1,600.00
04/12	DEBIT CARD PURCHASE THE UPS STORE 6830 04-11 813-5759196 FL 5812	3.20
04/12	DEBIT CARD PURCHASE-PIN 04-11-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	13.15
04/17	DEBIT CARD RECURRING PYMT EXTRA SPACE 8254 04-14 801-3654535 FL 5812	238.00
04/17	DEBIT CARD PURCHASE LOWES #02238* 04-14 LUTZ FL 5812	122.97
04/17	DEBIT CARD PURCHASE-PIN 04-14-23 TAMPA FL 5812 SAMS CLUB SAM'S CLUB	421.51
04/17	DEBIT CARD RECURRING PYMT EIG*CONSTANTCONTACT 04-15 855-2295506 MA 5812	70.00
04/17	DEBIT CARD PURCHASE AMZN Mktp US*HJ5GQ 04-17 Amzn.com/bill WA 5812	23.88
04/17	DEBIT CARD PURCHASE AMZN Mktp US*HJ8P0 04-16 Amzn.com/bill WA 5812	247.79
04/17	DEBIT CARD RECURRING PYMT ADOBE *ACROPRO SU 04-16 408-536-6000 CA 5812	19.99
04/17	DEBIT CARD PURCHASE O'REILLY AUTO PART 04-16 LAND O LAKES FL 5812	9.08
04/19	DEBIT CARD PURCHASE CIRCLE K # 07575 04-18 LAND O LAKES FL 5812	56.59
04/21	DEBIT CARD PURCHASE AMZN Mktp US*HV04D 04-20 Amzn.com/bill WA 5812	269.90
04/24	DEBIT CARD PURCHASE AMZN Mktp US*HV7ZY 04-21 Amzn.com/bill WA 5812	23.75

continued

■ PUBLIC FUND ANALYZED CHECKING

(continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/24	DEBIT CARD RECURRING PYMT WHOLESAL ROACHES 04-22 HTTPSWHOLESAL FL 5812	34.40
04/24	DEBIT CARD PURCHASE LOWES #02238* 04-22 LUTZ FL 5812	139.80
04/24	DEBIT CARD PURCHASE AMZN Mktp US*HV7UA 04-23 Amzn.com/bill WA 5812	926.92
04/25	DEBIT CARD PURCHASE AMZN Mktp US*HF2N5 04-24 Amzn.com/bill WA 5812	275.41
04/28	DEBIT CARD PURCHASE-PIN 04-27-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	24.42
04/28	DEBIT CARD PURCHASE-PIN 04-27-23 LAND O'LAKES FL 5812 PUBLIX SUPER MAR 7830 LAN	1.59

Total other withdrawals, debits and service charges = \$5,441.85

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
04/04	DEBIT CARD RETURN AMZN Mktp US 04-03 Amzn.com/bill WA 5812	11.49
04/10	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 04-10-23	1,600.00
04/12	DEBIT CARD RETURN AMZN Mktp US 04-11 Amzn.com/bill WA 5812	222.21
04/12	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 04-12-23	6,497.30

Total deposits, credits and interest = \$8,331.00

**Outsmart cyber-criminals. Keep scammer tricks top of mind.**

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

Visit [Truist.com/Fraud-and-security](http://Truist.com/Fraud-and-security) for more insights on fraud.

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/28/2023

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

Statement ending balance	245,495.85
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	245,495.85
Book balance	245,495.85
Adjustments*	0.00
Adjusted book balance	245,495.85

Total Checks and charges Cleared	0.00	Total Deposits Cleared	240,161.55
----------------------------------	------	------------------------	------------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
The Preserve at Wilderness Lake	Excess Funds to BOT	04/05/2023	100426	240,000.00	
	April 23 Interest	04/28/2023		161.55	
<b>Total Deposits</b>				<b>240,161.55</b>	<b>0.00</b>

### Checks and charges

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





Account Number:  
 Statement Period:  
 Through:  
 30 - 5

**Statement**  
 Apr 01, 2023  
 Apr 28, 2023  
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\*\*\*\*\*  
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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](http://www.bankoftampa.com)
- ☎ Call: Telebank (24 Hours)  
813-872-1275

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

ACCOUNT #		BEGINNING BALANCE	\$5,334.30
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS/ CREDITS	\$240,161.55
AVG. AVAILABLE BALANCE	\$211,048.58	CHECKS/ DEBITS	\$0.00
AVG. BALANCE	\$211,048.58	ENDING BALANCE	\$245,495.85
INTEREST PAID YTD	\$166.60	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$161.55	# CHECKS / DEBITS	0

ACCOUNT ACTIVITY DETAIL

**Statement**

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

**OTHER CREDITS**

Description	Date	Amount
Branch Deposit	04-05	240,000.00
INTEREST	04-28	161.55
Total		240,161.55

**DAILY BALANCE**

Date	Balance	Date	Balance	Date	Balance
04-05-23	\$245,334.30	04-28-23	\$245,495.85		

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/30/2023

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

Statement ending balance	321,465.45
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	321,465.45
Book balance	321,465.45
Adjustments*	0.00
Adjusted book balance	321,465.45

Total Checks and charges Cleared	0.00	Total Deposits Cleared	589.49
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### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	April 23 Interest	04/28/2023		589.49	
Total Deposits				589.49	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



116683-28A  
The Preserve at Wilderness Lake CDD  
Operating  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

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



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

Date  
**04/30/2023**

Page  
**1 of 2**

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

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

**Summary of Accounts**

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	2.25%	\$320,875.96	\$321,465.45
<b>TOTAL</b>			<b>\$320,875.96</b>	<b>\$321,465.45</b>

**DETAILED ACCOUNT OVERVIEW**

Account ID:

Account Title: The Preserve at Wilderness Lake CDD  
Operating

**Account Summary - Savings**

Statement Period	4/1-4/30/2023	Average Daily Balance	\$320,895.61
Previous Period Ending Balance	\$320,875.96	Interest Rate at End of Statement Period	2.25%
Total Program Deposits	0.00	Statement Period Yield	2.26%
Total Program Withdrawals	(0.00)	YTD Interest Paid	1,614.76
Interest Capitalized	589.49		
<b>Current Period Ending Balance</b>	<b>\$321,465.45</b>		

**Account Transaction Detail**

Date	Activity Type	Amount	Balance
04/28/2023	Interest Capitalization	\$589.49	\$321,465.45

**Summary of Balances as of April 30, 2023**

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
NexBank	Dallas, TX	29209	\$72,678.17
Pacific Western Bank	Beverly Hills, CA	24045	89.81
Western Alliance Bank	Phoenix, AZ	57512	248,697.47

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/30/2023

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

Statement ending balance	536,284.13
Deposits in transit	0.00
Outstanding checks and charges	0.00
Adjusted bank balance	536,284.13
Book balance	536,284.13
Adjustments*	0.00
Adjusted book balance	536,284.13

Total Checks and charges Cleared	0.00	Total Deposits Cleared	983.44
----------------------------------	------	------------------------	--------

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
	April 23 Interest	04/28/2023		983.44	
Total Deposits				983.44	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



116683-28A  
 The Preserve at Wilderness Lake CDD  
 Capital Reserve  
 3434 Colwell Ave Ste 200  
 Tampa, FL 33614-8390

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



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

Date  
**04/30/2023**

Page  
**1 of 2**

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

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

**Summary of Accounts**

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	2.25%	\$535,300.69	\$536,284.13
<b>TOTAL</b>			<b>\$535,300.69</b>	<b>\$536,284.13</b>

**DETAILED ACCOUNT OVERVIEW**

Account ID:

Account Title: The Preserve at Wilderness Lake CDD  
Capital Reserve

**Account Summary - Savings**

Statement Period	4/1-4/30/2023	Average Daily Balance	\$535,333.47
Previous Period Ending Balance	\$535,300.69	Interest Rate at End of Statement Period	2.25%
Total Program Deposits	0.00	Statement Period Yield	2.26%
Total Program Withdrawals	(0.00)	YTD Interest Paid	3,144.35
Interest Capitalized	983.44		
<b>Current Period Ending Balance</b>	<b>\$536,284.13</b>		

**Account Transaction Detail**

Date	Activity Type	Amount	Balance
04/28/2023	Interest Capitalization	\$983.44	\$536,284.13

**Summary of Balances as of April 30, 2023**

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Republic Bank	San Francisco, CA	59017	\$248,806.29
NexBank	Dallas, TX	29209	38,862.50
Pacific Western Bank	Beverly Hills, CA	24045	29.84
The Huntington National Bank	Columbus, OH	6560	248,585.01
Western Alliance Bank	Phoenix, AZ	57512	0.49



