



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting August 5, 2020

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

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE CDD COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors

Beth Edwards	Board Supervisor
Scott Diver	Board Supervisor
Sam Watson	Board Supervisor
James Estel	Board Supervisor
Lou Weissing	Board Supervisor

District Manager

Matthew Huber	Rizzetta & Company, Inc.
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District Counsel

John Vericker	Straley Robin & Vericker
---------------	--------------------------

District Engineer

Greg Woodcock	Cardno Engineering
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All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – 5844 OLD PASCO ROAD, STE 100, WESLEY CHAPEL, FLORIDA 33544
WWW.WILDERNESSLAKECDD.ORG

July 28, 2020

Board of Supervisors
Preserve at Wilderness Lake
Community Development District

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors' of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, August 5, 2020 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637, **OR** to be conducted via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112) and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Report
 - B. GHS Environmental Report
 - C. Lodge Manager's Report
 - D. District Counsel's Report
 - E. District Engineer's Report
- 5. BUSINESS ITEMS**
 - A. Update on Pool Coping Repairs
 - B. Update on Wetland "T" Conservation
 - C. Consideration of Oakhurst/Woodsmere
Park Proposals.....Tab 1
 - D. Public Hearing on Final Budget for FY 2020-2021.....Tab 2
 1. Consideration of Resolution 2020-06, Adopting Final
Budget for FY 2020-20201.....Tab 3
 - E. Public Hearing on Levying O&M Assessments
for FY 2020-2021
 1. Consideration of Resolution 2020-07, Levying O&M
Assessments for FY 2020-2021 Budget.....Tab 4
 - F. Consideration of Resolution 2020-08, Approving FY
2020-2021 Meeting Schedule.....Tab 5
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on July 1, 2020.....Tab 6
 - B. Consideration of the Operation and Maintenance
Expenditures for June 2020.....Tab 7
- 7. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for May and June 2020
 - B. Reserve Study Report

8. STAFF REPORTS

A. District Manager's Update

9. SUPERVISOR REQUESTS

10. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Matthew Huber
District Manager

cc: John Vericker, Straley, Robin & Vericker
Greg Woodcock, Cardno
Tish Dobson, Lodge Manager

Tab 1



"TAMPA'S LARGEST PATIO STORE....NOT ON DALE MABRY"

TAMPA

1913 E. Bearss Avenue • Tampa, Florida 33613
(813) 632-8070 • FAX: (813) 632-8112

CUSTOMER INFO SHEET

No. 10275

NAME Wilderness Lake Preserve CDD DATE 7-24-20
ADDRESS 5844 Old Pasco Road AD SOURCE Repeat
CITY/STATE/ZIP Wesley Chapel SALESPERSON Liz
PHONE 813-995-2437 (Tish) EMAIL Tdobson@wlpdodge.com

QTY.	DESCRIPTION	UNIT PRICE	AMOUNT
1	Breezesta Skyline Swinging Bench Color: Cedar	\$699.00	
1	Custom Swing Frame (PENDING) Price May Differ Pending Owner Decision	\$685.00	
REMARKS/COMMENTS _____		SUB	
		TAX	
		TOTAL	

Please remind customers that prices are subject to change and prices given are valid for 60 days.



Company Address 211 N Lindbergh Blvd
St. Louis, Missouri 63141
US

Created Date 7/10/2020
Expiration Date 8/9/2020
Quote Number SFQ-00043111

Prepared By Kay Welch-Bingham
Email kay.welch-bingham@upbeat.com

Contact Name TISH DOBSON
Phone 8139952437
Email tdobson@wlpodge.com
Fax 8139952436

Bill To Name WILDERNESS LAKE PRESERVE
Bill To 21320 WILDERNESS LAKE BLVD
LAND O LAKES, Florida 34637
US

Ship To Name WILDERNESS LAKE PRESERVE
Ship To 21320 WILDERNESS LAKE BLVD
LAND O LAKES, Florida 34637
US

Product	Line Item Description	Sales Price	Quantity	Total Price
100PRG - Standard Park Grill, Inground Mount	100PRG - Standard Park Grill, Inground Mount	\$180.00	2.00	\$360.00
F1113 -46 Inch RND EXP PORT TBL-STD	F1113 -46 Inch RND EXP PORT TBL-STD	\$955.00	2.00	\$1,910.00

Subtotal	\$2,270.00
Shipping and Handling	\$803.69
Subtotal before tax	\$3,073.69
Tax	\$0.00
Total	\$3,073.69

Comments F1113 - COLORS: TOP/SEAT: BROWN, FRAME: BLACK
100PRG: BLACK
LIFT GATE ADDED

Terms and Conditions:

Sales tax may change at time of invoice due to changes in state, county, or local sales tax rates or laws.

Any sales tax exemption certificate must be on file and approved by Upbeat prior to shipment or sales tax will be charged.

Products are made to order. Any returns will be assessed a 30% restocking fee; custom orders cannot be returned.

Returns need to be in original packaging and cannot have been installed.

Lead times are an estimate and will be confirmed at time of order.

Orders may be expedited upon request but will be assessed a 25% expedite fee. Expedited lead time will need to be confirmed prior to an order being placed.

Prices are valid for 30 days.

Orders may be placed up to 6 months in advance.

Some assembly may be required. Reference assembly instructions for assembly and maintenance information.

Initials _____



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

OAKHURST PARK
LANDSCAPE REPAIR PROPOSAL
FOR
Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – Lodge Manager

July 1, 2020

Target Area



- Install (40) 3-gallon suspensum viburnum (do not suggest installing sweet viburnum – it will look terrible due to different growth patterns).
- Install (6) 30-gallon red maple trees.

Item	Size	Quantity	Unit Price	Total Price
Rip out				
Suspensum viburnum	3-gallon	40	\$16.00	\$640.00
Red Maple	30-gallon	6	\$361.00	\$2,166.00

TOTAL COST: \$2,806.00

Authorized Signature to Proceed

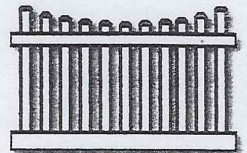
_____/_____/_____
Date of Authorization

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

BRAVO! FENCE!

11302 N. Nebraska Ave
Tampa, FL 33612

Name WILDEXNESS LAKE PRESERVE Date 6/22/20
Address 21320 WILDEXNESS LAKE RD Home _____
City, St, Zip LAND O LAKES, FL 34637 Work _____
Job Site WOODSMERE PARK Cell 813-995-2437
Site Phone 40850N@WP10G5.COM Fax _____



Ph: (813) 885-2777
Fx: (813) 885-2444

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	4'	Two Rail	1x3"	2x3"	5x5"		42"	<input type="checkbox"/> Arched	In Out
<input checked="" type="checkbox"/> Vinyl							48"	<input type="checkbox"/> Flat	Up-Hill
<input type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	
<input type="checkbox"/> Steel	Installation: 111' White	Tear Down	Concrete	Good Side	<input type="checkbox"/> Estate		Down-Hill		
<input type="checkbox"/> Chain Link	Two Rail/Vinyl	N/A	YES	In Out					

