



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting March 3, 2021

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

www.wildernesslakecdd.org

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

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

District Board of Supervisors	Brian Sailer	Chairman
	Holly Ruhlig	Vice Chairman
	Bryan Norrie	Assistant Secretary
	Beth Edwards	Assistant Secretary
	Scott Diver	Assistant Secretary
Regional District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno Engineering

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – 5844 OLD PASCO ROAD - SUITE 100 – WESLEY CHAPEL,
FLORIDA 33544**

WWW.WILDERNESSLAKECDD.ORG

February 23, 2021

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

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, March 3, 2021 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports Tab 1
 - B. District Counsel Report
 1. Presentation of E-Verify Legislative Memo..... Tab 2
 - C. GHS Environmental Report..... Tab 3
 - D. District Engineer Report
 1. Presentation of Tierra Report Tab 4
 2. Presentation of Amenity Center Paver Report..... Tab 5
 - E. Lodge Manager's Report..... Tab 6
 1. Consideration of Revised Proposals for Roadway Asphalt..... Tab 7
 2. Discussion Regarding County Paving..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Discussion Regrading Implementation of New Asphalt Surface (The Groves District Engineer)
 - B. Consideration of Proposals for Roof Cleaning..... Tab 9
 - C. Discussion Regarding Availability of Swing Sets
 - D. Ratification of Waiver of Liability for Swim Classes..... Tab 10
 - E. Ratification of Swimming Pool Waiver Form..... Tab 11
 - F. Ratification of RedTree Landscape's Addendum #1..... Tab 12
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 3, 2021..... Tab 13
 - B. Consideration of Operation and Maintenance Expenditures for January 2021..... Tab 14

7. **REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for January 2021 Tab 15
 - B. Reserve Study Report..... Tab 16
8. **STAFF REPORTS**
 - A. District Manager's Update
 1. Discussion Regarding Website Page Count
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) 933-5571.

Sincerely,
Matthew Huber
Regional District Manager

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

Tab 1

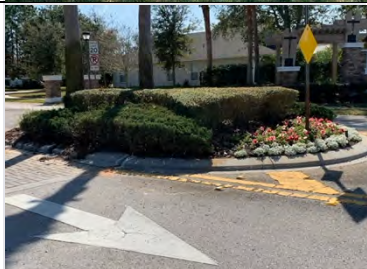
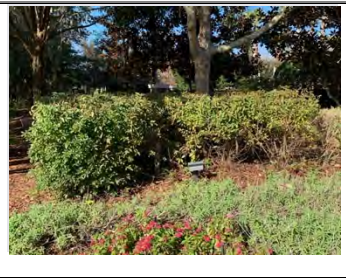
PSA_____

HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	1/17-23/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler / Cold
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	1/12/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none">• CLUBHOUSE – Cut back plant material and leaf blowing of turf into the woods.• THROUGHTOUT PROPERTY – Cut back woodlines and palmettos from the Done Report and blew leaves off of turf and into the woods.• SECTION 3 – Trimmed and shaped hedges, blew leaves of turf and into the woods.





Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	<ul style="list-style-type: none"> n/a

Problem and Locations	<ul style="list-style-type: none">• Caliente – repaired irrigation break.
EXTRA WORK PERFORMED	
Task and Location	<ul style="list-style-type: none">• Removed (2) trees
EXTRA WORK RECOMMENDED	
Task and Location	

PSA_____

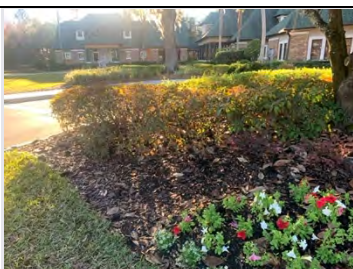
HORTICULTURAL

Landscape Consulting & Contract Management
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925 Florida Avenue, Suite D
 Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	1/24-30/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler / Cold
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	1/27/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none"> CLUBHOUSE TO MAIN ENTRANCE – sprayed all beds and put down 30 gallons of Roundup TENNIS COURT – Cut back limbs hanging over fence CLUBHOUSE – Hard cut back and woodline cutback





Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES:	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	<ul style="list-style-type: none"> n/a
Problem and Locations	<ul style="list-style-type: none"> Dunkin Donuts controller – line break fixed Lakewood Retreat – break repaired Water’s Edge Monument – head repaired Jack & bore by Night Heron & Ambleside Drive Water’s Edge zone 16 – new rotor and zone 2 – swapped nozzle
EXTRA WORK PERFORMED	
Task and Location	<ul style="list-style-type: none">
EXTRA WORK RECOMMENDED	
Task and Location	<ul style="list-style-type: none"> 21819 Waverly Shores – common area near this address – Center pruned (4) oak trees and removed dead wood from (9) pine trees Waverly Shores “strip” common area – Center pruned (2) oak trees Lodge Playground – Pruned all oak tree canopies away from playground equipment Lodge Tennis Court – Pruned all oak tree canopies away from tennis court lights Birchholm Court – Center pruned (2) oak trees 21018 Green Wing Court – Center pruned (1) oak tree that is hanging toward home Stoneleigh Park – Center pruned (10) oak trees By Basketball Court – Pruned oak canopy away from basketball lights.

PSA_____

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925 Florida Avenue, Suite D
Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	1/31-2/6/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler / Cold
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	n/a
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none">• MAIN BLVD – ALL SECTIONS – Debris pickup• SECTION 5 – trimming• DRAYCOTT BERM – Cut back grasses• THROUGHOUT PROPERTY – Plant installation





Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES: All items from previous Done report were completed to include: <ul style="list-style-type: none"> Fakahatchee grasses – sprayed with Triple Crown Insecticide Brown patch – treated with Headway G. Fungicide In Grass weeds – sprayed Avenue South Herbicide Fire Ant mounds treated with Advion Fire Ant Granular bait 	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.