# EXHIBIT 10

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24	Comments
1				
2				<b>REVENUES</b>
3				
4				<b>Interest Earnings</b>
5	9,500	10,500	1,000	\$10,023 FY2022
6				<b>Special Assessments</b>
7	1,647,700	1,641,017	(6,683)	
8				<b>Other Miscellaneous Revenues</b>
9				Insurance proceeds
10	8,250	-	(8,250)	\$16,963 FY2022
11	500	-	(500)	\$925 FY2022
12	7,000	-	(7,000)	\$8,455 FY 2022
13	3,500	-	(3,500)	\$4,547 FY 2022
14	4,500	-	(4,500)	\$5,859 FY 2022
15	<b>1,680,950</b>	<b>1,651,517</b>	<b>(29,433)</b>	
16	248,796	175,000	(73,796)	Board discussed @ workshop using this amt.
17				
18	<b>1,929,746</b>	<b>1,826,517</b>	<b>(103,229)</b>	
19				
20				<b>EXPENDITURES - ADMINISTRATIVE</b>
21				
22				<b>Legislative</b>
23	14,000	14,000	-	Based on 14 mtgs per year
24				<b>Financial &amp; Administrative</b>
25	8,874	8,874	-	VESTA proposed amt
26	25,078	25,078	-	VESTA proposed amt
27	17,000	20,000	3,000	\$20,652 FY 2022
28	2,200	2,200	-	(unknown from VESTAs proposal)
29	7,800	7,800	-	
30	5,724	5,724	-	VESTA proposed amt
31	5,724	5,724	-	VESTA proposed amt
32	150	150	-	
33	26,024	26,024	-	VESTA proposed amt
34	3,635	3,635	-	Berger Toombs Contract FY 2023
35	3,050	3,280	230	EGIS estimates 20% increase
36	250	250	-	
37	2,250	2,500	250	\$2315 FY2022
38	2,500	2,000	(500)	\$1716 FY2022
39	-	275	275	New line item
40	825	825	-	DEO, ROW Permit Fees +\$200 for amortization
41	7,500	7,500	-	NABR app \$1400 & School Now ADA website Constant Contact
42				<b>Legal Counsel</b>
43	20,000	30,000	10,000	\$31,529 FY2022
44				
45	<b>152,584</b>	<b>165,839</b>	<b>13,255</b>	
46				
47				<b>EXPENDITURES - FIELD OPERATIONS</b>
48				
49				<b>Law Enforcement</b>
50	34,750	30,000	(4,750)	FY22 \$28,424
51				<b>Electric Utility Services</b>
52	165,000	167,000	2,000	\$166,986 FY2022
53				<b>Gas Utility Services</b>
54	30,000	31,500	1,500	FY22 \$30,826
55				<b>Garbage/Solid Waste Control Services</b>
56	3,250	3,500	250	
57	1,500	3,000	1,500	\$44 Waste Connections/ Vesta to check on reduction
58				<b>Water-Sewer Combination Services</b>
59	30,000	25,000	(5,000)	FY22 \$27,693
60				<b>Stormwater Control</b>
61	3,125	3,125	-	
62				<b>Other Physical Environment</b>
63	42,272	57,017	14,745	EGIS estimates 50% increase
64	4,331	4,656	325	EGIS estimates 20% increase
65	1,000	2,000	1,000	Major fence repairs & monuments from Reserves
66	15,000	15,000	-	
67				<b>Landscape</b>
68	158,000	158,000	-	Redtree contract
69	25,000	25,000	-	
70	4,000	4,000	-	Redtree contract

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ADOPTED</b>	<b>FY 2024 PROPOSED</b>	<b>VARIANCE FY23 TO FY24</b>	<b>Comments</b>
71 Well Maintenance	2,500	2,500	-	If major overhaul needed fund by reserve
72 Landscape Fertilization	30,000	30,000	-	Redtree contract
73 Tree Trimming Services	32,000	41,600	9,600	\$67,777 FY2022
74 Irrigation Inspection	13,600	13,600	-	Redtree contract
75 Landscape Replacement Plants, Shrubs, Trees	45,000	45,000	-	
76 Landscape Inspections (PSA)	13,200	13,200	-	PSA
77 Annual Flower Rotation	16,200	16,200	-	Redtree contract
78 <b>Landscape - Mulch</b>	<b>68,000</b>	<b>42,000</b>	<b>(26,000)</b>	<b>Redtree contract - \$26k below contracted amount</b>
79 Landscape Pest Control	13,980	13,980	-	Redtree contract
80 <b>Lake and Wetland Maintenance</b>				
81 Woodline Initial clean up	30,300	-	(30,300)	REMOVED
82 Woodline Routine clean up	13,200	26,400	13,200	Woodline Routine clean-up (12 sections)
83 Staff Oversight & Buffer Herbicide	2,000	2,000	-	
84 Private Resident Consultation	780	780	-	
85 Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	10,500	-	
86 Misc. Expense	5,000	5,000	-	
87 Monthly Aquatic Weed Control Program	34,500	34,500	-	
88 <b>Road &amp; Street Facilities</b>				
89 Roadway Repair & Maintenance	10,000	-	(10,000)	FY23 Paver Project should eliminate this line
90 Sidewalk Maintenance and Repair	3,000	3,000	-	Major repairs funded from Reserves
91 Street Sign Repair	500	500	-	
92 Sidewalk Pressure washing	8,000	8,000	-	P-wash in Spring & Fall (2 x per year) & Rust removal
93 Street Light Decorative Light Maintenance	500	500	-	
94 <b>Parks &amp; Recreation</b>				
95 Management Contract - Management Fee	18,000	48,000	30,000	VESTA proposed amt
96 Contracted Employee Salaries	450,000	450,000	-	Estimated pass through amt confirmed from VESTA
97 Payroll Reimbursement - Mileage	2,500	2,500	-	Estimated pass through amt confirmed from VESTA
98 Maintenance & Repair - Lodge	50,000	50,000	-	\$41,335 FY2022
99 Telephone Fax, Internet	14,000	14,000	-	
100 Playground Mulch	8,000	8,000	-	
101 Pool Permits	1,000	1,000	-	
102 Spa Linen & Mat Services	8,000	8,000	-	
103 Pool Service Contract	58,520	58,520	-	
104 Playground Equipment and Maintenance	1,000	1,000	-	
105 General Store	7,000	5,200	(1,800)	Matches estimated revenue line FY5198
106 Security System Maintenance	7,500	7,500	-	Repairs/Service calls \$8,853 FY2022
107 Lodge - Facility Janitorial Supplies	7,500	7,500	-	Cleaning Supplies \$10,527 FY2022
108 Lodge - Facility Janitorial Services	30,000	30,000	-	Vanguard Cleaning
109 IT Support and repairs	3,750	3,750	-	\$6,579 FY2022
110 Security System Monitoring	12,000	12,000	-	Monitoring Services
111 Pool Repairs	5,000	5,000	-	
112 Lighting Replacement	2,000	2,000	-	
113 Nature Center Operations	6,000	6,000	-	Vet bills bedding and supplies
114 Wildlife Management Services	14,400	14,400	-	BOS to review other proposals
115 Athletic/Park Court/Field Repairs/Maint.	5,250	5,250	-	courts cleaned, garbage emptied, new nets
116 Special Events	30,000	30,000	-	VESTA confirmed this amt
117 Dog Waste Station Supplies	5,000	7,500	2,500	
118 Resident ID Card	1,500	1,500	-	Ribbon for printer, label & cards
119 Fitness Equipment Preventative Maintenance	1,500	1,500	-	Fitness Logic agreement \$110 x12
120 Resident Services	7,500	7,500	-	
121 Fitness Equipment Repairs	7,000	7,000	-	Repairs/replacement parts
122 Office Supplies	8,000	8,000	-	
123 Equipment Lease	5,000	5,000	-	Added use of lift rental for amenities
124 <b>Equipment Repair/Replacement</b>	<b>10,000</b>	<b>15,000</b>	<b>5,000</b>	<b>\$17,167 FY2022 - Reduced \$5k since April workshop</b>
125 <b>Contingency</b>				
126 General Fund Transfer to Reserve Fund	120,254	-	(120,254)	
127				
128 <b>Field Operations Subtotal</b>	<b>1,777,162</b>	<b>1,660,678</b>	<b>(116,484)</b>	
129				
130 <b>Contingency for County TRIM Notice</b>				
131				
132 <b>TOTAL EXPENDITURES</b>	<b>1,929,746</b>	<b>1,826,517</b>	<b>(103,229)</b>	
133				
134 <b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1 <b>REVENUES</b>			
2     SPECIAL ASSESSMENTS - ON ROLL (NET) - <span style="color: red;">Increased \$33,877 since April workshop</span>	\$ 128,719	\$ 300,000	\$ 171,281
3     GENERAL FUND TRANSFER IN	120,254		(120,254)
4 <b>TOTAL REVENUES</b>	<b>248,973</b>	<b>300,000</b>	<b>51,027</b>
5			
6 <b>EXPENDITURES</b>			
7     RENEWAL AND REPLACEMENT (RESERVE STUDY)			
8     CAPITAL IMPROVEMENTS			
9 <b>TOTAL EXPENDITURES</b>	-	-	
10			
11 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>248,973</b>	<b>300,000</b>	<b>51,027</b>

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>OPERATIONS &amp; MAINTENANCE BUDGET</b>	
NET O&M BUDGET	<b>\$1,641,017.00</b>
COUNTY COLLECTION COSTS	\$34,915.26
EARLY PAYMENT DISCOUNT	\$69,830.51
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,745,762.77</b>

<b>CAPITAL RESERVE FUND (CRF)</b>	
NET CAPITAL RESERVE FUND	<b>\$300,000.00</b>
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
<b>GROSS CRF ASSESSMENT</b>	<b>\$319,148.94</b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2012 DEBT SERVICE (1)	SERIES 2013 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
Villa	92		92	0.80	73.6	5.59%	\$97,588.28	\$1,060.74	0.80	73.6	5.59%	\$17,840.45	\$193.92
Single Family 40'	114		113	1.00	114.0	8.66%	\$151,155.75	\$1,325.93	1.00	114.0	8.66%	\$27,633.31	\$242.40
Single Family 40'	89	89		1.00	89.0	6.76%	\$118,007.56	\$1,325.93	1.00	89.0	6.76%	\$21,573.37	\$242.40
Single Family 50' & 52'	181		181	1.25	226.3	17.18%	\$299,991.13	\$1,657.41	1.25	226.3	17.18%	\$54,842.42	\$303.00
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$177,342.82	\$1,657.41	1.25	133.8	10.16%	\$32,420.66	\$303.00
Single Family 65'	87		87	1.60	139.2	10.57%	\$184,569.13	\$2,121.48	1.60	139.2	10.57%	\$33,741.72	\$387.84
Single Family 65'	69	68		1.60	110.4	8.39%	\$146,382.41	\$2,121.48	1.60	110.4	8.39%	\$26,760.68	\$387.84
Single Family 75'	70		70	1.80	126.0	9.57%	\$167,066.89	\$2,386.67	1.80	126.0	9.57%	\$30,542.08	\$436.32
Single Family 75'	54	54		1.80	97.2	7.38%	\$128,880.17	\$2,386.67	1.80	97.2	7.38%	\$23,561.03	\$436.32
Single Family 90'	36		36	2.25	81.0	6.15%	\$107,400.14	\$2,983.34	2.25	81.0	6.15%	\$19,634.19	\$545.39
Single Family 90'	48	48		2.25	108.0	8.20%	\$143,200.19	\$2,983.34	2.25	108.0	8.20%	\$26,178.92	\$545.39
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,712.60	\$3,712.60	2.80	2.8	0.21%	\$678.71	\$678.71
Commercial	10.29	10.29		1.50	15.4	1.17%	\$20,465.69	\$1,988.89	1.50	15.4	1.17%	\$3,741.40	\$363.60
	<b>958.29</b>	<b>376.29</b>	<b>579</b>		<b>1316.6</b>	<b>100.00%</b>	<b>\$1,745,762.77</b>			<b>1316.6</b>	<b>100.00%</b>	<b>\$301,308.49</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			TOTAL PER UNIT (4)
	O&M PER LOT	SERIES 2012 DEBT SERVICE(2)	SERIES 2013 DEBT SERVICE(2)	
Villa	\$1,254.66		\$353.26	\$1,607.92
Single Family 40'	\$1,568.33		\$441.57	\$2,009.90
Single Family 40'	\$1,568.33	\$326.54		\$1,894.87
Single Family 50' & 52'	\$1,960.41		\$551.76	\$2,512.17
Single Family 50' & 52'	\$1,960.41	\$408.17		\$2,368.58
Single Family 65'	\$2,509.32		\$706.52	\$3,215.84
Single Family 65'	\$2,509.32	\$522.46		\$3,031.78
Single Family 75'	\$2,822.99		\$794.83	\$3,617.82
Single Family 75'	\$2,822.99	\$587.77		\$3,410.76
Single Family 90'	\$3,528.73		\$993.33	\$4,522.06
Single Family 90'	\$3,528.73	\$734.71		\$4,263.44
Single Family 90' Plus	\$4,391.31	\$914.31		\$5,305.62
Commercial	\$2,352.49	\$489.81		\$2,842.30