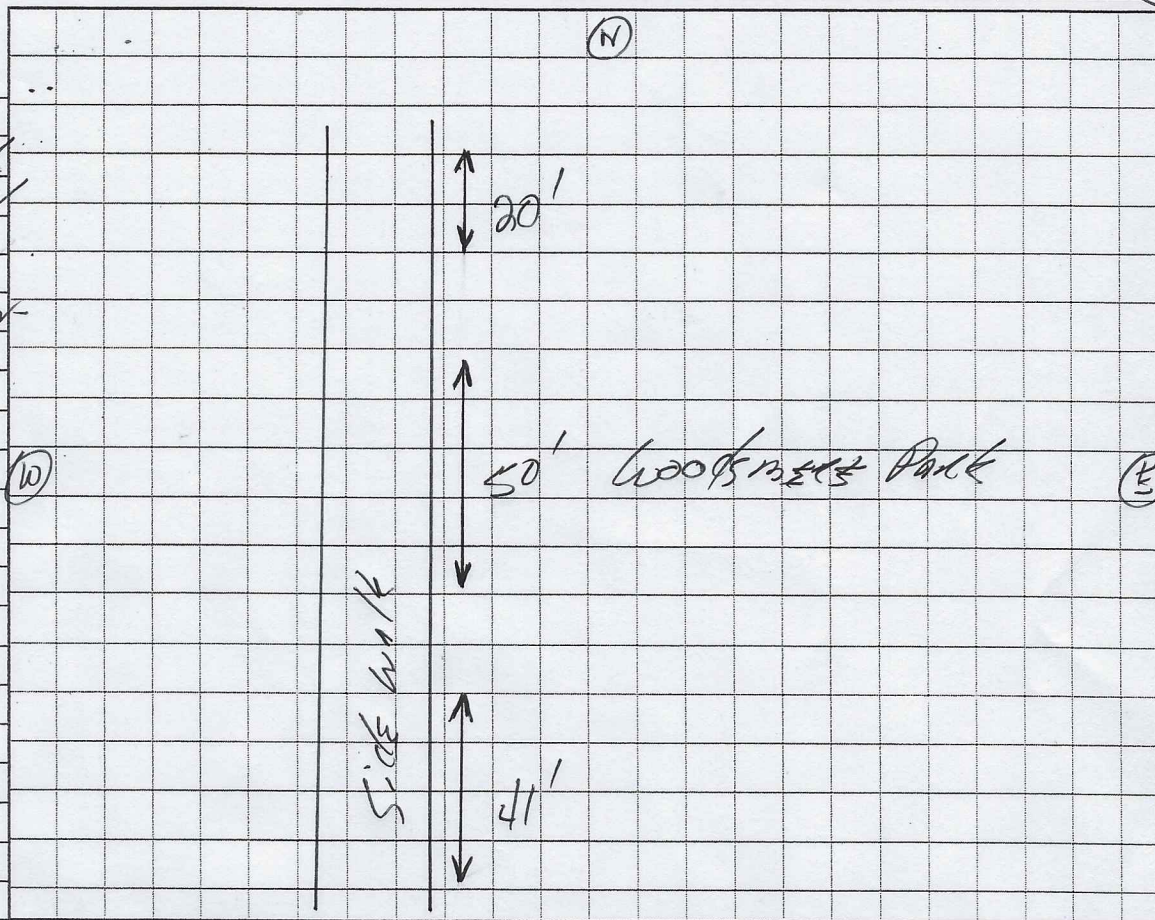
- ☐ Top of Fence Level
☒ Average Grade
☒ Follow Ground Grade

1. Install 111' of 4" White Two Rail Vinyl Fencing.

A. All post set in concrete.

2. 5 YEAR WARRANTY ON LABOR

3. Twenty Five Years Materials



Special Instructions: 16 @ 1,912.00
M/C/visa @ 1,962.00

I, _____, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.

Signature of Owner / Agent

Customer Responsibilities:

- ☐ Permit
☒ Association Approval
☒ Clear Fence Line
☒ Underground Cables
☒ Sprinkler System
☐ Electric hook-up
☐ Copy of Survey

☐ Customer Initials

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

Accepted by:

Customer

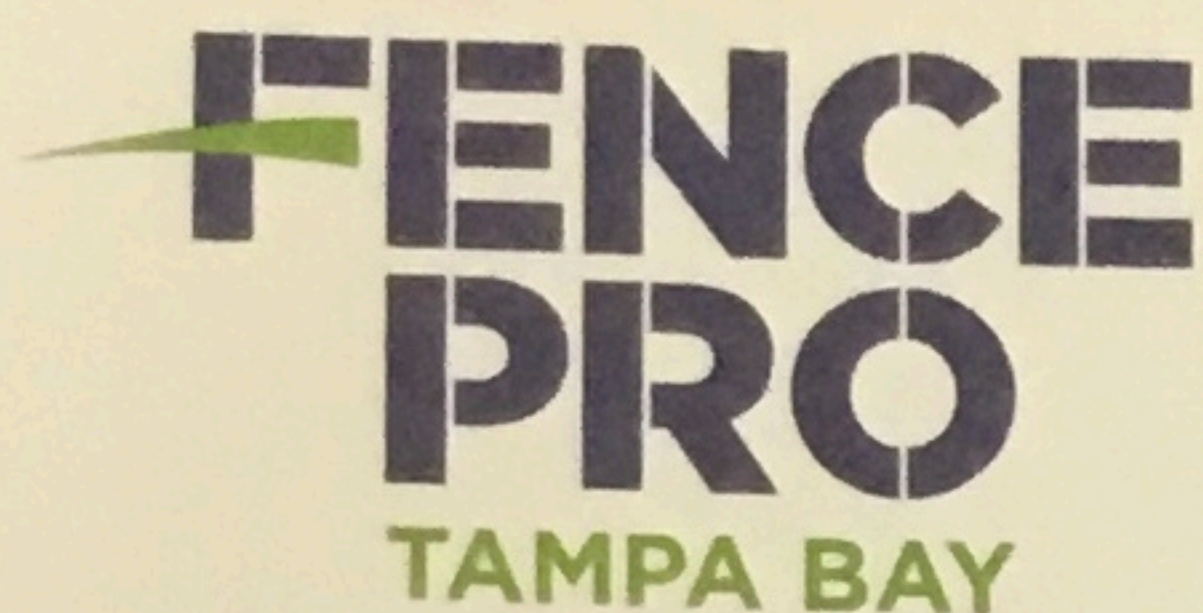
Date

SALES REP: D.W.

TOTAL PRICE:

LESS DEPOSIT:

BALANCE DUE:



Where Quality Comes First!
Serving the Entire Tampa Bay Area

(813) 215-4706

www.FenceProTampaBay.com.com

1618 Land O' Lakes Blvd., Lutz, FL 33549

Alan@FenceProTampaBay.com

Presented to:

Name WILDERNESS LAKE PRESERVE
Address 21320 - WILDERNESS LAKE BLVD
LOL-FL
City/State/Zip
Phone 813-995-2437 Mobile
Email TDOBSON@WLPLodge.com

Job Description:

PVC/Vinyl 4' Aluminum _____ Color TAN/WHITE
Chain Link _____ Wood _____ Gates _____
Cap: ☐ Flat ☐ New England ☐ Federation ☐ Gothic
Hardware: ☐ Stainless ☐ Self Closing ☐ Pool/Code