IRRIGATION	
Inspection Completed	<ul style="list-style-type: none"> n/a
Problem and Locations	<ul style="list-style-type: none">
EXTRA WORK PERFORMED	
Task and Location	<ul style="list-style-type: none">
EXTRA WORK RECOMMENDED	
Task and Location	<ul style="list-style-type: none"> Caliente berm – (2) trees removed, cut back oak trees Clubhouse - shaved stump and installed root barrier for oak tree Throughout property – covered all flowers for freeze protection and then uncovered flowers the next day. Throughout property – plant installation work completed

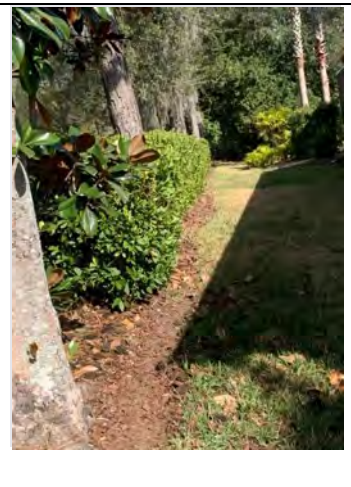
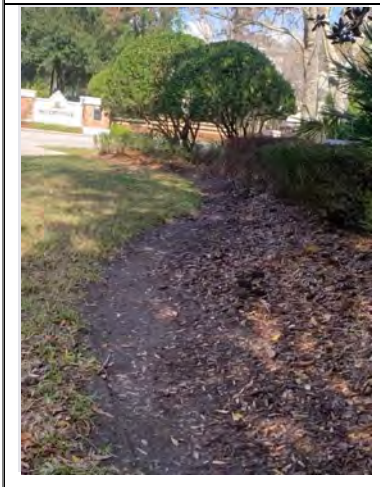
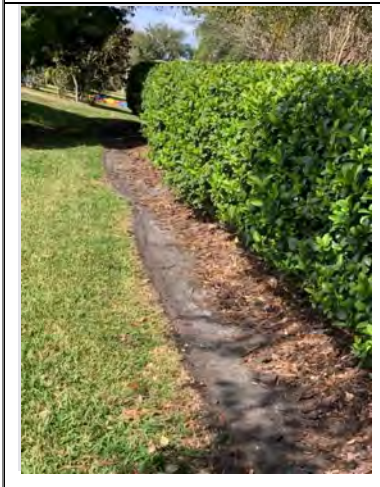
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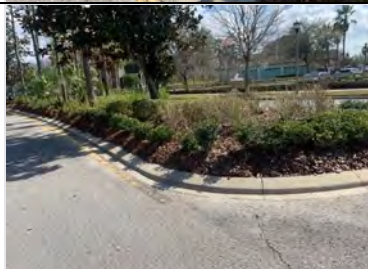
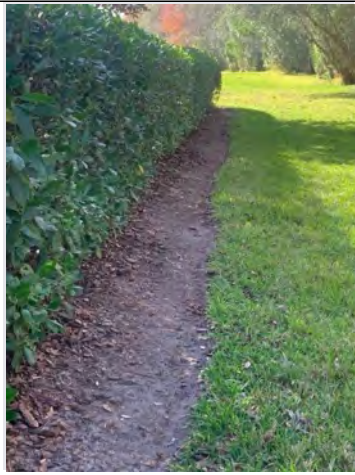
HORTICULTURAL