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$1,501.53	\$106.39	\$8.87	7.09%
\$1,876.90	\$133.00	\$11.08	7.09%
\$1,761.87	\$133.00	\$11.08	7.55%
\$2,345.92	\$166.25	\$13.85	7.09%
\$2,202.33	\$166.25	\$13.85	7.55%
\$3,003.05	\$212.79	\$17.73	7.09%
\$2,818.99	\$212.79	\$17.73	7.55%
\$3,378.43	\$239.39	\$19.95	7.09%
\$3,171.37	\$239.39	\$19.95	7.55%
\$4,222.83	\$299.23	\$24.94	7.09%
\$3,964.21	\$299.23	\$24.94	7.55%
\$4,933.23	\$372.39	\$31.03	7.55%
\$2,642.81	\$199.49	\$16.62	7.55%

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

(2) Annual debt service assessments per unit adopted in connection with the Series 2012 & 2013 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>OPERATIONS &amp; MAINTENANCE BUDGET</b>	
NET O&M BUDGET	<b>\$1,641,017.00</b>
COUNTY COLLECTION COSTS	\$34,915.26
EARLY PAYMENT DISCOUNT	\$69,830.51
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,745,762.77</b>

<b>CAPITAL RESERVE FUND (CRF)</b>	
NET CAPITAL RESERVE FUND	<b>\$275,000.00</b>
COUNTY COLLECTION COSTS	\$5,851.06
EARLY PAYMENT DISCOUNT	\$11,702.13
<b>GROSS CRF ASSESSMENT</b>	<b>\$292,553.19</b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2012 DEBT SERVICE (1)	SERIES 2013 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
Villa	92		92	0.80	73.6	5.59%	\$97,588.28	\$1,060.74	0.80	73.6	5.59%	\$16,353.75	\$177.76
Single Family 40'	114		113	1.00	114.0	8.66%	\$151,155.75	\$1,325.93	1.00	114.0	8.66%	\$25,330.53	\$222.20
Single Family 40'	89	89		1.00	89.0	6.76%	\$118,007.56	\$1,325.93	1.00	89.0	6.76%	\$19,775.59	\$222.20
Single Family 50' & 52'	181		181	1.25	226.3	17.18%	\$299,991.13	\$1,657.41	1.25	226.3	17.18%	\$50,272.22	\$277.75
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$177,342.82	\$1,657.41	1.25	133.8	10.16%	\$29,718.93	\$277.75
Single Family 65'	87		87	1.60	139.2	10.57%	\$184,569.13	\$2,121.48	1.60	139.2	10.57%	\$30,929.91	\$355.52
Single Family 65'	69	68		1.60	110.4	8.39%	\$146,382.41	\$2,121.48	1.60	110.4	8.39%	\$24,530.62	\$355.52
Single Family 75'	70		70	1.80	126.0	9.57%	\$167,066.89	\$2,386.67	1.80	126.0	9.57%	\$27,996.90	\$399.96
Single Family 75'	54	54		1.80	97.2	7.38%	\$128,880.17	\$2,386.67	1.80	97.2	7.38%	\$21,597.61	\$399.96
Single Family 90'	36		36	2.25	81.0	6.15%	\$107,400.14	\$2,983.34	2.25	81.0	6.15%	\$17,998.01	\$499.94
Single Family 90'	48	48		2.25	108.0	8.20%	\$143,200.19	\$2,983.34	2.25	108.0	8.20%	\$23,997.35	\$499.94
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,712.60	\$3,712.60	2.80	2.8	0.21%	\$622.15	\$622.15
Commercial	10.29	10.29		1.50	15.4	1.17%	\$20,465.69	\$1,988.89	1.50	15.4	1.17%	\$3,429.62	\$333.30
	<b>958.29</b>	<b>376.29</b>	<b>579</b>		<b>1316.6</b>	<b>100.00%</b>	<b>\$1,745,762.77</b>			<b>1316.6</b>	<b>100.00%</b>	<b>\$276,199.45</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER LOT	SERIES 2012 DEBT SERVICE <sup>(2)</sup>	SERIES 2013 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
Villa	\$1,238.50		\$353.26	\$1,591.76
Single Family 40'	\$1,548.13		\$441.57	\$1,989.70
Single Family 40'	\$1,548.13	\$326.54		\$1,874.67
Single Family 50' & 52'	\$1,935.16		\$551.76	\$2,486.92
Single Family 50' & 52'	\$1,935.16	\$408.17		\$2,343.33
Single Family 65'	\$2,477.00		\$706.52	\$3,183.52
Single Family 65'	\$2,477.00	\$522.46		\$2,999.46
Single Family 75'	\$2,786.63		\$794.83	\$3,581.46
Single Family 75'	\$2,786.63	\$587.77		\$3,374.40
Single Family 90'	\$3,483.28		\$993.33	\$4,476.61
Single Family 90'	\$3,483.28	\$734.71		\$4,217.99
Single Family 90' Plus	\$4,334.75	\$914.31		\$5,249.06
Commercial	\$2,322.19	\$489.81		\$2,812.00

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$1,501.53	\$90.23	\$7.52	6.01%
\$1,876.90	\$112.80	\$9.40	6.01%
\$1,761.87	\$112.80	\$9.40	6.40%
\$2,345.92	\$141.00	\$11.75	6.01%
\$2,202.33	\$141.00	\$11.75	6.40%
\$3,003.05	\$180.47	\$15.04	6.01%
\$2,818.99	\$180.47	\$15.04	6.40%
\$3,378.43	\$203.03	\$16.92	6.01%
\$3,171.37	\$203.03	\$16.92	6.40%
\$4,222.83	\$253.78	\$21.15	6.01%
\$3,964.21	<b>\$253.78</b>	\$21.15	6.40%
\$4,933.23	\$315.83	\$26.32	6.40%
\$2,642.81	\$169.19	\$14.10	6.40%

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

(2) Annual debt service assessments per unit adopted in connection with the Series 2012 & 2035 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>OPERATIONS &amp; MAINTENANCE BUDGET</b>	
NET O&M BUDGET	<b>\$1,641,017.00</b>
COUNTY COLLECTION COSTS	\$34,915.26
EARLY PAYMENT DISCOUNT	\$69,830.51
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,745,762.77</b>

<b>CAPITAL RESERVE FUND (CRF)</b>	
NET CAPITAL RESERVE FUND	<b>\$200,821.20</b>
COUNTY COLLECTION COSTS	\$4,272.79
EARLY PAYMENT DISCOUNT	\$8,545.58
<b>GROSS CRF ASSESSMENT</b>	<b>\$213,639.57</b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2012 DEBT SERVICE (1)	SERIES 2013 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
Villa	92		92	0.80	73.6	5.59%	\$97,588.28	\$1,060.74	0.80	73.6	5.59%	\$11,942.47	\$129.81
Single Family 40'	114		113	1.00	114.0	8.66%	\$151,155.75	\$1,325.93	1.00	114.0	8.66%	\$18,497.85	\$162.26
Single Family 40'	89	89		1.00	89.0	6.76%	\$118,007.56	\$1,325.93	1.00	89.0	6.76%	\$14,441.30	\$162.26
Single Family 50' & 52'	181		181	1.25	226.3	17.18%	\$299,991.13	\$1,657.41	1.25	226.3	17.18%	\$36,711.73	\$202.83
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$177,342.82	\$1,657.41	1.25	133.8	10.16%	\$21,702.52	\$202.83
Single Family 65'	87		87	1.60	139.2	10.57%	\$184,569.13	\$2,121.48	1.60	139.2	10.57%	\$22,586.84	\$259.62
Single Family 65'	69	68		1.60	110.4	8.39%	\$146,382.41	\$2,121.48	1.60	110.4	8.39%	\$17,913.70	\$259.62
Single Family 75'	70		70	1.80	126.0	9.57%	\$167,066.89	\$2,386.67	1.80	126.0	9.57%	\$20,444.99	\$292.07
Single Family 75'	54	54		1.80	97.2	7.38%	\$128,880.17	\$2,386.67	1.80	97.2	7.38%	\$15,771.85	\$292.07
Single Family 90'	36		36	2.25	81.0	6.15%	\$107,400.14	\$2,983.34	2.25	81.0	6.15%	\$13,143.21	\$365.09
Single Family 90'	48	48		2.25	108.0	8.20%	\$143,200.19	\$2,983.34	2.25	108.0	8.20%	\$17,524.28	\$365.09
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,712.60	\$3,712.60	2.80	2.8	0.21%	\$454.33	\$454.33
Commercial	10.29	10.29		1.50	15.4	1.17%	\$20,465.69	\$1,988.89	1.50	15.4	1.17%	\$2,504.51	\$243.39
	<b>958.29</b>	<b>376.29</b>	<b>579</b>		<b>1316.6</b>	<b>100.00%</b>	<b>\$1,745,762.77</b>			<b>1316.6</b>	<b>100.00%</b>	<b>\$201,697.10</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			TOTAL PER UNIT (4)
	O&M PER LOT	SERIES 2012 DEBT SERVICE(2)	SERIES 2013 DEBT SERVICE(2)	
Villa	\$1,190.55		\$353.26	\$1,543.81
Single Family 40'	\$1,488.19		\$441.57	\$1,929.76
Single Family 40'	\$1,488.19	\$326.54		\$1,814.73
Single Family 50' & 52'	\$1,860.24		\$551.76	\$2,412.00
Single Family 50' & 52'	\$1,860.24	\$408.17		\$2,268.41
Single Family 65'	\$2,381.10		\$706.52	\$3,087.62
Single Family 65'	\$2,381.10	\$522.46		\$2,903.56
Single Family 75'	\$2,678.74		\$794.83	\$3,473.57
Single Family 75'	\$2,678.74	\$587.77		\$3,266.51
Single Family 90'	\$3,348.43		\$993.33	\$4,341.76
Single Family 90'	\$3,348.43	\$734.71		\$4,083.14
Single Family 90' Plus	\$4,166.93	\$914.31		\$5,081.24
Commercial	\$2,232.28	\$489.81		\$2,722.09