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



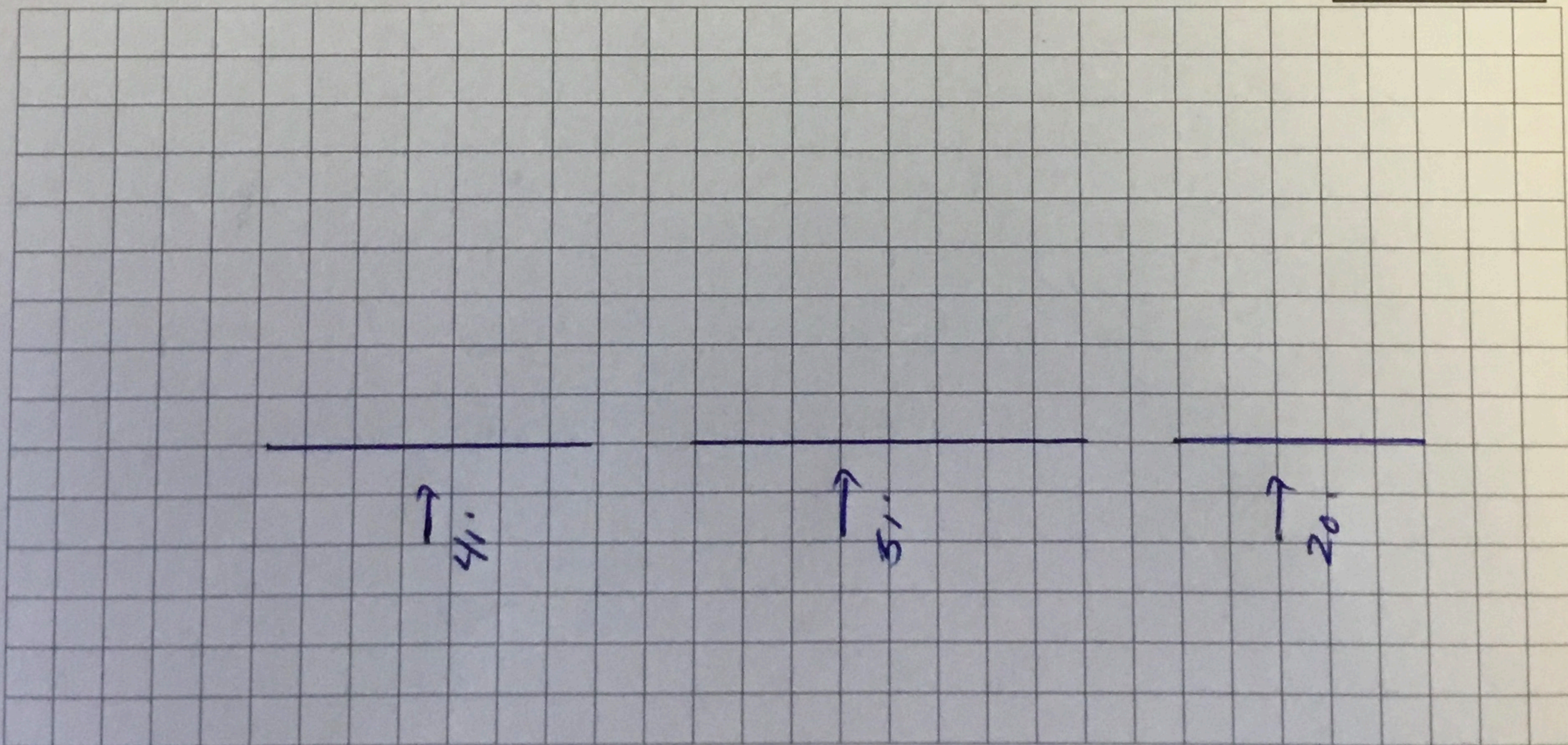
Cash, Check
or Money Order

112' Feet of Fence your fence will be 4' HIGH PVC/VINYL PICKET
OUTER BANKS 3.75 SPACK.

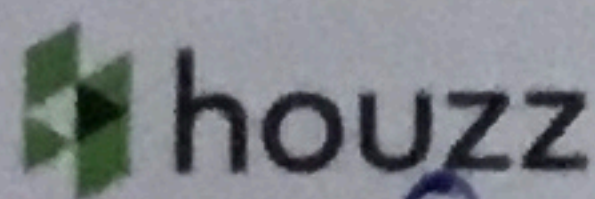
PRICK WHITE = \$ 2695.00 TAN = \$ 2995.00

TOTAL with Tax & Fees

SEE PROOF



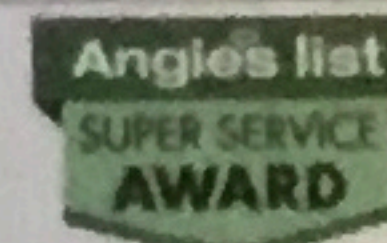
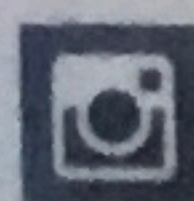
BBB Rating: A+



A+ Rating

NOTE

X - Neighbor
|| - Gate
|| || - Double Gate
□ - Window
\\ - Drop down 4 feet



A+ Rating

SUBMITTED BY QDQ 6/18/20 OWNER'S ACCEPTANCE _____ DATE ____/____/____

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

Good morning Tish,

Here are the prices for the two different fence styles we discussed.