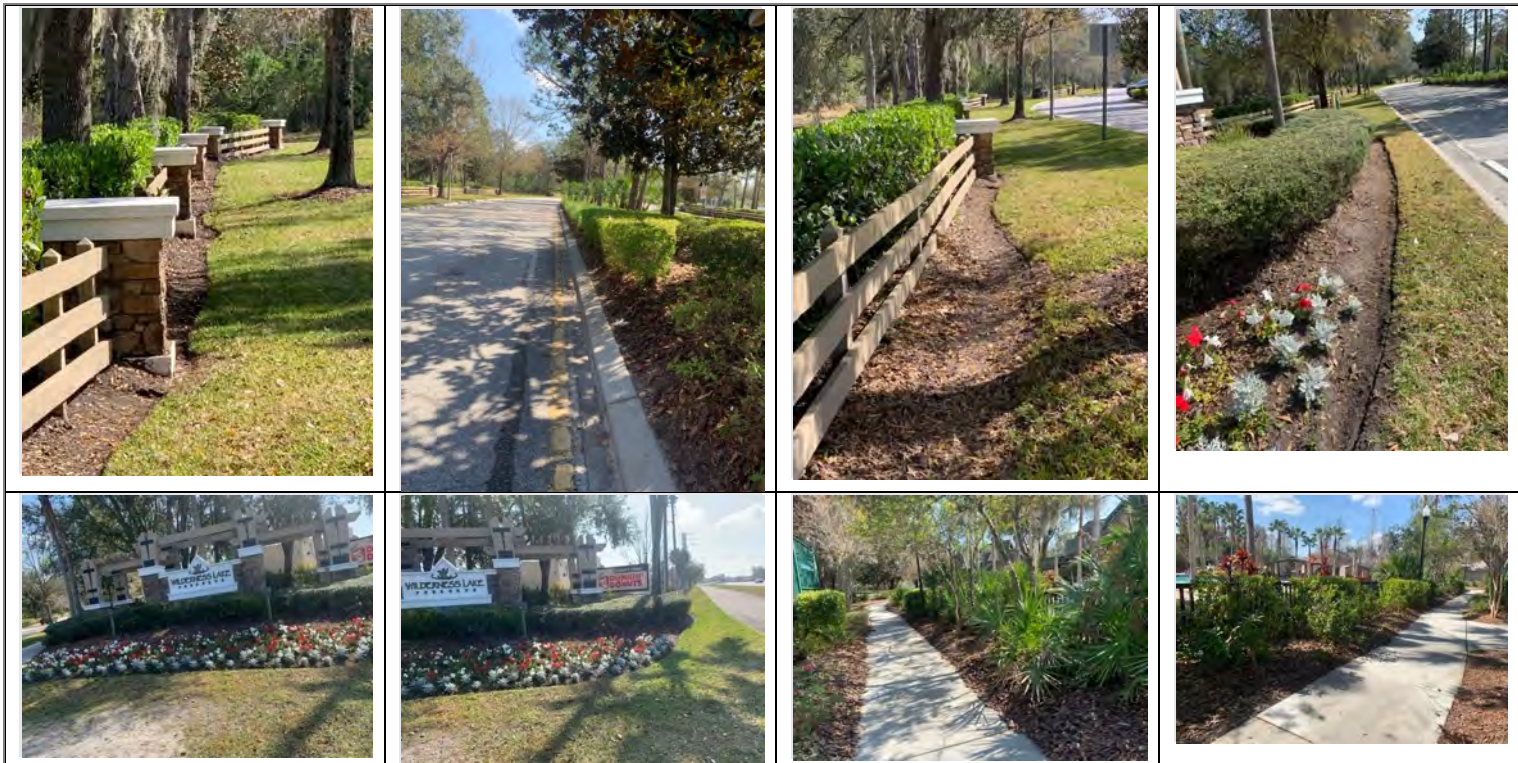
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925 Florida Avenue, Suite D
Palm Harbor, FL 34683

Weekly Contractor Report	Project Name: Preserve at Wilderness Lake CDD
Supervisor Name	Robert "RJ" Johnson
Service Date	2/7-12/2021
Start Time	7:30 AM
Completion Time	4:30 PM
Weather Conditions	Cooler / Cold
TURF	Includes Trimming, Edging and Cleanup
Mowing Completed	2/10/21
Insects	n/a
Weeds	n/a
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
Notes	Ant mounds were treated throughout the turfgrass.
TREE & SHRUB	
Tree & Shrub Maintenance:	<ul style="list-style-type: none">• DRAYCOTT BERM – cut back grasses and sprayed Roundup• DEER FIELD BERM – cut back grasses and sprayed Roundup• CLUBHOUSE TO MAIN ENTRANCE – Soft edging and burning out beds.• BETWEEN POOL AND TENNIS COURTS – Cut back Palmettos, cut out dead from shrubs







Insects	
Disease	n/a
Nutrient Deficiency	n/a
Control Measures Taken	n/a
NOTES: All items from previous Done report were completed to include:	
•	
BED MAINTENANCE	
Amount of Visible Weeds	Slight but addressed.
Problem Areas	
Weeding Performed	Throughout the property and at monuments.
Annual/Perennial Maintenance Performed	
Notes	Ant mounds throughout the planter beds were treated.
IRRIGATION	
Inspection Completed	• n/a
Problem and Locations	•
EXTRA WORK PERFORMED	
Task and Location	•
EXTRA WORK RECOMMENDED	
Task and Location	• DOCK in the back – removed (1) tree

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LANDSCAPE INSPECTION RESULTS

Date:	January 14, 2021
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Tish Dobson RedTree Landscape Systems- RJ Johnson PSA Horticultural-Tom Picciano

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

These items must be completed by February 1, 2021 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on February 2, 2021. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was mowed high as per the specifications. Mower blades were sharp, leaving a clean cut. The turf growth has slowed considerably, and the grass is being mowed every other week. The hard edging was vertical, and the edged material was cleaned out. The beds were soft edged on both the front and rear sides. The line trimming was performed at the same height as the mowing. The blowing down of hard surfaces was thorough. Only mow turf panels that are actively growing and dedicate that mowing labor to items such as woodline and/or shrub cutbacks. Keep heavy leave drop off of the turf.

Kendall Heath/Waverly Shores- remove leaf drop. **COMPLETED**

Night Heron lift station area- remove leaf drop. **COMPLETED**

Deerfields entry lawn- remove leaf drop. **COMPLETED**

Blvd. outbound at ranger station- remove leaf drop. **COMPLETED**

Rear of lodge- remove leaf drop. **COMPLETED**

Cormorant Cove dock- remove leaf drop. **COMPLETED**

PL

Garden Walk- remove leaf drop. **COMPLETED**

The back side of bed lines were neatly edged and weed free. *Photo below.*



3 WOODLINE MAINTENANCE

Ambleside outbound- cut back palmettos. **COMPLETED**

Eagle's Watch lift station- cut back woodline. **COMPLETED**

Boulevard by roundabout pump station- cut back woodline. **COMPLETED**

Morning Mist- cut back woodline along the pond. **COMPLETED**

Most of the woodlines were maintained in accordance with the specifications.

2 TURF COLOR

The common Bermudagrass and Bahiagrass have lost their color as they are now in their dormant period. The St. Augustine turf color remained a mottled medium green.

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

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

Citrus Blossom park- turf color remained a consistent medium green.