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$1,501.53	\$42.28	\$3.52	2.82%
\$1,876.90	\$52.86	\$4.40	2.82%
\$1,761.87	\$52.86	\$4.40	3.00%
\$2,345.92	\$66.08	\$5.51	2.82%
\$2,202.33	\$66.08	\$5.51	3.00%
\$3,003.05	\$84.57	\$7.05	2.82%
\$2,818.99	\$84.57	\$7.05	3.00%
\$3,378.43	\$95.14	\$7.93	2.82%
\$3,171.37	\$95.14	\$7.93	3.00%
\$4,222.83	\$118.93	\$9.91	2.82%
\$3,964.21	\$118.93	\$9.91	3.00%
\$4,933.23	\$148.01	\$12.33	3.00%
\$2,642.81	\$79.28	\$6.61	3.00%

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

(2) Annual debt service assessments per unit adopted in connection with the Series 2012 & 2013 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

# EXHIBIT 11



**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 24, 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**

# EXHIBIT 12

## SERVING OUR CLIENTS WITH STRENGTH AND STABILITY

A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

## WHY OUR CLIENTS CHOOSE US

- One of the largest financial institutions headquartered in Florida
- Local decision-making
- Sound credit quality
- Solid balance sheet
- Committed to our clients

**#1** Comprehensive Innovation Ranking by Customers for product, conduct, citizenship, workplace and leadership, *American Banker*, November 2022

**#2** Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

## Financial Highlights as of March 31, 2023 BankUnited, N.A.

<b>\$37.1</b> BILLION in Total Assets	<b>\$26.0</b> BILLION in Total Deposits
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**\$24.9**  
BILLION  
in Total Loans

<b>54</b> BRANCHES in Florida	<b>4</b> BANKING CENTERS in New York	<b>1</b> BRANCH in Texas
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## Robust Capital Base

<b>8.6%</b> Tier-1 Leverage Ratio	<b>13.1%</b> Total Risk-Based Capital Ratio	<b>12.5%</b> Common Equity Tier 1 Capital Ratio
---	--	--

## Strong liquidity position

- > Same day available liquidity of **\$12.3** billion as of April 21
- > Available liquidity to uninsured, uncollateralized deposits ratio of **128%** as of April 21

**62%** of our deposit base is insured or collateralized as of March 31

**\$25 billion** in prudently underwritten and well-diversified loans

**High-Quality** Commercial Real Estate portfolio; no non-performing loans<sup>1</sup>

- > Commercial Real Estate loans is **23.7%** of our total loans

<sup>1</sup> Excludes \$17 million in non-accrual guaranteed SBA loans.

Hello Tish,

As discussed, I would like to outline a proposition for Wilderness banking. Again, Rizetta will be closing all accounts and sending us the funds to open new accounts under our management. **Rizzeta's last day for processing payments is this Monday and only invoices submitted by eod today will get paid.**

It is my understanding that they would like to stay with Truist since it is conveniently located near the district.

Currently they have the following Truist accounts; will you confirm these are in fact the accounts we will need to be re-established?

Operating Account

Merchant Account (I believe the square is linked to this account) – How will the store accept payments in the interim?

Clubhouse debit card account

Additionally, they have three investment accounts with Bank of Tampa:

Money Market Account

ICS Operating Account

ICS Reserve Account

Please be advised that, most likely, we will not receive the same rates on the investment accounts that they are currently receiving. Those rates are typically tailored to the management company and based on an existing banking relationship.

I would propose that we move the investment funds over to Bank United and establish a money market account. The MMAs are currently earning 4% interest rate based on our relationship with BU. All funds over \$250k are insured by the QPD state program and the first \$250k is insured by the FDIC.

We would prefer to make BU their operating account as well. BU provides Vesta with a personal banker to assist with any needs of the client and are very helpful and responsive. If they decide to go this route, we could still open a Truist account for the over-the-counter deposits that the clubhouse staff is making. Obviously if they truly prefer to stay with Truist we will honor that request and work on opening accounts.

I have attached some Bank United literature that you can share with the board and as always, I am happy to answer any questions that may arise.

Thank You,

Skye Lee  
Corporate Controller

## ACH ALERTS Service

Protect your business accounts against ACH fraud with BankUnited's ACH Alerts Service. ACH Alerts monitors your ACH debit activity based on parameters you set. If any unrecognized ACH debits arrive, ACH Alerts will notify you via email or text message, enabling you to detect and return any suspect transactions in real time. ACH Alerts is accessible through our secure web-banking portal, Online Treasury Management using a Single Sign On (SSO).

### **Our ACH Alerts Service supports the following Standard Entry Class (SEC) codes:**

- Accounts Receivable Entry (ARC)
- Back Office Conversion Entry (BOC)
- Corporate Credit or Debit Entry (CCD)
- Corporate Trade Exchange (CTX)
- Point-of-Purchase Entry (POP)
- Prearranged Payment and Deposit Entry (PPD)
- Re-presented Check Entry (RCK)
- Telephone-Initiated Entry (TEL)
- Internet-Initiated/Mobile Entry (WEB)

### **Benefits of our ACH ALERTS Service:**

- Monitor incoming ACH debit transactions online
- Early detection of suspicious transactions and ability to reject unauthorized ACH debits
- Customizable alert parameters that allow you to select the transactions you want to review
- Transaction preauthorization that enables you to bypass the alert function online with no required paperwork

At BankUnited, our team of dedicated professionals will work with you to customize solutions tailored for your company's financial objectives. Please contact your Relationship Manager or Treasury Management Officer for more information.

## Positive Pay Solutions

Help your business reduce the risk of check fraud by enrolling in our Positive Pay Solutions. Positive Pay checks presented for payment are compared to the issue information you provide to detect discrepancies in the account number, serial number and dollar amount of each check. And by enrolling in our Payee Positive Pay Service, you can add the payee name to the issue file for an added layer of protection. Non-matching items are reported to your company via Online Treasury Management—our secure online banking portal—to allow you to make the final decision to either pay or return the item.

Our Positive Pay Solutions can also help safeguard your business from over-the-counter check fraud. We will compare checks presented at the teller line against your issue information. If a discrepancy is detected, the check will not be cashed and the presenter will be referred to your company.

### **Benefits of our Positive Pay Solutions:**

- Increased fraud protection
- Reduced disbursement risk
- Enhanced control over check discrepancies
- Quick identification of suspect items
- Decreased accounting errors

At BankUnited, we are here to support and work with you to develop a program that best fits your needs. Please contact your Relationship Manager or Treasury Management Officer for more information.

## Remote Deposit Capture (RDC)

Electronically deposit checks to your business accounts, 24 hours a day, 7 days a week, directly from your office with our secure Remote Deposit Capture (RDC) service. Just scan your checks and send the images to us electronically for deposit into your accounts. All you need is a PC, high speed internet connection and a scanner. It's safe, simple and secure.

### Benefits of Remote Deposit Capture:

- Convenience – Transmit checks for deposit on your schedule
- Improve cash flow – Make deposits as you receive checks for faster availability
- Efficient – Increase productivity and cost savings by reducing transportation time and cost
- Streamlined recordkeeping – Transaction date and check images can be exported for customized reporting or uploaded to accounting software

At BankUnited, we are here to support and work with you to develop a program that best fits your needs. Please contact your Relationship Manager or Treasury Management Officer for more information.



## Online Treasury Management

Online Treasury Management, BankUnited's secure web-banking platform, provides comprehensive reporting and seamless access to your Treasury Management services, all from a simple, easy to navigate dashboard. With 24 hours a day, 7 days a week direct access, you have greater control over your company's financial information to keep your business running efficiently. You can view real-time account activity, set up customizable account alerts, and easily initiate pre-authorized electronic payments including ACH, Wires, and Internal (Book) Transfers, allowing you to save time and money.

At BankUnited, we understand that in today's digital world, online fraud is a serious threat to your business and bank accounts. That is why our online tools contain strong security controls including multi-factor authentication, dual control approvals and One-Time Passcodes, designed to ensure your accounts and information remain secure.

### **Benefits of our Online Treasury Management Service include:**

- Account balance information, reports and check images
- Account Alerts
- Automated Clearing House (ACH) Origination
- Bill Payment
- eStatements
- Internal (book) transfers
- Lockbox Services
- Positive Pay
- Quickbooks/Quicken Downloads
- Remote Deposit Capture (RDC)
- Stop payments
- Wire transfer initiation (domestic and international)

At BankUnited, we are here to support and work with you to develop a program that best fits your needs. Please contact your Relationship Manager or Treasury Management Officer for more information.

## Online Wire Transfer Service

BankUnited's Online Wire Transfer Service offers an efficient and secure platform to initiate outgoing domestic and/or international wire transfer payments. You may create and store wire templates for recurring use. For added convenience you can even import data from existing wire instructions to set up these templates quickly and easily. Alternatively, you can create freeform wires for those one-time payments that need to be made immediately. Using our secure Online Treasury Management web banking portal, you have the ability to set up multiple layers of security, including a dual approval process, as well as generate and receive an out-of-band (One-Time Passcode) authentication, ensuring your wires are transmitted timely and securely.