4' black aluminum would be \$1900

4' tan 3 rail vinyl would be \$1550

If you have any questions you can call me 352-573-4147

Have a great day,

Levi

Jennex Custom Fence, LLC
813-810-7470

Tab 2



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Wildernesslakecdd.org

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Rizzetta & Company

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 10,595	\$ 14,127	\$ 9,500	\$ 4,627	\$ 9,500	\$ -	
Special Assessments							
Tax Roll	\$ 1,507,383	\$ 1,507,383	\$ 1,498,183	\$ 9,200	\$ 1,578,183	\$ 80,000	
Other Miscellaneous Revenues							
Miscellaneous			\$ -				
Guest Fees	\$ 5,091	\$ 2,788	\$ 2,000	\$ 788	\$ 2,000	\$ -	
Events and Sponsorships	\$ 3,054	\$ 2,072	\$ 8,000	\$ (5,928)	\$ 8,000	\$ -	
Rental Revenues	\$ 8,000	\$ 4,667	\$ 10,000	\$ (5,333)	\$ 10,000	\$ -	
General Store	\$ 5,581	\$ 4,441	\$ 10,000	\$ (5,559)	\$ 10,000	\$ -	
TOTAL REVENUES	\$ 1,539,705	\$ 1,535,478	\$ 1,537,683	\$ (2,205)	\$ 1,617,683	\$ 80,000	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,539,705	\$ 1,535,478	\$ 1,537,683	\$ (2,205)	\$ 1,617,683	\$ 80,000	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 11,000	\$ 15,667	\$ 14,000	\$ (1,667)	\$ 14,000	\$ -	Based on 14 mtgs per year
Financial & Administrative							
Administrative Services	\$ 6,300	\$ 8,400	\$ 8,400	\$ -	\$ 8,874	\$ 474	
District Management	\$ 25,875	\$ 34,500	\$ 34,500	\$ -	\$ 34,974	\$ 474	
District Engineer	\$ 14,374	\$ 19,165	\$ 10,000	\$ (9,165)	\$ 10,000	\$ -	Increase due to change in Engineers to Cardno
Disclosure Report	\$ 2,000	\$ 2,667	\$ 2,200	\$ (467)	\$ 2,200	\$ -	
Trustees Fees	\$ 6,761	\$ 7,250	\$ 6,940	\$ (310)	\$ 7,500	\$ 560	FY18-19 \$7,219
Tax Collector /Property Appraiser Fees	\$ 150	\$ 200	\$ 150	\$ (50)	\$ 150	\$ -	
Financial & Revenue Collections	\$ 3,938	\$ 5,250	\$ 5,250	\$ -	\$ 5,724	\$ 474	
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,724	\$ 474	
Accounting Services	\$ 19,163	\$ 25,550	\$ 25,550	\$ -	\$ 26,024	\$ 474	
Auditing Services	\$ 3,800	\$ 4,300	\$ 4,300	\$ -	\$ 4,000	\$ (300)	New Grau Contract
Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	
Public Officials Liability Insurance	\$ 2,306	\$ 2,306	\$ 2,475	\$ 169	\$ 2,550	\$ 75	Estimate from EGIS
Workers Compensation Insurance	\$ 200	\$ 500	\$ 500	\$ -	\$ 500	\$ -	Updated Workers Comp, ins. for BOS
Legal Advertising	\$ 812	\$ 1,783	\$ 1,800	\$ 17	\$ 1,800	\$ -	FY18-19 \$2278
Misc. Mailings (Mailed Notices)	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	New line item - FY18-19 \$1120
Dues, Licenses & Fees	\$ 466	\$ 647	\$ 225	\$ (422)	\$ 650	\$ 425	FY18-19 \$634
Website Fees & Maintenance	\$ 6,706	\$ 8,941	\$ 15,000	\$ 6,059	\$ 7,500	\$ (7,500)	Est. Campus Suites plus annual RTS amt
Legal Counsel				\$ -			
District Counsel	\$ 9,140	\$ 12,187	\$ 13,000	\$ 813	\$ 13,000	\$ -	
Administrative Subtotal	\$ 118,241	\$ 154,562	\$ 150,840	\$ (3,722)	\$ 147,670	\$ (3,170)	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							
Deputy	\$ 16,061	\$ 34,415	\$ 34,742	\$ 327	\$ 34,750	\$ 8	CDD & HOA coordinated efforts
Electric Utility Services							
Utility Services	\$ 117,457	\$ 162,609	\$ 160,500	\$ (2,109)	\$ 163,000	\$ 2,500	FY18-19 \$161,692
Gas Utility Services							
Utility Services	\$ 24,320	\$ 32,427	\$ 28,000	\$ (4,427)	\$ 28,000	\$ -	FY18-19 \$28,530
Garbage/Solid Waste Control Services							
Solid Waste Assessment	\$ 2,521	\$ 2,521	\$ 2,400	\$ (121)	\$ 2,650	\$ 250	
Garbage - Recreation Facility	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Garbage - Wetlands Dumpster fees	\$ 600	\$ 2,000	\$ 3,000	\$ 1,000	\$ 2,000	\$ (1,000)	
Water-Sewer Combination Services							
Utility Services	\$ 12,353	\$ 32,471	\$ 21,500	\$ (10,971)	\$ 32,500	\$ 11,000	FY18-19 \$42,050 Lap pool drained for acid washing &
Stormwater Control							
Stormwater Assessment	\$ 2,645	\$ 2,645	\$ 2,500	\$ (145)	\$ 2,750	\$ 250	
Other Physical Environment							
General Liability Insurance	\$ 2,820	\$ 2,820	\$ 3,000	\$ 180	\$ 3,105	\$ 105	Estimate from EGIS
Property Insurance	\$ 30,263	\$ 30,263	\$ 28,516	\$ (1,747)	\$ 33,500	\$ 4,984	Estimate from EGIS
Entry & Walls Maintenance	\$ 81	\$ 1,608	\$ 2,000	\$ 392	\$ 2,000	\$ -	Cleaning/repair of fences/monuments separate from Rese
Holiday Decorations	\$ 7,125	\$ 7,125	\$ 7,200	\$ 75	\$ 7,500	\$ 300	
Landscape							
Landscape Maintenance	\$ 118,670	\$ 154,727	\$ 154,800	\$ 73	\$ 154,800	\$ -	Redtree contract amount FY18-19 \$151,121
Irrigation Inspection	\$ 10,266	\$ 13,188	\$ 13,200	\$ 12	\$ 13,200	\$ -	Redtree contract amount
Landscape Replacement Plants, Shrubs, Trees	\$ 12,721	\$ 36,461	\$ 40,000	\$ 3,539	\$ 45,000	\$ 5,000	Potential increase for quicker replacement of material
Landscape Aeration	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	New Line item
Landscape Fertilization	\$ 24,640	\$ 29,853	\$ 30,000	\$ 147	\$ 30,000	\$ -	Redtree contract amount
Landscape Pest Control	\$ 9,320	\$ 13,927	\$ 13,980	\$ 53	\$ 13,980	\$ -	Redtree contract amount
Tree Trimming Services	\$ 40,995	\$ 40,995	\$ 12,000	\$ (28,995)	\$ 32,000	\$ 20,000	Redtree contract amount \$12,000 (FY18-19 \$62,421)
Irrigation Repairs	\$ 20,771	\$ 25,695	\$ 25,000	\$ (695)	\$ 25,000	\$ -	

Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
Landscape - Mulch	\$ 48,000	\$ 68,000	\$ 68,000	\$ -	\$ 68,000	\$ -	Redtree contract amount (full amt 2 times per year) FY18-
Annual Flower Rotation	\$ 12,150	\$ 16,200	\$ 16,200	\$ -	\$ 16,200	\$ -	Redtree contract amount FY18-19 \$15,838
Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	If major overhaul needed fund by reserve
Landscape Inspections (PSA)	\$ 9,900	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	PSA vendor \$1,100 per inspection + \$4000 for Scope FY18-
Lake and Wetland Maintenance							
Wetland Plant Installation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Monthly Aquatic Weed Control Program	\$ 25,696	\$ 34,261	\$ 34,200	\$ (61)	\$ 34,500	\$ 300	FY18-19 \$34,256
Educational Program	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Cormorant Cove (Wetland T) Cattail Treatment	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	
Bay Lake Hydrilla Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Professional Oversight of WLP Wetland Staff,	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
Private Resident Consultation	\$ 390	\$ 770	\$ 780	\$ 10	\$ 780	\$ -	
Wetland Tree Removal	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
Grass Carp Replacement and/or Barrier Repair	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	
Wetland Nuisance/Exotic Species Control (Areas A-V)	\$ 6,997	\$ 10,329	\$ 9,000	\$ (1,329)	\$ 10,500	\$ 1,500	FY18-19 \$10,456
Special Projects	\$ 1,500	\$ 6,500	\$ 6,350	\$ (150)	\$ 6,350	\$ -	Waters Edge project/Wetland "T"
Road & Street Facilities				\$ -			
Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Street Sign Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Roadway Repair & Maintenance - brick pavers	\$ 9,150	\$ 9,150	\$ 10,000	\$ 850	\$ 10,000	\$ -	
Sidewalk Pressure washing	\$ 3,400	\$ 7,033	\$ -	\$ -	\$ 7,000	\$ 7,000	NEW Cleaning in Spring & Fall (2 x per year) Rust removal
Sidewalk Maintenance and Repair	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Major repairs funded from Reserves
Parks & Recreation							
Management Contract - Payroll	\$ 237,872	\$ 362,163	\$ 362,500	\$ 337	\$ 362,500	\$ -	
Payroll Reimbursement - Mileage	\$ 802	\$ 2,069	\$ 2,500	\$ 431	\$ 2,500	\$ -	
Management Contract - Management Fee	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	
Maintenance & Repair - Lodge	\$ 20,329	\$ 50,105	\$ 40,000	\$ (10,105)	\$ 50,000	\$ 10,000	FY17-18 \$49,271 & FY18-19 \$49,084
Pool Service Contract	\$ 20,850	\$ 24,800	\$ 24,000	\$ (800)	\$ 24,000	\$ -	
Pool Repairs	\$ 3,200	\$ 5,017	\$ 5,000	\$ (17)	\$ 5,000	\$ -	
Equipment Lease	\$ 2,904	\$ 3,972	\$ 4,000	\$ 28	\$ 4,000	\$ -	Added use of lift rental for amenities
Landscape Lighting Replacement	\$ 42	\$ 1,956	\$ 1,500	\$ (456)	\$ 2,000	\$ 500	FY18-19 \$2,434
Fitness Equipment Preventative Maintenance	\$ 990	\$ 1,495	\$ 1,320	\$ (175)	\$ 1,500	\$ 180	Fitness Logic agreement \$110 x12
Fitness Equipment Repairs	\$ 2,966	\$ 6,955	\$ 6,680	\$ (275)	\$ 7,000	\$ 320	Repairs/replacement parts
Spa Linen & Mat Services	\$ 4,272	\$ 6,996	\$ 7,500	\$ 504	\$ 7,700	\$ 200	FY18-19 \$7,672
Lodge - Facility Janitorial Services	\$ 13,500	\$ 29,500	\$ 18,000	\$ (11,500)	\$ 30,000	\$ 12,000	Vanguard Cleaning contract, possible increase with new contract
Lodge - Facility Janitorial Supplies	\$ 4,209	\$ 8,362	\$ 8,475	\$ 113	\$ 8,500	\$ 25	Cleaning Supplies
Nature Center Operations	\$ 1,685	\$ 2,247	\$ 1,800	\$ (447)	\$ 2,000	\$ 200	Vet bills bedding and supplies
Security System Monitoring	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 10,000	\$ (5,000)	Monitoring only
Security System Maintenance	\$ 5,824	\$ 7,765	\$ 4,000	\$ (3,765)	\$ 8,000	\$ 4,000	Repairs/Service calls
Pool Permits	\$ 850	\$ 883	\$ 850	\$ (33)	\$ 850	\$ -	
Telephone Fax, Internet	\$ 10,257	\$ 14,076	\$ 14,000	\$ (76)	\$ 14,000	\$ -	Monthly Verizon bills
IT Support and repairs	\$ 1,125	\$ 3,000	\$ 2,000	\$ -	\$ 3,000	\$ 1,000	Computer & Printers at amenities FY18-19 \$2,777
Resident Id Card	\$ 524	\$ 949	\$ 1,100	\$ 151	\$ 1,100	\$ -	Ribbon for printer, label & cards
Special Events	\$ 18,188	\$ 24,251	\$ 30,000	\$ 5,749	\$ 30,000	\$ -	Based on adding addtl events (includes offsite storage rental)
Park & Athletic Court Repairs/Maint.	\$ 4,042	\$ 5,389	\$ 5,000	\$ (389)	\$ 5,000	\$ -	courts cleaned, garbage emptied, new nets
Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Playground Mulch	\$ 5,000	\$ 5,000	\$ 3,500	\$ (1,500)	\$ 8,000	\$ 4,500	ADA Mulch for playgrounds FY18-19 \$7,908
Wildlife Management Services	\$ 10,950	\$ 14,600	\$ 13,500	\$ (1,100)	\$ 13,500	\$ -	Credit due from vendor
Resident Services	\$ 3,794	\$ 6,559	\$ 7,000	\$ 441	\$ 7,500	\$ 500	FY18-19 \$7,204
General Store	\$ 3,105	\$ 4,140	\$ 7,000	\$ 2,860	\$ 7,000	\$ -	
Dog Waste Station Supplies	\$ 4,112	\$ 5,483	\$ 5,000	\$ (483)	\$ 5,000	\$ -	Replacements will come from reserves FY18-19 \$5,261
Office Supplies	\$ 5,501	\$ 7,335	\$ 8,000	\$ 665	\$ 8,000	\$ -	
Equipment Repair/Replacement	\$ 5,497	\$ 7,329	\$ 7,500	\$ 171	\$ 9,348	\$ 1,848	
Contingency				\$ -			
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Field Operations Subtotal	\$ 981,204	\$ 1,427,588	\$ 1,386,843	\$ (40,745)	\$ 1,470,013	\$ 83,170	
TOTAL EXPENDITURES	\$ 1,099,445	\$ 1,582,150	\$ 1,537,683	\$ (44,467)	\$ 1,617,683	\$ 80,000	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 440,260	\$ (46,673)	\$ -	\$ 42,262	\$ -	\$ -	

Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
Reserve Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 70,000	\$ (80,000)	BOS to transfer \$120,000 from carry fwd to reserves
					\$ -	\$ -	
TOTAL REVENUES	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 70,000	\$ (80,000)	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 70,000	\$ (80,000)	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 126,831	\$ 126,831	\$ 150,000	\$ 23,169	\$ 70,000	\$ (80,000)	
TOTAL EXPENDITURES	\$ 126,831	\$ 126,831	\$ 150,000	\$ 23,169	\$ 70,000	\$ (80,000)	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 23,169	\$ 23,169	\$ -	\$ (23,169)	\$ -	\$ -	

Budget Template
Preserve at Wilderness Lake Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2020/2021
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL REVENUES	\$169,966.55	\$315,438.32	\$485,404.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,438.32	\$485,404.87
Administrative Subtotal	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL EXPENDITURES	\$169,966.55	\$315,438.32	\$485,404.87
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments **\$516,388.15**

Notes:

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

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

Preserve at Wilderness Lake Community Development District

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget	\$1,648,183.00
Pasco Co. 2% Collection Cost:	\$35,067.72
4% Early Payment Discount:	\$70,135.45
2020/2021 Total:	<u>\$1,753,386.17</u>

2019/2020 O&M Budget	\$1,648,183.00
2020/2021 O&M Budget	\$1,648,183.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2019/2020</u>	<u>2020/2021</u>	<u>\$</u>	<u>%</u>
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,065.37	\$1,065.37	\$0.00	0.00%
Total	\$1,418.63	\$1,418.63	\$0.00	0.00%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,331.72	\$0.00	0.00%
Total	\$1,658.26	\$1,658.26	\$0.00	0.00%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,331.72	\$0.00	0.00%
Total	\$1,773.29	\$1,773.29	\$0.00	0.00%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,664.65	\$0.00	0.00%
Total	\$2,072.82	\$2,072.82	\$0.00	0.00%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,664.65	\$0.00	0.00%
Total	\$2,216.41	\$2,216.41	\$0.00	0.00%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,130.75	\$0.00	0.00%
Total	\$2,653.21	\$2,653.21	\$0.00	0.00%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,130.75	\$0.00	0.00%
Total	\$2,837.27	\$2,837.27	\$0.00	0.00%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,397.09	\$0.00	0.00%
Total	\$2,984.86	\$2,984.86	\$0.00	0.00%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,397.09	\$0.00	0.00%
Total	\$3,191.92	\$3,191.92	\$0.00	0.00%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$2,996.36	\$0.00	0.00%
Total	\$3,731.07	\$3,731.07	\$0.00	0.00%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$2,996.36	\$0.00	0.00%
Total	\$3,989.69	\$3,989.69	\$0.00	0.00%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,728.80	\$3,728.80	\$0.00	0.00%
Total	\$4,643.11	\$4,643.11	\$0.00	0.00%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,997.58	\$1,997.58	\$0.00	0.00%
Total	\$2,487.39	\$2,487.39	\$0.00	0.00%