Stoneleigh park- turf color of common Bermudagrass was a tan color as it is in its dormant period. The St. Augustine turf color remained a mottled medium green.

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

Oakhurst park- turf color of common Bermudagrass was a tan color as it is in its dormant period. It is going into dormancy. The St. Augustine turf color remained a mottled medium green.

Kendall Heath/Waverly Shores- turf color of common Bermudagrass was a tan color as it is in its dormant period. The St. Augustine turf remained a mottled medium green.

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

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

January



January



January



December



December



December



November



November



November



November



November



October



October



October



3 TURF DENSITY

Kendall Heath/Waverly Shores- the common Bermudagrass had a poor density as it is now dormant.. The St. Augustine density was strong.

Boulevard from Lodge to main entry- density was good. Continue to treat patch disease to prevent thinning. **NOTED**

Citrus Blossom park- density was good.

Citrus Blossom common area- density was good.

Stoneleigh park- the common Bermudagrass had a poor density as it is now dormant. The St. Augustine density was strong.

Oakhurst park- the common Bermudagrass had a poor density as it is now dormant. The St. Augustine density was strong.

Night Heron/Caliente intersection- density was good.

Lodge- density of main lawn remained strong. Density of activity center lawn remained strong, but the compacted conditions were leading to weed growth.

Tennis court- density around the tennis court still ranged from fair along the boulevard to strong at the rear of the tennis court.

The Bahia turf density was fair throughout the community. It's growth has slowed as it is now going dormant.

3 TURF WEED CONTROL

Main exit monument- spot treat broadleaf weeds. **WILL BE COMPLETED**

Boulevard sidewalk at pediatric office- spot treat broadleaf weeds in parkway. **WILL BE COMPLETED**

Lodge rear lawn- spot treat broadleaf weeds. **WILL BE COMPLETED**

Lodge front lawn- spot treat broadleaf weeds and continue to treat goose grass with Roundup. **WILL BE COMPLETED**

Boulevard outbound from bridge to main exit- spot treat broadleaf weeds. **WILL BE COMPLETED**

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Left side of lodge-treat patch disease. *Photo below.* **WILL BE COMPLETED**



Rear tennis court lawn- treat patch disease. **WILL BE COMPLETED**

Boulevard outbound at ranger station- treat patch disease. **WILL BE COMPLETED**

Boulevard parkway inbound at ranger station- treat patch disease. **WILL BE COMPLETED**

Boulevard across from Americus- treat patch disease. Large area. **WILL BE COMPLETED**

Pine Knot- treat patch disease. Large area. **WILL BE COMPLETED**

Egret Glade monument- treat patch disease. **WILL BE COMPLETED**

Roundabout- treat patch disease. **WILL BE COMPLETED**

Birchholm stop sign- treat patch disease. **WILL BE COMPLETED**

The turf was mowed high as per the specifications. There was a continued loss of color over the past month, but the density remained generally strong. The common Bermudagrass has gone dormant and the Bahiagrass growth has slowed considerably. There was no indication of insect activity. The broadleaf weed count has decreased. There was a large amount of patch disease in high visibility turf. Continue to monitor susceptible areas for patch disease and treat diseased turf with fungicide as necessary. Apply pre-emergent herbicide for crabgrass control when soil temperature is appropriate. Only mow turf that is actively growing in order to minimize soil compaction. **NOTED**

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Grasmere berm- treat Fakahatchee grass for spider mite. **WILL BE COMPLETED**

Night Heron lift station area- multiple dead pine trees need to be removed. **COMPLETED**

Oakhurst park- remove excess mulch from base of viburnum. **COMPLETED**

Boulevard at Lakewood Retreat- remove declining juniper under Walters viburnum. **COMPLETED**

Main entry bridge- treat ant mound. **WILL BE COMPLETED**

Main entry and exit monuments- treat Fakahatchee grass for spider mites. **WILL BE COMPLETED**

Behind nature Center- monitor palm health. Inner fronds are not opening fully. *Photo below.*

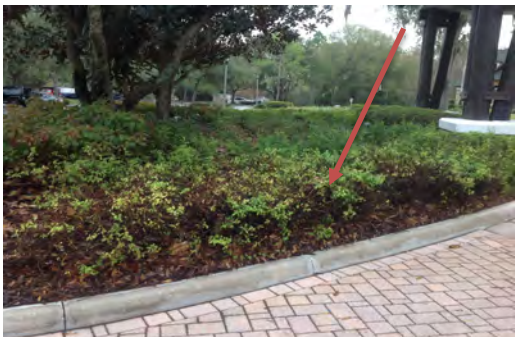


Activity center- remove dead foxtail fern. **COMPLETED**

Left side of lodge- treat Fakahatchee grass for spider mites. **WILL BE COMPLETED**

Deerfields monument- treat ant mound. **WILL BE COMPLETED**

Front of clubhouse- plumbago appear to be receiving too much irrigation. Sections are rotting out. *Photo below.*



Main entry bridge- transplant roses from lodge to bridge. **COMPLETED**

Butterfly garden- all plants are healthy and properly pruned and cut back. *Photo below.*

September

October



November

December



January



2 BED WEED CONTROL

Oakhurst lift station- remove bed weeds. **COMPLETED**

Main entry and exit monuments- remove vines. **COMPLETED**

Activity center- remove bed weeds. **COMPLETED**

Tennis court walkway- remove bed weeds and vines along pool fence line. **COMPLETED**

Eagle's Watch monument- remove bed weeds. **COMPLETED**

Eagle's Landing monument- remove bed weeds. **COMPLETED**

Blvd. medians at Nature's Ridge- remove bed weeds. **COMPLETED**

Nature Center- remove vines from coontie palms. **COMPLETED**

General work order- remove bed weeds from the bed line of all flower beds. **COMPLETED**

3 IRRIGATION MANAGEMENT

Water's Edge monument- repair broken head on inbound side. **COMPLETED**

There were no significant irrigation breaks or leaks noted.