### **Benefits of our Online Wire Transfer Service:**

- Fastest method to transmit money
- No need to write and mail checks for large sums of money
- Reduce administrative time and errors by creating wire templates for repetitive use
- Check status online and receive automatic email notification containing wire transfer detail

At BankUnited, we are here to support and work with you to develop a program that best fits your needs. Please contact your Relationship Manager or Treasury Management Officer for more information.

# EXHIBIT 13



# Estimate

Date	Estimate #
5/18/2023	502_21

3501 Bessie Coleman Blvd. #23702  
Tampa, Florida 33626

Phone: 813-769-4694  
Fax: 813-769-4695

Name / Address

The Preserve at Wilderness Lake CDD  
Attn: Tish Dobson  
21320 Wilderness Lake Blvd.  
Land O' Lakes, FL 34637

P.O. No.

Description	Qty	Rate	Total
Grandstream GRP 2615 WiFi/VOIP Phone	8	110.00	880.00T
Grandstream GRP 2612 VOIP Phones - Auxiliary	2	75.00	150.00T
Grandstream HT801 Phone Adaptor - needed for fax line	1	49.00	49.00T
Number Port	5	10.00	50.00T
Installation/Training/Configuration	2	150.00	300.00
Flat Rate Hosted Services	1	300.00	300.00
T-38 Faxing Services	1	30.00	30.00
		<b>Subtotal</b>	\$1,759.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$1,759.00



WILDERNESS LAKES

RECEIVED  
MAR 27 2023

Page 1 of 4

**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	BY: .....	<b>4/12/23</b>
Billing Date		3/19/23
Account Number		813-995-2437-061803-5
PIN		1678
Previous Balance		921.64
Payments Received Thru 3/15/23		-921.64
Thank you for your payment!		
Balance Forward		.00
New Charges		912.55
<b>Total Amount Due</b>		<b>\$912.55</b>



**ANYTIME,  
ANYWHERE  
SUPPORT**

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

**WAYS  
TO PAY  
YOUR  
BILL**



[frontier.com/  
signupforautopay](http://frontier.com/signupforautopay)



800-801-6652



GET IT ON  
Google Play



Download on the  
App Store

MyFrontier® app

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or MyFrontier mobile app.**



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 19 03192023 YNYNNNNN 01 004740 0018

WILDERNESS LAKES  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390





Date of Bill

3/19/23

Account Number

813-995-2437-061803-5

# LET FRONTIER® BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)

For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

## **PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

## **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

## **SERVICE TERMS**

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



Date of Bill
Account Number

3/19/23
813-995-2437-061803-5

CURRENT BILLING SUMMARY

Local Service from 03/19/23 to 04/18/23

Table with columns: Qty Description, Charge. Includes sections for Basic Charges, Non Basic Charges, and Video.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.

Good News! Frontier is creating "all in" pricing to simplify your bill. Effective with this billing statement, there will be one charge for your Internet service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com

For up-to-date channel information please visit: http://frontier.com/channelupdates

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority.

Local Franchise Authority - FiberOptic TV Your FCC Community ID is: FL1308



\*\* ACCOUNT ACTIVITY \*\*

Table with columns: Qty Description, Order Number, Effective Dates, Amount. Shows discounts and partial month charges.



Date of Bill  
Account Number

3/19/23  
813-995-2437-061803-5

813/995-2437

Subtotal -42.99

Subtotal -184.99

CIRCUIT ID DETAIL

88/KQXA/417319/ /VZFL

Detail of Frontier Charges

Toll charged to 813/995-2437

Detail of Frontier Com of America Charges

Toll charged to 813/995-2437

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	37	38	.00
***Customer Summary	37	38	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	1	.00
Interstate	30	30	.00
Intrastate	6	6	.00
***Customer Summary	37	38	.00





# EXHIBIT 14



PEST  
CONTROL  
DOWN  
TO A  
SCIENCE.®



## **Wilderness Lake Preserve CDD**

Prepared for

**Terri Oakley**

4/12/2023

**Caitlin Cross**

**Orkin Commercial Services**

**Phone: 727-207-0160**

**Email: [ccross@orkin.com](mailto:ccross@orkin.com)**

This information is a proposal only. It does not constitute a final agreement or sale. This proposal is subject to execution of a formal agreement and the terms and conditions therein.



PEST CONTROL DOWN TO A SCIENCE.

## Termites 101

Nicknamed “silent destroyers,” termites can attack your facility’s structure from the inside out – often without any visible signs of damage. Every year, termites cause more damage than fires and floods combined. Effectively preventing termites can be difficult and complex. The only way to lower your facility’s risk of a termite infestation is ongoing protection and prevention.

There are three types of termites in the United States: subterranean, drywood and Formosan.

### Subterranean

Found across the U.S., subterranean termites depend on moisture to survive. They live underground in highly organized colonies and build elaborate tunnel systems and mud tunnels. They can enter your facility through wood-to-ground contact or through cracks as small as 1/32" (thickness of a business card).

### Drywood

Drywood termites are found coast to coast, throughout the southern regions of the U.S. They live within the wood they consume and oftentimes infest walls and furniture. Drywood termites need very little moisture to survive.

### Formosan

Formosan termites prefer warm climates and densely populate parts of the southern U.S. They invade structures from the soil directly through wood-to-ground contact, or using mud tubes they construct up from the soil. While the primary colony lives underground, Formosan termites often establish secondary nests called “cartons” above ground.

### Signs of a Termite Infestation

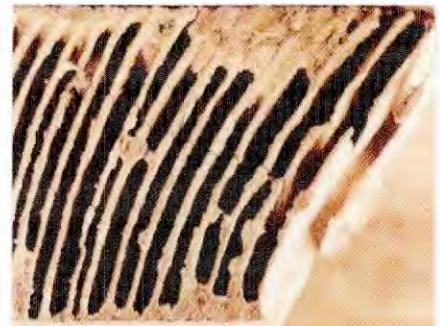
- Presence of winged termites around windows and doors (frequently mistaken for flying ants, but are smaller than ants and have straight, rather than bent, antennae)
- Discarded wings from swarmers
- Mud tubes
- Frass (distinct fecal pellets, hexagonal in shape and 1 mm in size) – Drywood termites only
- Damaged wood



Winged termite swarmers



Mud tubes on concrete siding



Wood attacked by subterranean termites has a honeycombed appearance



PEST CONTROL DOWN TO A SCIENCE<sup>®</sup>

## Orkin: Pest Control Down to a Science.<sup>®</sup>

Founded in 1901, Atlanta-based Orkin, LLC serves more than 1.7 million clients through more than 400 locations across the world. Ever since young Otto Orkin spent countless hours observing rat behavior to understand how to control them, we have taken a scientific approach to the job of pest control. We'd like to put our century of pest research and real-world results to work for your business. Our goal is to get to know your business inside and out, and customize a termite control program to fit your needs – so you can breathe easier about managing and helping to prevent termite infestations.

## Why Choose Orkin as Your Partner?

Our Orkin Termite Specialists have extensive experience and receive world-class training so they understand the unique challenges posed by termites.

- **National expertise** – We partner with you and provide unrivalled access to our national expertise and resources to help solve termite problems you might face.
- **Rapid, effective response** – Because pest problems can occur at any time, we provide fast, reliable and high-quality service to help ensure your establishment is protected.
- **Breadth and depth of experience** – Our commitment and consistent nationwide service mean we deliver outstanding results, no matter where you are.
- **Security** – Orkin is bonded, and our Termite Specialists are screened and randomly drug tested to allay security concerns.



PEST CONTROL DOWN TO A SCIENCE.

## Our Orkin A.I.M.<sup>®</sup> Approach to Termite Control

### Environmental Commitment

Effective pest management is a process, not a one-time event. Through our Integrated Pest Management (IPM) approach, which we call A.I.M., we identify the best program for your needs based on scientific research and customized solutions. Our methods combine a collaborative and ongoing cycle of three critical activities, so you can rest assured that your business is getting maximum protection with minimum exposure.

### Assess

First we inspect, identify and evaluate the underlying reasons termites infest your facility.

- **Comprehensive inspections**  
We detect structural conditions conducive to termites.
- **Identification of termite activity**  
We examine and report evidence of infestation.
- **Risk evaluation**  
We consider your establishment's design, geography and conditions conducive to termite activity.



### Implement

Your Orkin Termite Specialist continually works with you to develop a program tailored to your establishment's needs.

- **Focus on prevention**  
When considering options, we evaluate what will be best suited to help prevent termites for your location and your business.
- **Environmentally responsible**  
Your Orkin Termite Specialist will then recommend the most effective treatment with the least impact on the environment.
- **Customer Consultation**  
Your Orkin Termite Specialist will consult with you to make sure your maintenance efforts make a real impact on potential termite "hot spots."

### Monitor

- **Ongoing monitoring**  
During your scheduled service inspection, your Orkin Termite Specialist monitors for signs of termite activity, looks for termite-friendly conditions and helps make sure your program is working.
- **Documentation and communication**  
After your scheduled inspection, your Orkin Termite Specialist documents all services performed, termite activity observed and any recommendations.



PEST CONTROL DOWN TO A SCIENCE

## **Partnership Roles & Responsibilities**

Orkin knows from experience that the most successful termite control programs are true partnerships between our Termite Specialists and our clients' management and staff. By working together to fulfill the roles and responsibilities outlined below, we can make your Orkin termite service as effective as possible, day in and day out.

### **Orkin Commercial Services**

1. Provide treatment to your establishment for termite activity. In the unlikely event that additional services are necessary after treatment is performed, they will be provided at no additional cost from date of original treatment. Not applicable for some treatment applications – see agreement for details.
2. Perform a comprehensive inspection as scheduled and determine appropriate treatment methods.
3. Provide a written Service Report after the initial treatment, which will describe any conditions conducive to termite activity that will need to be remedied by your organization. Recommendations will be made for correcting these deficiencies and submitted to you.
4. If necessary, carefully select and apply the best treatment option for your facility. Copies of labels and Safety Data Sheets (SDS) will be housed on-site for your reference.

### **Wilderness Lake Preserve CDD**

1. Make the premises available for service at the specified time and ensure that all areas are accessible for inspection and treatment.
2. Prepare your premises for service according to the agreed upon conditions to help ensure protection of your property.
3. Promptly correct deficiencies noted on the written reports provided by your Orkin Termite Specialist. This is critical to ensure the integrity of your termite service.



PEST CONTROL DOWN TO A SCIENCE.