PRESERVE AT WILDERNESS LAKE

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,648,183.00
COLLECTION COSTS @	2%	\$35,067.72
EARLY PAYMENT DISCOUNT @	4%	\$70,135.45
TOTAL O&M ASSESSMENT		<u>\$1,753,386.17</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ^{(1) (2)}	SERIES 2013 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	SERIES 2012 DEBT SERVICE ASSESSMENT	SERIES 2013 DEBT SERVICE ASSESSMENT	SERIES 2012 O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$98,014.42	\$1,065.37	\$0.00	\$32,499.92	\$1,065.37		\$353.26	\$1,418.63
Single Family 40'	114		114	1.00	114.00	8.66%	\$151,815.82	\$1,331.72	\$0.00	\$50,338.98	\$1,331.72		\$441.57	\$1,773.29
Single Family 40'	89	89		1.00	89.00	6.76%	\$118,522.88	\$1,331.72	\$29,062.06	\$0.00	\$1,331.72	\$326.54		\$1,658.26
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$301,301.14	\$1,664.65	\$0.00	\$99,868.56	\$1,664.65		\$551.76	\$2,216.41
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$178,117.25	\$1,664.65	\$43,266.02	\$0.00	\$1,664.65	\$408.17		\$2,072.82
Single Family 65'	87		87	1.60	139.20	10.57%	\$185,375.11	\$2,130.75	\$0.00	\$61,467.24	\$2,130.75		\$706.52	\$2,837.27
Single Family 65'	69	68		1.60	110.40	8.39%	\$147,021.64	\$2,130.75	\$35,527.28	\$0.00	\$2,130.75	\$522.46		\$2,653.21
Single Family 75'	70		70	1.80	126.00	9.57%	\$167,796.43	\$2,397.09	\$0.00	\$55,638.10	\$2,397.09		\$794.83	\$3,191.92
Single Family 75'	54	54		1.80	97.20	7.38%	\$129,442.96	\$2,397.09	\$31,739.58	\$0.00	\$2,397.09	\$587.77		\$2,984.86
Single Family 90'	36		36	2.25	81.00	6.15%	\$107,869.14	\$2,996.36	\$0.00	\$35,759.88	\$2,996.36		\$993.33	\$3,989.69
Single Family 90'	48	48		2.25	108.00	8.20%	\$143,825.51	\$2,996.36	\$35,266.08	\$0.00	\$2,996.36	\$734.71		\$3,731.07
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$3,728.81	\$3,728.80	\$914.31	\$0.00	\$3,728.80	\$914.31		\$4,643.11
Commercial	10.29	10.29		1.50	15.44	1.17%	\$20,555.06	\$1,997.58	\$5,040.14	\$0.00	\$1,997.58	\$489.81		\$2,487.39
TOTAL	958.29	376.29	580		1316.64	100.00%	\$1,753,386.17		\$180,815.47	\$335,572.68				
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):								(\$105,203.17)	(\$10,848.93)	(\$20,134.36)				
Net Revenue to be Collected								\$1,648,183.00	\$169,966.55	\$315,438.32				

- (1) Reflects 2 (two) Series 2012 prepayments.
- (2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Tab 3

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Preserve at Wilderness Lake Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Preserve at Wilderness Lake Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2020.

Attested By:

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

Name: _____
Secretary/Assistant Secretary

James Estel
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

Exhibit B

Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 4

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Preserve at Wilderness Lake Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2020.

Attested By:

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

Name: _____
Secretary/Assistant Secretary

James Estel
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

Tab 5

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Preserve at Wilderness Lake Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5TH day of August 2020.

ATTEST:

**PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

October 7, 2020
November 4, 2020
December 2, 2020
January 6, 2021
February 3, 2021
March 3, 2021
April 7, 2021
May 5, 2021
June 2, 2021
July 7, 2021
August 4, 2021
September 1, 2021

The meetings will convene at 9:30 a.m., *(with the exception of the months of November, February, May, and August, when they will convene at 6:30 p.m.) at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District’s website for the latest information:*
<https://www.wildernesslakecdd.org/>

Tab 6

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 **Wednesday July 1, 2020 at 9:34 A.M.** conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

James Estel	Board Supervisor, Chairman
Lou Weissing	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Scott Diver	Board Supervisor, Assistant Secretary
Sam Watson	Board Supervisor, Assistant Secretary

Also present Via Zoom were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
Mark Straley	District Counsel; Straley, Vericker & Robin
Greg Woodcock	Cardno
Chris Gramashe	Cardno
Pete Lucadano	Red Tree Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Huber advised that the Board would suspend Audience comments until the discussion of the pool coping repairs was finalized.

THIRD ORDER OF BUSINESS

**Update on District Engineer's Report on Pool
Coping Repairs and Proposal Received**

Mr. Huber moved to Update on Pool Coping Repairs, with Chris Gramashe updating the Board on their reports and stated they had received 5 proposals for the work. Mr. Gramashe, reviewed their recommendations for vendors and a Board discussion ensued. Upon discussion, a motion was made to approve Romaner Graphics to perform the repairs on the Lap and Lagoon Pool with the CDD purchasing the pavers/coping materials directly from the supplier

A second motion was made in case there were any issues with the first vendor, with the Board specifying that Pro7 and Challenger Pools revise their proposals to match exactly the scope of work to be performed by Romaner Graphics in case there was a need to go to the next bidder to perform this work

Mr. Huber took audience comments with no further action taken.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approve Romener Graphics proposal in the amount of \$9,080 for the Pool Coping Repairs, inclusion of the direct purchase of pool coping tiles by the District, at the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Weissing, seconded by Mr. Diver, with all in favor, the Board of Supervisors will approve, in the event Romener Graphics proposal falls through, the Pro7 Brick Pavers Proposal in the amount of \$10,548 or Challenger Pools Proposal in the amount of \$11,450 for the Pool Coping Repairs at Preserve at Wilderness Lake Community Development District.

FOURTH ORDER OF BUSINESS

**Acceptance of Audit Report for FY ending
September 30, 2019**

Mr. Huber presented the Audit report for Fiscal Year ending September 30, 2019, the Board accepted the audit as presented.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors accept the Audit Report for the Fiscal Year ending September 30, 2019 for the Preserve at Wilderness Lake Community Development District.

FIFTH ORDER OF BUSINESS

General Interest Items

1. Landscaping Report

Mr. Lucadano updated the Board on Red Tree's most recent progress and asked the board if they had any questions, discussion ensued, with no action taken.

2. Lodge Manager Report

Ms. Dobson gave the Board an update on her report and asked if there were any questions, no action was taken

3. District Counsel

District Counsel indicated they would assist with the review of Romaner Graphic's license and insurance for the upcoming pool repairs.

4. District Engineer Report

Mr. Gramashe gave the Board an update on their review of Wetland T and discussion ensued regarding the best approach to treat this area

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 28, 2020

On a Motion by Mr. Diver, seconded by Mr. Estel, with all in favor, the Board of Supervisors approve the Minutes of the Board of Supervisors meeting held on May 28, 2020 for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 3, 2020

On a Motion by Mr. Diver, seconded by Mr. Estel, with all in favor, the Board of Supervisors approve the Minutes of the Board of Supervisors meeting held on June 3, 2020 for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for May 2020

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approve the Operation & Expenditures Report for May 2020 (\$80,828.30) for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS

District Manager's Report

Mr. Huber announced that the next meeting will be held on August 5, 2020 at 9:30 a.m.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Watson and Ms. Edwards would like to add a discussion regarding the dog park and tree proposals to the August meeting. Ms. Edwards and Mr. Estel suggested Mr. Huber provide a meeting summary for the BOS to review prior to the following meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors adjourned the meeting at 12:28 p.m., for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 7

The Preserve at Wilderness Lake Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020.