Front of clubhouse- plumbago appear to be receiving too much irrigation. Sections are rotting out. **NOTED**

Most of the turf, shrubs and flowers appear to be receiving sufficient irrigation.

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)

Most of the shrubs were neatly pruned.

Tennis court walkway- thin out and clean palmetto. **COMPLETED**

Lodge patio- cut back jatropa. **COMPLETED**

General work order- begin cutting back and re-shaping hardier shrubs as necessary. **NOTED**

Night Heron lift station- cut back Fakahatchee grass. **COMPLETED**

Deerfields monument-remove dead vegetation from foxtail fern. **COMPLETED**

3 TREE PRUNING

Main exit monument-prune crape myrtles. *Photo below.* **COMPLETED**



Cormorant Cove dock- remove heavy moss accumulations. **COMPLETED**

Minnow Brook- remove heavy moss accumulations. **COMPLETED**

Eagle's Park area- remove heavy moss accumulations. **COMPLETED**

Common area at 7816 Citrus Blossom- prune low hanging branches over sidewalk. **COMPLETED**

3 CLEANUP/RUBBISH REMOVAL

Lodge patio beds- remove fallen leaves **COMPLETED**

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

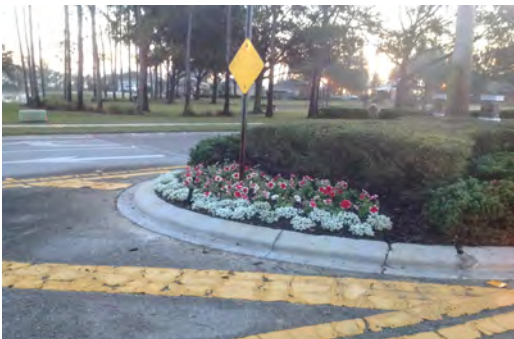
3 APPEARANCE OF SEASONAL COLOR

The Holiday Season color display of petunias and Dusty Miller was still providing a strong curb appeal in all locations. The petunias need to be deadheaded. All of the beds had weeds along the front bed line.

Main entry median - remove and replace dead petunias. **COMPLETED**

January

January



January

December



December

December



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER None

PROPOSALS

NEW- Provide proposal to remove dead pine at Night Heron lift station. **REMOVED**

Provide proposal to close in empty bed space on the Deerfields berm.

WILL BE COMPLETED BY NEXT WALK THROUGH

Boulevard median at lodge- Provide proposal to remove azaleas and close up beds with sod.

WILL BE COMPLETED BY NEXT WALK THROUGH

Provide proposal to remove all dead and declining hollies in center median. Provide flush cut and full removal price. **WILL BE COMPLETED BY NEXT WALK THROUGH**

SUMMARY

Redtree performed to contractual standards for this inspection. The turf was cut high and with sharp blades as per the specifications. The trimming, edging and cleanup were neatly performed. The back side of the beds were neatly defined. Most of the woodlines were in contract compliance and a few need to be touched up. The turf color weakened over the past month. The color was a mottled medium green throughout most of the community. The density remained relatively strong. The common Bermuda turf panels have gone dormant. There were not many broadleaf weeds. There was still a large amount of patch disease activity, which should continue to be treated with fungicides on a regularly scheduled basis. The shrubs and trees were healthy except for spider mites and older declining plants that should be removed. Insect and disease pressures are reduced in the cooler weather. Some shrubs and trees need pruning. Hard cutbacks and corrective pruning should begin on hardier shrubs. There was an increase in bed and crack weeds. Some minor irrigation issues were noted. The seasonal color display was still performing well, but some petunias need to be replaced and most need to be deadheaded. Redtree is maintaining the grounds using proper horticultural techniques.

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 Peter Lucadano

Print Name Peter Lucadano

Company RedTree Landscape Systems

Date 2/2/2021

PL

5 Section Schedule

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

Bed Map Notes

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

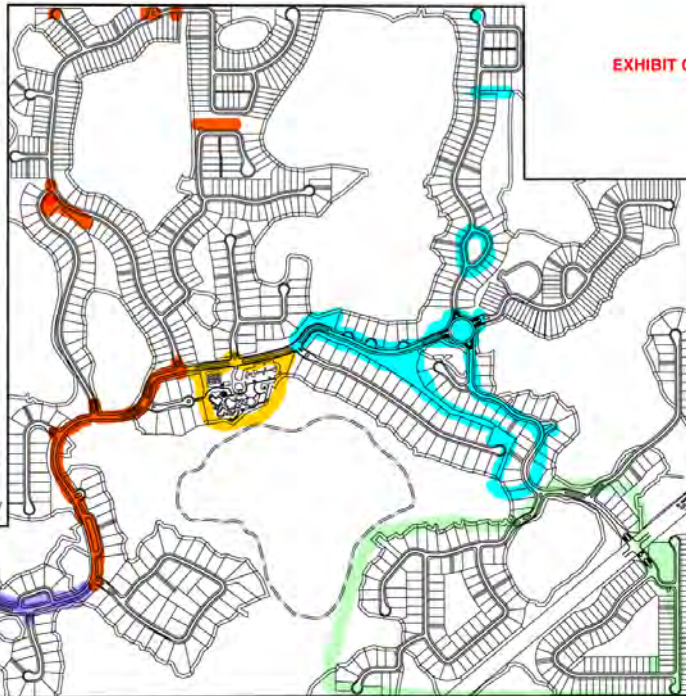


EXHIBIT C

PL

Tab 2

STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: www.srvlegal.com

MEMORANDUM

TO: Community Development District Supervisors and District Managers
FROM: Straley Robin Vericker
RE: 2020 Legislative Update
DATE: April 21, 2020

During the 2020 Florida legislative session, our firm monitored several bills that could have impacted community development districts (“CDDs”) and we have prepared this memorandum to focus on the bills that passed in the legislature that will have the most impact on CDDs. Copies of any bill may be viewed online at the Florida legislature’s website: <http://www.leg.state.fl.us>.