## Methods of Control

Regardless of the termite species threatening your bottom line, Orkin offers efficient treatment methods that get to the root of the problem. After a comprehensive inspection, Orkin will recommend the most effective termite treatment options for your business. You will receive an annual Termite Service Report.

- A. **Termiticides** are applied in accordance with individual product label instructions to the soil where your building's foundation contacts the ground, identified areas of infestation and areas prone to termite activity. This targeted treatment helps control termites immediately and provides a protective treated zone to help reduce future infestations. Termiticide is selected from a list of preferred products offered by Orkin.
- B. **OrkinFoam or Dry Foam** may be used to treat hard to reach gaps and spaces in exterior and interior walls, underneath slabs and around pipes. This foam includes a liquid termiticide and a foaming agent to expand the treatment zone. The ultra-low moisture content in Dry Foam prevents it from soaking through and damaging dry wall.
- C. Following liquid treatment application, **if applicable, tamper-resistant monitoring stations** are placed in strategic at-risk locations around your building to monitor for future termite activity. Monitoring stations are checked regularly and replaced with bait devices if termite activity is detected.
- D. **Termite bait devices** are placed in areas around the entire perimeter of the structure following specific protocols. Termites will then ingest the bait and share it with other termites, which will help effectively control the colony.
- E. If **fumigation** is necessary, your building will be completely enveloped in a protective covering. Fumigant gas will then be released into the building according to product label and safety instructions. This gas penetrates wood in difficult-to-reach cracks, crevices and void areas to help control active termite colonies immediately. This treatment is often best suited for structures with multiple infestations. It does not provide protection against future infestations.
- F. **OrkinHeat®** uses propane or electric heaters and a portable duct system to raise ambient temperatures in your facility to between 140 and 160 degrees Fahrenheit. This patented EPA-approved, chemical-free treatment targets termites at all stages, from larvae to mature adults. This treatment does not provide protection against future infestations.





PEST CONTROL DOWN TO A SCIENCE.

## Quality Assurance

A member of our management team inspects your business after your initial termite treatment to ensure that it meets our consistent, high quality standards.

## What You Can Expect from Your Orkin Service

We pride ourselves on open, ongoing communication with you and your staff to set the stage for successful service. If you choose Orkin, in addition to customized solutions grounded in science, you can expect:

- Comprehensive documentation of all services provided, including written reports and recommendations that are reviewed with your designated representative following your scheduled inspection.
- Protection with personal liability and property damage to a limit of \$10,000,000.

## Service Guarantee

The value of our service is measured by your complete satisfaction. Choosing Orkin is a statement that your quality standards are high and that you demand nothing but the very best service.

- **Re-Treat and Repair Guarantee\***: If termites return and damage your property after treatment, we'll re-treat and, depending on your agreement, repair the damage at no additional charge. Plus, this guarantee won't be canceled by Orkin as long as you meet your client obligations.
- **Money Back Guarantee\***: Orkin's Termite Protection Program helps provide you with effective, ongoing termite protection for peace of mind now and in the future. If you are not completely satisfied, simply contact your local office within 30 days of your initial treatment. We will address your concerns immediately. If we are not able to rectify the problem, we will refund your initial charge and any pre-paid renewals.

**IMPORTANT NOTICE:** Spray foam insulation can impede the success of your termite treatments and alter your service guarantee. Please let your Orkin team know if you currently have spray foam insulation in your structure(s) or are planning to install it.

*\*See agreement for details.*

## Other Services

Orkin offers additional services not included in this proposal. We would be happy to submit a proposal for additional services upon request.

- Bed bug control
- Bird control (baiting, netting, exclusion)
- Fly control (service, fly light rental)
- Orkin Actizyme® Floor and Drain
- OrkinTherm® insulation
- ULV treatments\*\*
- Orkin Actizyme® Odor Neutralizer
- Wildlife control (groundhogs, skunks, etc.)
- Mosquito control
- Orkin Leaf Stopper® gutter protection

*\*\*Where available*

A separate service agreement would be required for the above additional pests and services.





PEST CONTROL DOWN TO A SCIENCE

**SCOPE OF SERVICE AND PRICING SENTRICON BAIT STATIONS :**

21316 Wilderness Lake Blvd.....	\$1,595.00
- 21316 Wilderness Lake Blvd Annual Renewal.....	\$239.25
21320 Wilderness Lake Blvd.....	\$1,595.00
- 21320 Wilderness Lake Blvd Annual Renewal.....	\$239.25
21330 Wilderness Lake Blvd.....	\$1,595.00
- 21330 Wilderness Lake Blvd Annual Renewal.....	\$239.25
21326 Wilderness Lake Blvd.....	\$1,595.00
- 21326 Wilderness Lake Blvd Annual Renewal.....	\$239.25

\*\*(Bait systems will be installed around all of the apartment buildings and the leasing office. The baits will be inspected twice a year. The Sentricon bait system eliminates subterranean termite colonies, it is a less invasive treatment option and it is also environmentally friendly)



PEST CONTROL DOWN TO A SCIENCE:

**SCOPE OF SERVICE AND PRICING DRYWOOD TERMITE PREVENTATIVE :**

21316 Wilderness Lake Blvd.....	\$1,975.00
- 21316 Wilderness Lake Blvd Annual Renewal.....	\$237.00
21320 Wilderness Lake Blvd.....	\$2,146.00
- 21320 Wilderness Lake Blvd Annual Renewal.....	\$258.00
21330 Wilderness Lake Blvd.....	\$2,194.00
- 21330 Wilderness Lake Blvd Annual Renewal.....	\$263.00
21326 Wilderness Lake Blvd.....	\$2,024.00
- 21326 Wilderness Lake Blvd Annual Renewal.....	\$243.00

# EXHIBIT 15

# Wilderness Lake Preserve Pedestrian Safety

Walking the Sidewalks of

Wilderness Lake Preserve

With Safety as the First Priority for Children and Adults

Prepared by Daniel R. Couet, 7918 Citrus Blossom Drive

# Review of Wilderness Lake Preserve's Pedestrian Crosswalks And Recommendations for Safety Improvements

## Overview

One late afternoon having walked to the Wilderness Lake Preserve Lodge (WLP Lodge), I was at the sidewalk entrance to the crosswalk to WLP Lodge from Kickliter Lane. As though I was invisible, 4-5 cars proceeded to pass by me, much like the 'follow the leader' game of childhood. By my own estimation, they were exceeding the speed limit of 20 miles per hour (mph).

My thoughts then turned to young children in the community who, at times, dart impulsively into the street without looking both ways. If they put their trust in motorists while waiting at a crosswalk and proceed to cross the street, there surely would be an accident and perhaps one resulting in serious injury or death. There are motorists, WLP residents as well as visitors passing through from Caliente Blvd. to Land O' Lakes Blvd., that don't drive at the speed limit of 20 mph. A child or adult who believes they have enough time to cross the street, even at a crosswalk, would be mistaken when the speed limit is being exceeded.

We, as members of a society who always seem to be in a rush to get from point A to point B, often will read about serious injuries or deaths caused by vehicular accidents where the posted speed limit is exceeded. When it's children, parents of young children, or someone of any age, we often have empathy and compassion in our hearts and minds for a period of time after we read or hear about such an incident/accident. But as is typical for many of us who live in the 21<sup>st</sup> century, empathy and compassion diminishes over time and the same behaviors of driving without safety concerns of others then resumes as the norm.

# Review of Wilderness Lake Preserve's Pedestrian Crosswalks And Recommendations for Safety Improvements

Though I have started a sermon above, my intentions of this correspondence are to share concerns about pedestrian safety in the WLP community and what can be done to improve safety for all of us upon the roads of WLP.

I embarked upon looking at many of the existing crosswalks intersecting the Wilderness Lake Boulevard (WLB) and Night Heron Drive (NHD), the primary roads from which smaller neighborhood communities within WLP exist. I will provide photos of crosswalks, many of them, if not all, are in need of maintenance, primarily a fresh coat of paint. Some need signage that will engage motorists to be aware that a crosswalk is forthcoming. And there are other areas which have a sidewalk connection via curb cuts, seemingly meant to invite pedestrian crossing, but have no crosswalk signage nor painted crosswalk that would alert cars or pedestrians.

Existing crosswalks requiring some maintenance are being designated as 'Primary'. The designation as 'Primary' will also be applied to a curb cut where a sidewalk ends and requires a pedestrian to cross the street to access a sidewalk that continues in the direction the pedestrian wants to walk, though no crosswalk presently exists.

Areas on the road that suggest pedestrian crossings simply by having a curb cut connection off of a sidewalk to the road in the form of a concrete pathway, with a similar connective pathway on the opposite side of the road or adjoining sidewalk on the same side of the road, are designated as 'Secondary'.

'Secondary' crossings do not provide access across WLB but may run parallel with WLB at the front of intersecting roads that lead to neighborhoods.

I will begin identifying the above designated crosswalks at the western point of WLB starting from Route 41 (Land O' Lakes Blvd.) where the residential communities begin, proceeding east and southeast to the end of Night Heron Drive at Caliente Blvd. and into the 'neighborhoods' along that way, when needed to provide some examples.

# Abbreviations/Definitions

WLB – Wilderness Lake Boulevard

NHD – Night Heron Drive

Ped. Ahead sign – A sign that alerts a motorist that a pedestrian crossing is ahead

Ped. Crossing sign – A sign that alerts a motorist that pedestrians have the right of way at this sign and should stop to allow pedestrians to cross the road

Curb cut - A curb cut, curb ramp, depressed curb, dropped kerb, pram ramp, or kerb ramp is a solid ramp graded down from the top surface of a sidewalk to the surface of an adjoining street. It is designed primarily for pedestrian usage and commonly found in urban areas where pedestrian activity is expected (Wikipedia)

East – the direction from Route 41, Land O' Lakes Boulevard walking towards Caliente Boulevard

West – the direction from Caliente Boulevard walking towards Route 41, Land O' Lakes Boulevard

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Birchholm Court, Eagle's Crest  
Americus Lane, Eagle's Crest  
Woods Bay Court, Eagle's Nest  
Pine Knot Lane, Eagle's Cove  
Wilderness Lake Preserve  
Wilderness Lake Blvd  
Palmetto Pines Lane, Eagle's Landing  
Timber Ridge Way, Water's Edge  
Port of Palm Beach  
Suncoast Roofers Temporarily closed

East



# 1. Woods Bay Court (Eagle's Nest)



Intersection of WLB-Woods Bay Court (Eagle's Nest), looking north across WLB. There are two curb cuts from sidewalks on both sides of WLB, however, there is no pedestrian crossing.