The total items being presented: **\$139,793.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	012137	00014665	Monthly Service Maintenance Agreement 06/20	Security System Maintenance	\$ 600.00	1
AlSCO, Inc.	012138	LTAM857349	Linen & Mat Service 06/20	Facility Supplies - Spa	\$ 123.42	2
AlSCO, Inc.	012153	LTAM859207	Linen & Mat Service 06/20	Facility Supplies - Spa	\$ 123.42	3
Beth Edwards	012127	BE042920	Board of Supervisors Meeting Budget Workshop 04/29/20	Supervisor Fees	\$ 200.00	4
Beth Edwards	012114	BE052820	Board of Supervisors Meeting 05/28/20	Supervisor Fees	\$ 200.00	5
Beth Edwards	012142	BE060320	Board of Supervisors Meeting 06/03/20	Supervisor Fees	\$ 200.00	6
Cardno, Inc.	012154	526708	Engineering Services 05/20	District Engineer	\$ 5,680.60	7
Charles L. Weissing	012136	LW042920	Board of Supervisors Meeting Budget Workshop 04/29/20	Supervisor Fees	\$ 200.00	4
Charles L. Weissing	012124	LW052820	Board of Supervisors Meeting 05/28/20	Supervisor Fees	\$ 200.00	5
Charles L. Weissing	012152	LW060320	Board of Supervisors Meeting 06/03/20	Supervisor Fees	\$ 200.00	6
Cool Coast Heating & Cooling Inc	012112	4856	Install New A/C Unit 03/20	Capital Reserves	\$ 6,107.00	10
Duke Energy	012141	60574 01168 05/20	Herons Glen Sign 05/20	Electric Utility Service	\$ 15.49	11
Duke Energy	012141	83196 80556 05/20	Herons Wood Sign 05/20	Electric Utility Service	\$ 14.98	14
Duke Energy	012126	91468 53580 05/20	Summary Bill 05/20	Electric Utility Service	\$ 10,390.44	17
Duke Energy	012141	94409 44391 05/20	Summary Bill 05/20	Electric Utility Service	\$ 1,402.52	20
Fitness Logic, Inc.	012155	96234	Repairs - Athletic Equipment 06/20	Fitness Equipment Repairs	\$ 273.50	28
Fitness Logic, Inc.	012155	96241	Monthly Maintenance 06/20	Fitness Equipment Preventative	\$ 110.00	29

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Florida Department of Health in Pasco	012131	51-60-00549 06/20	Fitness Pool Permit 51-60-00549 06/20	Pool Permit	\$ 280.00	30
Florida Department of Health in Pasco	012131	51-60-00550 06/20	Preserve Pool 2 Permit 06/20	Pool Permit	\$ 280.00	31
Florida Department of Health in Pasco	012131	51-60-00551 06/20	Spa Permit 06/20	Pool Permit	\$ 145.00	32
Florida Department of Health in Pasco	012131	51-60-00552 06/20	Water Feature Permit 06/20	Pool Permit	\$ 145.00	33
Florida Department of Revenue	012129	61-8014999201-4 05/20	Sales & Use Tax 05/20	Sales Tax Payable	\$ 23.50	34
Frontier Communications	012116	239-159-2085-030513-5 05/20	Fios Internet 05/20	Telephone, Fax & Internet	\$ 120.98	35
Frontier Communications	012116	813-995-2437-061803-5 05/20	813-995-2437 Phone Service 05/20	Telephone, Fax & Internet	\$ 757.61	38
Frontier Communications	012116	813-995-2907-040103-5 05/20	Frontier Phone and Internet 05/20	Telephone, Fax & Internet	\$ 62.25	43
GB Collins Engineering, P.A.	012157	6955	Site Visit & Report - Pool 06/20	Pool Repairs	\$ 950.00	46
GHS Environmental	012156	2020-356	Monthly Aquatic Weed Control Program 05/20	Lake & Wetlands Management	\$ 4,165.00	47
Grau & Associates	012158	19802	Audit FYE 09/30/2019	Auditing Services	\$ 1,800.00	48
Harris Romaner Graphics	012159	20016	Sidewalk Repairs 06/20	Capital Reserves	\$ 10,300.00	49
James Estel	012128	JE042920	Board of Supervisors Meeting Budget Workshop 04/29/20	Supervisor Fees	\$ 200.00	4
James Estel	012115	JE052820	Board of Supervisors Meeting 05/28/20	Supervisor Fees	\$ 200.00	5
James Estel	012143	JE060320	Board of Supervisors Meeting 06/03/20	Supervisor Fees	\$ 200.00	6
Jerry Richardson	012160	1377	Monthly Hog Removal Service 06/20	Wildlife Management Services	\$ 1,200.00	50

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Land O' Lakes Recycling Center	012130	636679	C&D Container Pull Charge - Trees 05/20	Garbage - Wetlands Dumpster Fees	\$ 300.00	51
McNatt Plumbing Company, Inc.	012144	2661173	Maintenance & Repairs 05/20	Maintenance & Repairs - Lodge	\$ 1,443.75	53
McNatt Plumbing Company, Inc.	012144	2833844	Maintenance & Repairs 05/20	Maintenance & Repairs - Lodge	\$ 152.50	54
Meadow Pointe III CDD	012161	061520	Billing Error - Legal Advertising 0000080066 04/26/20	Legal Advertising	\$ 245.50	55
Pasco County Utilities	012145	Summary Water 05/20	Summary Water Billing 05/20	Water Utility Services	\$ 1,193.91	58
Performance Standard Assurance, Inc.	012163	1103	June 11th Landscape Inspection 06/20	Field Operations	\$ 1,100.00	66
Preserve at Wilderness Lake CDD	CD253	CD253	Debit Card Replenishment			
			2XL	Facility Supplies - Spa	\$ 291.49	69
			Pet Supplies Plus	Nature Center Operations	\$ 29.94	71
			Pasco Laundromat	Janitorial Supplies	\$ 18.00	72
			Lowes	Maintenance & Repairs - Lodge &	\$ 143.85	73
			Walmart	Aquatic Weed Control & Resident Services	\$ 25.72	74
			Sam's Club	General Store	\$ 228.32	75
			Amazon	Office Supplies	\$ 25.00	76
			Amazon	Equipment Repair/ Replacement	\$ 144.73	78
			Lowes	Athletic/ Park Court/ Field Repairs	\$ 3.85	80

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Amazon	Resident Services	\$ 12.99	81
			Lowes	Maintenance & Repairs - Lodge & Janitorial Supplies	\$ 119.42	83
			Lowes	Various	\$ 166.10	84
			Sam's Club	Various	\$ 194.23	85
			Publix	Janitorial Supplies & Special Events	\$ 46.68	86
			Snow Cap Products	Maintenance & Repairs - Lodge	\$ 14.70	87
			Badge of Honor	Aquatic Weed Control & Office Supplies	\$ 36.00	89
			FitRev	Facility Supplies - Spa	\$ 276.02	90
			Lowes	Various	\$ 230.24	92
			Walgreens	Office Supplies	\$ 34.97	93
			Publix	Various	\$ 26.94	94
			Amazon	Nature Center Operations	\$ 20.84	95
			Pet Supplies Plus	Nature Center Operations	\$ 70.90	97
			Sam's Club	Various	\$ 203.79	98
			Leslie's Pool Supplies	Equipment Repair/ Replacement	\$ 170.97	99
ProPet Distributors, Inc.	012117	129928	Dogipot Smart Litter Pick Up Bags 05/20	Dog Waste Station Supplies	\$ 814.15	102