A. The number of documents a CDD is required to post on its website by law has been reduced.

Senate Bill 1466 reduces what is required to be posted on CDD websites by amending Section 189.069, Florida Statutes. These changes include the following:

- 1) Each CDD now has the option to post a link to the Auditor General’s website for the final audit report rather than posting the actual document on its own website, so long as the CDD sends the report to the Office of the Auditor General.
- 2) A CDD is no longer required to post a public facilities report on its website.
- 3) A CDD are no longer required to post meeting materials on its website. Agendas must still be posted on its website 7 days in advance of a publicly noticed meeting or workshop and must remain on the website for at least 1 year.

Unless vetoed by Governor DeSantis, these changes will take effect on July 1, 2020.

B. The percentage a CDD may retain from progress payments to contractors for certain public construction services contracts and contracts for construction of public buildings has been reduced.

House Bill 101 amends Section 218.735, Florida Statutes to reduce the percentage retained or withheld by a CDD from 10 percent to 5 percent of each progress payment for construction services contracts and contracts for construction of public buildings having a total contract amount of \$200,000 or greater.

Unless vetoed by Governor DeSantis, these changes will become effective on October 1, 2020.

C. Public employers, contractors and subcontractors must register with and use the E-Verify system when hiring new employees and entering into certain contracts.

Senate Bill 664 requires public employers, contractors and subcontractors to register with and use the E-Verify system to verify the work authorization status of all newly hired employees in order to enter into a contract beginning on January 1, 2021. The definition of public employers includes local governments. This requirement includes those contractual relationships between contractors and subcontractors and requires subcontractors to complete an affidavit stating that the subcontractor does not employ, contract with, or subcontract with unauthorized workers.

If a public employer, contractor, or subcontractor has a good faith belief that a person or entity with which it is contracting has knowingly violated the requirement to register with and use E-Verify, it must terminate the contract with that person or entity. If a public employer has a good faith belief that the contractor followed the requirements of the E-Verify law, but the subcontractor has not done so, it must notify the contractor and order the contractor to terminate the subcontractor. Termination of contracts in this manner may be challenged within 20 calendar days. If a contractor is terminated for failure to follow the requirements of E-Verify law, it may not be awarded a public contract for at least 1 year from the date the contract was terminated and is liable for any additional costs incurred by the public employer as a result of the termination of the contract.

Unless vetoed by Governor DeSantis, this bill will become effective on July 1, 2020.

If you have questions about the above-mentioned anticipated changes to Florida law, please contact us at your convenience.



Company ID Number: _____

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the _____ (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the

employee is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment

following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee

may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status (including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact the Immigrant and Employee Rights Section, Civil Rights Division, U.S. Department of Justice at 1-800-255-8155 or 1-800-237-2515 (TTY) or go to <https://www.justice.gov/ier>.

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and

other agents, upon reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment

eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall

not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

- a. Automated verification checks on alien employees by electronic means, and
- b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Immigrant and Employee Rights Section, Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of

the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the

performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the

Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Approved by:

E-Verify Employer	
Name (Please Type or Print)	Title
Signature	Date
Department of Homeland Security – Verification Division	
Name (Please Type or Print)	Title
Signature	Date

Information Required for E-Verify	
Information relating to your Company:	
Company Name:	
Company Facility Address:	
Company Alternate Address:	
County or Parish:	

Tab 3



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

February 22, 2021

Mr. Matthew E. Huber
Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
February 2021 Summary Report**

Dear Mr. Huber,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of February 2021 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: January 27, February 3, 4, 10, 15, 19 and 22

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 review with T. Dobson of conservation area encroachment located behind 21301 Morning Mist.
4. Field review of conservation area/green space that is encroaching onto 21654 Draycott Way per T. Dobson.
5. Follow-up with T. Dobson concerning broken grates due to rusting on structures BB-F1.
6. Performed touch up herbicide treatment of nuisance/exotic species along the edge of Wetland T.
7. Cattail treatments in Wetland P located by park bench between Palmetto Pines and Timber Ridge.
8. Cattail treatments in Wetland R and S adjacent to Ambleside Drive.
9. Cattail treatments in Wetland C.
10. Obtain sample kit from lab, collect water sample from Pond 32 and deliver to lab for E-Coli testing per T. Dobson. Obtain, review and submit lab results to T. Dobson.
11. Field checked the control structure (CS-P2) located in Wetland P to ensure there are no blockages and water is flowing as designed.
12. Field review of maintenance areas and responsibilities with WLP wetland staff (M. Ramirez). Project management database coordination and updating with staff.
13. WLP staff and GHS performed maintenance activities on BB-A1, BB-B1, W-5A, W-5B, BB-C1, BB-I1, BB-I4, BB-L2, BB-T2 and W-10.
14. Phone and e-mail coordination with WLP staff (T. Dobson).
15. Prepared and submitted monthly summary report.