There is no sidewalk on the Woods Bay Court side of the street that continues West towards Land O' Lakes Blvd., requiring pedestrians to cross WLB to access a sidewalk that proceeds West.

Designation: Primary

## 2. Pine Knot Lane (Eagle's Cove)



From first entrance into Pine Knot Lane (Eagle's Cove) intersection with WLB, going East, looking South to Palmetto Pine Lane (Eagles Landing), two curb cuts, one on each side of WLB but no pedestrian crossing.

Designation: Primary

### 3. Pine Knot Lane (Eagle's Cove)



Pine Knot Lane (Eagle's Cove) intersection with WLB, going East, looking North at Pine Knot Lane's first entrance, the same two curb cuts, one on each side of WLB but no pedestrian crossing.

Designation: Primary (same as slide numbered 2)

## 4. Pine Knot Lane (Eagle's Cove)



Intersection WLB-Pine Knot Lane (Eagle's Cove) first entrance, curb cut, going East looking South to Palmetto Pine Lane (Eagle's Landing). Notice on left side of Pine Knot Lane, there is no available sidewalk.

Designation: Primary (same as slide numbered 1 and 2)

## 5. Pine Knot Lane (Eagle's Cove)



Intersection WLB-Pine Knot Lane (Eagle's Cove), second entrance, curb cut, going East, looking North towards Pine Knot Lane, second entrance. Note no continuation of sidewalk (after parked truck) towards WLB.

Designation: Primary

## 6. Palmetto Pines Lane (Eagle's Landing)



WLB intersection with Palmetto Pines Lane; monument island sufficiently recessed to provide safe continuation from sidewalk curb cuts, going East, looking West.

Designation: Secondary

## 7. Timber Ridge Way (Water's Edge)



WLB intersection with Timber Ridge Way, going East. WLB's proximity to pedestrian traffic between sidewalk curb cuts may be too narrow for safe access by pedestrians.

Monument islands such as this may require a pedestrian crosswalk around opening near the gate to connect the sidewalk.

Designation: Secondary

# 7. Timber Ridge Way (Water's Edge)



WLB intersection with Timber Ridge Way, going East, looking West. WLB's proximity to pedestrian traffic between sidewalk curb cuts may be too narrow for safe access by pedestrians. There is little buffer between WLB and monument island for safe pedestrian crossing.

Designation: Secondary



## 9. Americus Lane (Eagle's Crest)



Intersection WLB and Americus Lane (Eagle's Crest), curb cuts going East, looking West. There is more than adequate space for a crosswalk to be lined at this juncture.

Designation: Secondary

# 10. Birchholm Court (adjacent to Eagle's Crest)



Intersection WLB and Birchholm Court going East, looking West, curb cuts between sidewalks.

Designation: Secondary

# 11. Wild Oak Lane (Eagle's Watch)



Intersection WLB and Wild Oak Lane (Eagle's Watch), curb cut but no curb cut across WLB to access sidewalk (which has terminated) across WLB going East, looking North.

## 12. Wild Oak Lane (Eagle's Watch)



Intersection WLB and Wild Oak Lane (Eagle's Watch), curbcut going East, looking North. Notice sidewalk across WLB on right side of Wild Oak Lane entrance.

Designation: Primary

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Map showing Wilderness Lake Blvd, WLP Lodge, Danjewelry, Horizon HiTech, Goldstar Gutters, and various lakes (Bug Lake, etc.).

Map data ©2023 Google United States Terms Privacy Send feedback 200 ft

# 13. Whispering Wind Drive (Hawk Wind Trails)



Intersection WLB and Whispering Wind Dr (Hawk Wind Trails) sidewalk from Wild Oak Lane (Eagle's Watch) ends; curb cut to WLB. Sidewalk going East does not continue (circle inset), requiring crossing WLB.

# 14. Whispering Wind Drive (Hawk Wind Trails)



Intersection WLB-Whispering Wind Dr (Hawk Wind Trails) sidewalk ends going East, looking North.

# 15. Whispering Wind Drive (Hawk Wind Trails)



Intersection WLB-Whispering Wind Dr (Hawk Wind Trails) going East, looking North. Curb cuts on sidewalks, crossing WLB, is only option to continue walking on sidewalk East. There is no sidewalk on WLB looking South to walk East.

Designation: Primary; there is no existing crosswalk at this location



# 16. Whispering Wind Drive (Hawk Wind Trails)



Intersection WLB-Whispering Wind Drive (Hawk Wind Trails) sidewalk not continued on South side of WLB going East, looking East.

Note infamous shadow of photographer.

# 17. Quiet Haven Court (Nature's Ridge)



Intersection WLB and Quiet Haven Ct (Nature's Ridge) going East, looking East. Monument island area adjacent to WLB does not allow for safe pedestrian passage as it is too close to motorist traffic and very little buffer.

It serves the pedestrian a safer alternative to walk around the other side of the monument island.

Designation: Secondary

# 18. Quiet Haven Court (Nature's Ridge)



Intersection WLB and Quiet Haven Ct (Nature's Ridge); monument island interferes with safe pedestrian passage, going East, looking West.

Note how close WLB is to front of island.

Designation: Secondary (same as slide 17)

# 19. Citrus Blossom Drive



Intersection WLB and Citrus Blossom Drive (Quail Trace) sidewalk ends on south bound lane of Citrus Blossom Drive. Access by pedestrians to opposite side of WLB via sidewalk is limited to sidewalk on right entrance to Citrus Blossom Drive (see oval). Proceeding on WLB East requires crossing at this intersection.

## 20. Citrus Blossom Drive (Quail Trace)



Intersection WLB and Citrus Blossom Drive (Quail Trace) going East, looking North. Curb cuts at this juncture allow safe East and West pedestrian travel.

Designation: Primary

# 21. Citrus Blossom Drive (Quail Trace)



Intersection WLB and Citrus Blossom Dr (Quail Trace) going East.

Note Ped-Ahead sign for upcoming crosswalk from Kickliter Lane (Osprey Point) to Wilderness Lodge entrance.

Curb cut onto WLB at the end of Citrus Blossom Drive with a corresponding curb cut on the other side of WLB would provide a crosswalk that would allow a pedestrian to continue to walk West.

Designation: Primary (same as slide numbered 20)

## 22. Kickliter Lane (Osprey Point)



Intersection WLB and Kickliter Lane (Osprey Point), going East looking East. Backside of Pedestrian Arrow signed crossing (pedestrian symbol with an arrow) next to street sign clearly identifies crosswalk to Wilderness Lodge entrance.

Designation: Primary

# 23. Wilderness Lake Boulevard



Intersection of WLB and Kickliter Lane (Osprey Point) crossing to Wilderness Lodge.

Other than the crosswalk at the traffic lights at Land O' Lakes Blvd. and WLB, this crosswalk is the first pedestrian crossing on WLB.

Designation: Primary



# 24. Crosswalk at Wilderness Lodge Entrance



Intersection WLB and Wilderness Lodge entrance crosswalk walking East.

Designation: Secondary

## 25. Draycott Way (Lakewood Retreat)



Intersection WLB and Draycott Way (Lakewood Retreat). Front of monument island is narrow for safe pedestrian crossing due to proximity to WLB and motorist traffic.

A safer pedestrian crosswalk could be established for walking around the monument island nearer to the gate.

Designation: Secondary

## 26. Wilderness Lake Boulevard



WLB Pedestrian Ahead sign going East after Draycott Way (Lakewood Retreat).

This signage is critical as the pedestrian crossing after this right turn bend is a blind spot to the motorist until their vehicle is right upon the crosswalk.

Rumble strips and solar powered crossing lights would provide improved safety awareness at this juncture.

# 27. Wilderness Lake Boulevard



WLB Pedestrian Crossing Arrow sign going East. This crosswalk is after a right bend in the road that has a median strip of plantings between East and West bound lanes.

This crosswalk is not visible until slight right turn is finished. A pedestrian crossing at this site would have to be both auditorily and visually alert, especially listening for oncoming motorist traffic.

This is the second designated crosswalk on WLB.

Designation: Primary

# 28. Wilderness Lake Boulevard



WLB Pedestrian Ahead sign prior to roundabout going East.

# 29. Wilderness Lake Boulevard



WLB Pedestrian Arrow Crossing before roundabout, going East.

This is the third crosswalk on WLB.

Designation: Primary

# 30. Night Heron Drive



Pedestrian Crossing Arrow sign after roundabout where WLB becomes Night Heron Dr (NHD) going East.

This is the fourth crosswalk on the combined roads of WLB and NHD.

Designation: Primary

Google Maps interface showing a map of a residential area with several streets and landmarks. The map is centered on a street grid with several blue arrows pointing in different directions, each labeled "East".

**Streets shown:** Night Heron Dr, Ambleside Dr, Caliente Blvd, Ehren Cutoff, Gulf Cypress Ave, and Grant Cove Dr.

**Landmarks and Businesses:** Danjewelry accessories store, You3D, Softhird Consulting, Crystal Blue Sound Studios, Oakhurst Park, Endurance Lasers USA Electronics store, Footprints EMR, and Land O' Lakes.

**Map Features:** A search bar at the top left, a navigation menu on the left, and a scale bar at the bottom right. The map data is attributed to ©2023 Google.

**Annotations:** Three blue arrows labeled "East" are drawn on the map. One points east along Night Heron Dr, another points east along Caliente Blvd, and a third points east along a street that runs parallel to Night Heron Dr.



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5/11/2023



# 31. Night Heron Drive



Intersection of Minnow Brook Way and Night Heron Drive. Curb cut from sidewalk prior to Minnow Brook Way's island connect to driveway going East.

This area allows for a pedestrian crosswalk wide enough for foot traffic without impinging on NHD paved area for vehicles.

Designation: Secondary

## 32. Night Heron Drive



Night Heron Drive approaching crosswalk at NHD and Cormorant Cove Rd intersection.

There is no Pedestrian Ahead sign before Pedestrian Crossing at intersection of NHD and Cormorant Cove Road.