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
ProPet Distributors, Inc.	012162	130135	DOGIPOT Pet Station & Dispenser (1) 06/20	Dog Waste Station Supplies	\$ 422.95	103
ReadyRefresh by Nestle	012164	10F0006240923	Bottled Water Service 06/20	Resident Services	\$ 39.89	104
RedTree Landscape Systems, LLC	012119	4799	Removal of Dead Trees Across 05/20	Tree Trimming	\$ 2,820.00	105
RedTree Landscape Systems, LLC	012165	4800	Monthly Pest Control 05/20	Landscape Pest Control	\$ 1,165.00	106
RedTree Landscape Systems, LLC	012165	4801	St. Augustine Fertilization 05/20	Landscape Fertilization	\$ 1,500.00	107
RedTree Landscape Systems, LLC	012165	4838	Landscape Maintenance/Irrigation	Various	\$ 15,000.00	108
RedTree Landscape Systems, LLC	012165	4942	Irrigation Repair 05/20	Irrigation Repairs	\$ 368.90	109
RedTree Landscape Systems, LLC	012165	4943	Irrigation Repair 05/20	Irrigation Repairs	\$ 241.88	110
RedTree Landscape Systems, LLC	012165	4944	Irrigation Repair 05/20	Irrigation Repairs	\$ 186.44	111
RedTree Landscape Systems, LLC	012165	4945	Irrigation Repair 05/20	Irrigation Repairs	\$ 488.82	112
RedTree Landscape Systems, LLC	012165	4946	Irrigation Repair 05/20	Irrigation Repairs	\$ 62.12	113
RedTree Landscape Systems, LLC	012165	4947	Irrigation Repair 05/20	Irrigation Repairs	\$ 189.71	114
RedTree Landscape Systems, LLC	012165	4965	Removal of Dead Trees 06/20	Tree Trimming	\$ 2,800.00	116
Rizzetta & Company, Inc.	012118	INV0000050193	District Management Fees 06/20	District Management Fees	\$ 6,141.67	117
Rizzetta Amenity Services, Inc.	012146	INV00000000007469	Amenity Management 05/20	Management Contract - Payroll & Management Fee	\$ 10,081.63	118

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Rizzetta Amenity Services, Inc.	012132	INV00000000007563	Amenity Management 05/20	Management Contract - Payroll	\$ 13,829.38	119
Rizzetta Amenity Services, Inc.	012146	INV00000000007594	Out of Pocket Expenses 05/20	Payroll Reimbursement - Mileage	\$ 28.56	120
Rizzetta Amenity Services, Inc.	012146	INV00000000007624	Amenity Management 06/20	Management Contract - Payroll & Management Fee	\$ 15,949.24	121
Rizzetta Technology Services	012120	INV0000005936	Website Hosting Services 06/20	Website Fees & Maintenance	\$ 175.00	122
Robert Scott Diver	012125	SD042920	Board of Supervisors Meeting Budget Workshop 04/29/20	Supervisor Fees	\$ 200.00	4
Robert Scott Diver	012113	SD052820	Board of Supervisors Meeting 05/28/20	Supervisor Fees	\$ 200.00	5
Robert Scott Diver	012139	SD060320	Board of Supervisors Meeting 06/03/20	Supervisor Fees	\$ 200.00	6
Samuel Watson	012135	SW042920	Board of Supervisors Meeting Budget Workshop 04/29/20	Supervisor Fees	\$ 200.00	4
Samuel Watson	012123	SW052820	Board of Supervisors Meeting 05/28/20	Supervisor Fees	\$ 200.00	5
Samuel Watson	012151	SW060320	Board of Supervisors Meeting 06/03/20	Supervisor Fees	\$ 200.00	6
Site Masters of Florida, LLC	012147	060520-1	Removed & Replaced 3x6 Section of Sidewalk 06/20	Athletic/ Park Court/ Field Repairs	\$ 400.00	123
Straley Robin Vericker	012122	18331	General Monthly Legal Services 05/20	District Counsel	\$ 2,417.50	124
Straley Robin Vericker	012166	18456	General Monthly Legal Services 06/20	District Counsel	\$ 3,592.50	126
Suncoast Pool Service	012167	6340	Pool & Spa Service 06/20	Pool Service Contract	\$ 2,400.00	129
Sysco West Coast Florida, Inc.	012149	337189969	COVID-19 Related Supplies 06/20	Resident Services	\$ 119.98	130

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Times Publishing Company	012121	0000082689 05/20/20	Acct #117565 Legal Advertising 05/20	Legal Advertising	\$ 88.00	131
Times Publishing Company	012133	0000085331 05/27/20	Acct #117565 Legal Advertising 05/20	Legal Advertising	\$ 174.40	133
Times Publishing Company	012148	0000086561 05/31/20	Acct #117565 Legal Advertising 05/20	Legal Advertising	\$ 102.00	135
Tish Dobson--Petty Cash	012140	060620	Replenish Petty Cash 06/20	Special Events & Maintenance & Repair - Lodge	\$ 269.54	137
Vanguard Cleaning Systems of Tampa Bay	012168	91977	Monthly Service Charge 06/20	Special Events & Maintenance & Repair - Lodge	\$ 1,500.00	148
Vantage Point Corp	012150	IC114860	Virus Protection Software Renewal 05/20	Lodge - Facility	\$ 244.00	149
Vantage Point Corp	012150	IC115812	Barracuda Backup Server Subscription Licenses 06/20	Janitorial Services	\$ 1,051.92	150
Verizon Wireless	012134	9855068240	Cell Phone Service 05/20	Office Supplies	\$ 86.10	151
				Telephone, Fax & Internet		
Report Total					<u>\$ 139,793.34</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2019 Through June 30, 2020

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoice Amount
Welch Tennis Courts, Inc.	011737	3402	Resurfacing Tennis Courts 10/19	Capital	\$ 1,950.00
				Reserves	
Welch Tennis Courts, Inc.	011747	3416	Balance Due - Resurfacing	Capital	\$ 1,950.00
			Tennis Courts 10/19	Reserves	
Cool Coast Heating & Cooling Inc	011762	4339	Install New A/C Unit 09/19	Capital	\$ 6,998.00
				Reserves	
Gulf Coast Tractor & Equipment	011878	010820	Purchase Kubota RTV500 Utility Vehicle 01/20	Capital	\$ 8,784.50
				Reserves	
Welch Tennis Courts, Inc.	011957	3570	Balance Due Light Fixture Replacement 01/20	Capital	\$ 1,400.00
				Reserves	
Florida Courts, Inc.	012017	4133	Refurbish Lines on Existing Tennis Courts 03/20	Capital	\$ 700.00
				Reserves	
Great Britain Tile, Inc.	012007	29331	Aerobics Room Flooring Remodel 01/20	Capital	\$ 8,774.90
				Reserves	
Gulf Coast Tractor & Equipment	011994	010819	Windshield for Kubota RTV500 Gator 01/19	Capital	\$ 489.00
				Reserves	
Radarsign, LLC	011981	10268	Radar Sign, Speed Limit Sign 02/20	Capital	\$ 3,407.00
				Reserves	
RedTree Landscape Systems, LLC	012021	4307	Irrigation Repair 03/20	Capital	\$ 2,216.58
				Reserves	
RedTree Landscape Systems, LLC	012010	RedTree Summ 02/20	Invoice Summary 02/20	Capital	\$ 5,859.00
				Reserves	
Worthmann LLC	012025	1213	Balance Due HVAC Units Fitness Center Project 03/20	Capital	\$ 59,975.00
				Reserves	
Gulf Coast Tractor & Equipment	012029	200-202290	Installed Windshield Kubota 03/20	Capital	\$ 489.00
				Reserves	
Harris Romaner Graphics	012049	19932	Private Residence 18 x 18 Sign Installed 04/20	Capital	\$ 120.00
				Reserves	
Harris Romaner Graphics	012049	19934	Restore Playground Equipment (3) 04/20	Capital	\$ 4,600.00
				Reserves	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2019 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Upbeat, Inc.	012053	619972	30 Gallon Trash Receptacle, Push Door Top (1) 03/20	Capital Reserves	\$ 912.46
Upbeat, Inc.	012053	620018	Standard Park Grill, Inground Mount 03/20	Capital Reserves	\$ 360.00
Cool Coast Heating & Cooling Inc	012112	4856	Install New A/C Unit 03/20	Capital Reserves	\$ 6,107.00
Harris Romaner Graphics	012159	20016	Sidewalk Repairs 06/20	Capital Reserves	\$ 10,300.00
Reserve Expenditure Total					<u>\$ 125,392.44</u>