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

Sincerely yours,

GHS Environmental

A handwritten signature in black ink, appearing to read 'C. Burnite'.

Chuck Burnite
Senior Environmental Scientist

**THE PRESERVE AT
WILDERNESS LAKES CDD**

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

Legend

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

Wood Line Trimming Areas

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

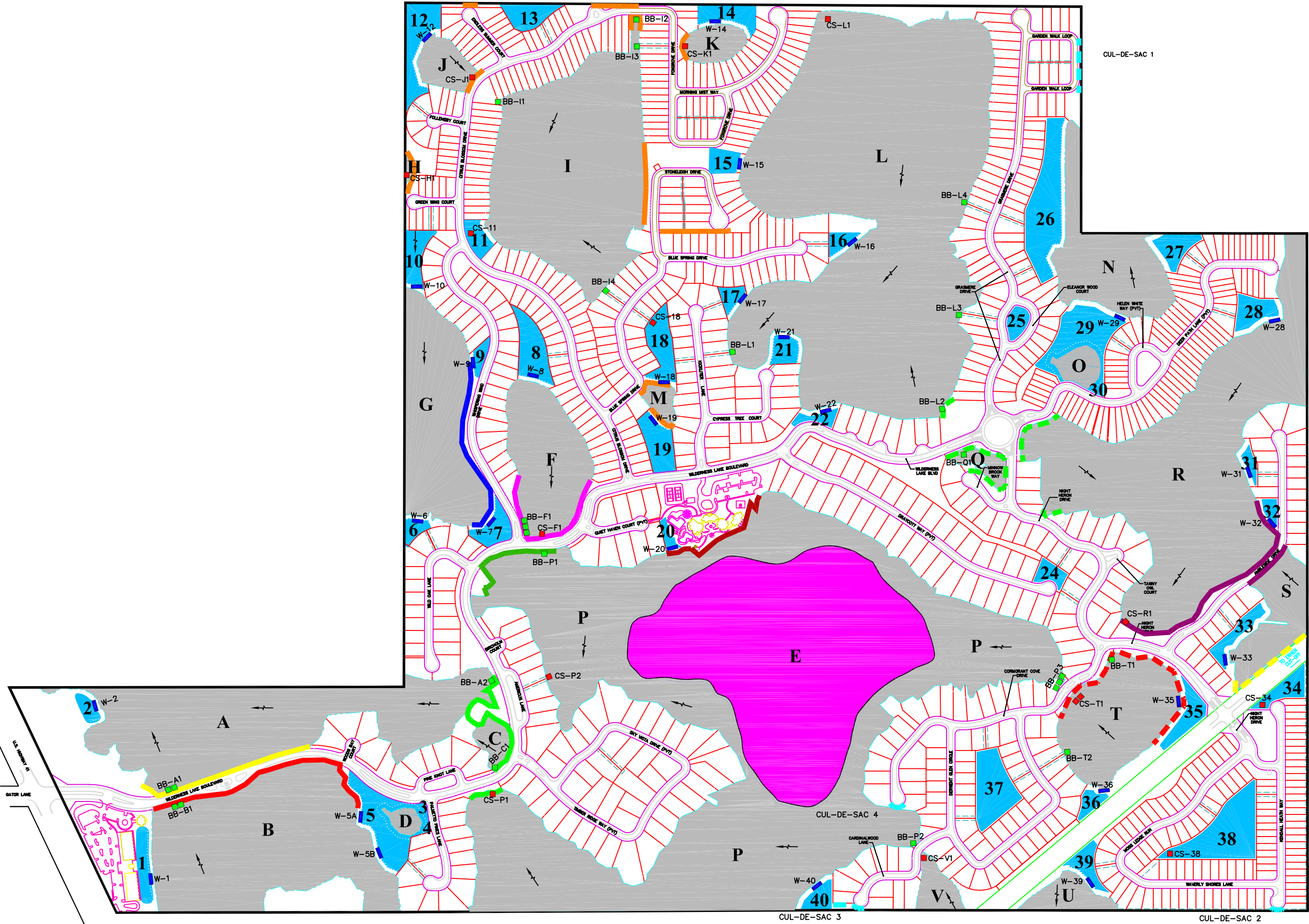
Note: Natural Lake "E" was
previously identified as Stormwater
Pond No. 23 on maps prepared by
others. Since this area is natural,
it has been moved into the wetland
lettering system. There is no
Stormwater Pond No. 23.

Date: September 18, 2020



GHS, LLC

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



Tab 4

TIERRA

February 15, 2021

The Preserve at Wilderness Lake CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Attn: Mr. Matthew Huber

Cc: Mr. Greg Woodcock - Cardno

**RE: Report of Geotechnical Engineering Services
Wilderness Lake Preserve Community Ground Subsidence
Pasco County, Florida
Tierra Project No. 6511-20-278**

Mr. Huber:

Tierra, Inc. (Tierra) has completed the geotechnical engineering study for the above referenced project. The results of the study are provided herein.

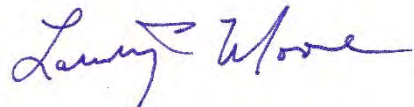
Should there be any questions regarding this report, please do not hesitate to contact our office at (813) 989-1354. We look forward to working with you and your organization on this and future projects.

Respectfully Submitted,

TIERRA, INC.