There is no Pedestrian Ahead sign for established Pedestrian Arrow signed crossing on Cormorant Cove Road after the island at the intersection of NHD and Cormorant Cove Road.

# 33. Night Heron Drive



Night Heron Drive approaching crosswalk at NHD and Cormorant Cove Rd intersection.

Another view on sidewalk East bound that there is no Pedestrian Ahead sign before Pedestrian Crossing at intersection of NHD and Cormorant Cove Road.

# 34. Night Heron Drive



Night Heron Drive approaching Cormorant Cove Road, providing another view that there is no Pedestrian Ahead sign prior to crosswalk.

# 39. Cormorant Cove Road (Cormorant Cove)



Intersection Night Heron Drive and Cormorant Cove Road before Pedestrian Crossing Arrow sign on Night Heron Drive.

# 40. Cormorant Cove Road (Cormorant Cove)



Cormorant Cove Road Pedestrian Arrow signed pedestrian crosswalk after island entrance onto Cormorant Cove Road, going East.

Designation: Primary

This crosswalk is not clearly visible until entrance has been made onto Cormorant Cove Road. Rumble strips and solar powered crossing lights would enhance safety of pedestrians at this crossing and alert motorists in advance.

# 41. Cormorant Cove Road



Cormorant Cove Rd Pedestrian Crossing going East after Cormorant Cove monument island.

This crosswalk leads to sidewalk that proceeds to Night Heron Drive crosswalk.

Designation: Primary (same as slide numbered 40)

# 42. Cormorant Cove Road



Cormorant Cove Road sidewalk ends heading East to Night Heron Drive.

For the purpose of illustrating a curb cut where a sidewalk ends, a loop back to Cormorant Cove Road and Night Heron Drive intersection is being shown here.

This sidewalk ends requiring pedestrians to cross Cormorant Cove Road to proceed to cross walk prior to island at the juncture of NHD and Cormorant Cove Road.

Note Pedestrian Ahead sign in distance (circle inset) after sidewalk ends and curb cut allows for pedestrian passage across Cormorant Cove Road.

Designation: Secondary



# 43. Cormorant Cove Road



Cormorant Cove Road Pedestrian Ahead sign going East before monument island at Night Heron Drive.

The side walk did not continue on the road side on which this sign is placed. This is the same sign viewed at a distance on Slide 42.

# 44. Cormorant Cove Road



Cormorant Cove Road curb cuts going East, looking North after sidewalk ends.

A pedestrian must cross here to continue on sidewalk leading to crosswalk on Cormorant Cove Road which leads to Night Heron Drive and the crosswalk to opposite side of Night Heron Drive.

Designation: Secondary as in Slide 42.

# 45. Night Heron Drive



Intersection Night Heron Drive and Cormorant Cove Road. Pedestrian Arrow signed crossing indicates pedestrian crosswalk to access sidewalk on other side of Night Heron Drive.

This is the fifth pedestrian crossing on the linked Wilderness Lake Boulevard-Night Heron Drive primary roadways.

Designation: Primary

# 46. Night Heron Drive



Night Heron Drive going East from Cormorant Cove, view is West towards Night Heron Drive and Cormorant Cove Road.

There is no Pedestrian Ahead sign on this side of road (oval inset) alerting motorists of pedestrian crosswalk at Ambleside Drive (Sparrow Wood) providing passage across Night Heron Drive.

# 47. Night Heron Drive



Looping back towards Wilderness Lodge heading West, Pedestrian Ahead sign is in sight shortly after turning into Wilderness Lake Preserve from Caliente Boulevard prior to the Night Heron Drive and Ambleside Drive (Sparrow Wood) pedestrian crosswalk.

# 48. Night Heron Drive



Intersection Night Heron Drive and Ambleside Drive (Sparrow Wood). Pedestrian Arrow signed crossing is at sidewalk that proceeds into the Sparrow Wood neighborhood. The sidewalk going West terminates there and resumes at the Night Heron Drive and Cormorant Cove Road intersection.

This is the sixth pedestrian crossing on the linked Wilderness Lake Boulevard-Night Heron Drive primary roadways.

Designation: Primary

# 49. Night Heron Drive



Night Heron Drive after Ambleside Drive (Sparrow Wood) heading West.

There is no Pedestrian Ahead sign alerting motorist to the intersection of Night Heron Drive and Cormorant Cove Road Pedestrian Arrow signed crossing.

# 50. Night Heron Drive



Intersection Night Heron Drive and Cormorant Cove Road Pedestrian Crossing going West, looking North.

Notice sidewalk on other side of Night Heron Drive (in oval) only proceeds West. There is no sidewalk that joins at that point from Ambleside Drive (Sparrow Wood). Pedestrians must cross here to access sidewalk on that side of Night Heron Drive.

Now heading West from this point, this is the fifth pedestrian crossing on the linked Wilderness Lake Boulevard-Night Heron Drive primary roadways.

Designation: Primary



# 51. Night Heron Drive



Night Heron Drive curb cut before Minnow Brook Way, going West to give access to pedestrians for crossing Night Heron Drive. There is no matching curb cut on the opposite side of Night Heron Drive (see below).



## 52. Night Heron Drive



Night Heron Drive (same curb cut as on slide 51) prior to Minnow Brook Way (as seen in background), going West.

# 53. Night Heron Drive



Night Heron Drive Pedestrian Ahead sign heading West towards roundabout.

# 54. Night Heron Drive



Night Heron Drive (Eagle's Grove) Pedestrian Arrow signed crossing at roundabout, going West, looking West.

Continuing the walking loop West, this crossing is the fourth pedestrian crosswalk viewed from the opposite side depicted in slide 34.

Designation: Primary

# 55. Roundabout at Deerfields



Deerfields Pedestrian Arrow signed crossing going West at roundabout.

This is the seventh pedestrian crosswalk unique by its placement on the roundabout.

Designation: Primary

# 56. Grasmere Drive (Egret Glade)



Grasmere Drive (Egret Glade) Pedestrian Arrow signed crossing.

This is the eighth crosswalk unique by its placement on the roundabout.

Designation: Primary

# 57. Grasmere Drive (Egret Glade)



Grasmere Drive (Egret Glade) Pedestrian Arrow signed crossing going West at roundabout.

Designation: Primary (same as Slide 56)

# 58. Wilderness Lake Boulevard



Wilderness Lake Boulevard Pedestrian Arrow signed crossing after roundabout going West.

Continuing the walking loop West, this crossing is the third pedestrian crosswalk viewed from the opposite side depicted in slide 33.

Designation: Primary



# 59. Wilderness Lake Boulevard



Wilderness Lake Boulevard Pedestrian Ahead sign going West prior to crosswalk before left bending planted median strip.

# 60. Wilderness Lake Boulevard



Wilderness Lake Boulevard Pedestrian Arrow signed crossing prior to left bend in road.

Sidewalk ends on this side of WLB, going West, requiring pedestrians to cross to the other side for access to walkway.

Viewed from this side, motorists approaching this crosswalk from the West have a short period of time to react to pedestrians in the crosswalk, especially if the speed limit is being exceeded.

Designation: Primary (same as slide 27)

# 61. Wilderness Lake Boulevard



Pedestrian Ahead Sign before Kickliter Lane (Osprey Point) and WLB intersection, heading West, alerting motorists of the pedestrian crosswalk from Kickliter Lane to the Wilderness Lodge.

# Recommendations/Suggestions/Actions

1. Re-line/paint existing pedestrian crosswalks in white retroreflective pavement line paint. Slides numbered 22, 24, 27, 29, 30, 44, 48, 50.
2. Add crosswalks where sidewalks end requiring pedestrians to cross the road to proceed in the direction of their walking destination. Slides numbered 1, 3, 5, 12, 15, 20, 44.
3. Erect missing signage as noted in this review (Slides numbered 33, 46, 49); and new signage for suggested crosswalks (Slides 1, 3, 5, 12, 15, 20, 44).
4. Paint new crosswalks around monument islands that are too close to roads jeopardizing pedestrian safety due to proximity of motorist traffic. Slides numbered 7, 17, 25.

# Recommendations/Suggestions/Actions

5. Install transverse rumble strips in advance of crosswalks to alert motorists of pedestrian crossings.
6. Install push button lights at Pedestrian Arrow crossings to alert motorists to stop, sending by radio signal to a paired flashing light at the Pedestrian Ahead sign that initially alerts motorist of upcoming crosswalk.
7. Place articles in newsletter or as attachment to emails to the residents in Wilderness Lake Preserve to remind them of the posted speed limit and need to be alert to pedestrian crossings.
8. Write a grant to purchase pedestrian crossing solar powered light systems. Start with one solar powered light system and, when budget or awarded grant permits, install additional ones.

# Outcomes of Safety Improvements

- Reduced speed of motorists to the 20 mph rate due to additional pedestrian crosswalks, transverse rumble strips and solar powered pedestrian crossing light systems.
- Increased safety of pedestrians walking in Wilderness Lake Preserve, with focus on prevention of injuries and potential deaths.
- Increased motorist mindfulness of pedestrians (children and adults of all ages and abilities).
- Provision of written communication via newsletter, flyers, email messages regarding the combined responsibility of all residents to provide a safer Wilderness Lake Preserve community.

# EXHIBIT 16

## Proposals Awaiting Approval

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

<b>LAND OR TREE</b>	<b>Project</b>	<b>Location</b>	<b>Amount</b>	<b>Date proposal submitted</b>
<b>TREE</b>	<b>Oak Tree Pruning</b>	<b>Tennis Court Area</b>	<b>\$3,025.00</b>	<b>2.20.23</b>
<b>LAND</b>	<b>Annual Installation</b>	<b>Lakewood Retreat Monument</b>	<b>\$445.00</b>	<b>3.27.23</b>
<b>TREE</b>	<b>Pine Encroachment Trimming</b>	<b>Trim back pine trees encroaching on Draycott Berm</b>	<b>\$600.00</b>	<b>5.4.23</b>
<b>LAND</b>	<b>Installation</b>	<b>Butterfly Garden and rear of center Amenities Building</b>	<b>\$150.00</b>	<b>5.18.23</b>



# EXHIBIT 17

Photographs were taken of the site improvements.

**Summary of Financial Assumptions**

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

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2021<sup>1</sup></i>	<i>\$ 1,048,941</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

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

**Recommended Payment Schedule**

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

**Proposed Assessments**

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

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021