Kevin H. Scott, P.E.
Senior Geotechnical Engineer
Florida License No. 65514



Larry P. Moore, P.E.
Principal Geotechnical Engineer
Florida License No. 65514

TABLE OF CONTENTS

PROJECT DESCRIPTION.....	1
Project Information.....	1
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General.....	2
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Soil Borings	2
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REPORT LIMITATIONS	4

APPENDIX

Boring Location Plan
Soil Profiles
GPR Survey Plan

PROJECT DESCRIPTION

Project Information

The project was to perform geotechnical and geophysical services to investigate ground subsidence features that developed within the southern portion of an existing stormwater pond berm located near the intersection of Tower Road and Night Heron Drive.

Based on a discussion with Ms. Tish Dobson of The Preserve at Wilderness Lake CDD, the ground subsidence areas were not observed on or before November 12, 2020. On November 14, 2020, dips within the pond berm were visible and became progressively larger in the following days.

Located to the south of the pond is an 84-inch water transmission main, which runs parallel to the pond berm. The water main is owned and maintained by Tampa Bay Water and supplies water from the nearby Cypress Creek Well Fields to Pinellas County. Tampa Bay Water was notified by the CDD and on November 19, 2020, a portion of the water main located near the subsidence areas was excavated, tested and inspected for potential leaks. Upon completion of the inspection/testing services, it was determined that no leaks were apparent within this portion of the water main.

The results of the geotechnical and geophysical testing along with our geotechnical recommendations for remediation are provided in the following report sections.

Scope of Geotechnical Services

The objective of our study was to perform a geotechnical and geophysical testing program to investigate the observed ground subsidence feature at the berm location.

In order to meet the preceding objectives, we provided the following services:

1. Conducted a visual site reconnaissance of the project site and coordinated utility clearance for the test boring locations.
2. Performed geophysical testing with Ground Penetrating Radar (GPR).
3. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. We performed two (2) Standard Penetration Test (SPT) borings to a depth of 40 feet below existing grades.
4. Visually classified the recovered soil samples in the laboratory using the Unified Soil Classification System (USCS). Identified soil conditions at each boring location.
5. Collected groundwater level measurements at the boring locations.

6. Prepared this engineering report that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

SUBSURFACE CONDITIONS

General

The subsurface conditions in the area of the ground subsidence features were explored using a Ground Penetrating Radar (GPR) survey and two (2) Standard Penetration Test (SPT) borings performed to a depth of 40 feet below existing grades.

The GPR transects and borings were located in the field by a representative of Tierra with a hand-held, non-survey grade Garmin eTrex® Global Positioning System (GPS) unit with a manufacturer's reported accuracy of ± 10 feet. The approximate GPR transects and boring locations are presented on the **GPR and Boring Location Plan** sheet in the **Appendix**. If a more accurate determination of the GPR transects and boring locations and/or ground surface elevations are required, then Tierra recommends that these locations be survey located by a certified land surveyor.

GPR Survey

A GPR survey was performed in the area of the reported subsidence within the pond berm near the intersection of Tower Road and Night Heron Drive in Pasco County, Florida. The GPR survey was conducted on December 3, 2020.

Prior to commencing with the GPR survey, orthogonal grid patterns, referred to as "transects", were established within the study area. A total of 30 transects were completed and are illustrated on the attached **GPR Survey and Boring Location Plan** sheet.

Based upon our interpretation of the data, some of the GPR transects indicated the presence of an unknown utility located at an approximate depth of 5 to 7 feet below existing grades. Anomalous conditions that could be interpreted as indicative of potential subsurface karst conditions were not encountered by the GPR. The results of the GPR Survey are shown on the attached **GPR Survey and Boring Location Plan** sheet.

Soil Borings

The SPT borings were performed with the use of a drill rig equipped with an automatic hammer system using bentonite mud drilling procedures. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586. The upper 4 feet of each SPT boring were performed using a hand auger to verify utility clearances. SPT resistance N-values were then taken continuously to a depth of approximately 10 feet and at intervals of 5 feet thereafter to the boring termination depths.

In general, the test borings performed encountered loose to medium dense sand to silty sand soils from ground surface to depths ranging from approximately 18 to 23 feet below the existing grades, underlain by firm to stiff clayey sand, underlain by hard weathered limestone to the boring termination depths.

The soil strata encountered in the borings performed are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Pale Brown to Brown SAND to SAND with Silt	SP/SP-SM
2	Pale Brown Silty SAND	SM
3	Green-Gray Clayey SAND	SC
4	Pale Brown Weathered Limestone	-- ⁽¹⁾
⁽¹⁾ USCS nomenclature does not provide a classification symbol for weathered limestone.		

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The **Soil Profiles** sheet included in the **Appendix** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations did occur and should be expected between boring locations. The stratifications represent the approximate boundaries between subsurface materials and the actual transition may be gradual.

Conclusions and Recommendations

The project site is within a region of Pasco County and West-Central Florida that can be characterized as having a moderate to high potential for sinkhole development. The results of the geotechnical field exploration performed for the project site did not encounter subsurface conditions that could be interpreted as karst (sinkhole) activity. As such, subsurface remediation is not warranted at this time.

Based on the results of the GPR survey, it appears there is an unidentified subsurface utility located along the pond berm area. We understand that this area was excavated and a pipe was found at a relatively shallow depth. We recommend that this pipe be removed or capped and that the area be compacted with a vibratory compactor. Subsequent to re-establishing site grades and compacting the ground surface, we recommend that the area be monitored/observed to ascertain if any further ground movement is noted..

REPORT LIMITATIONS

The analyses, conclusions and recommendations contained in this report are professional opinions based on the site conditions herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during site compaction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

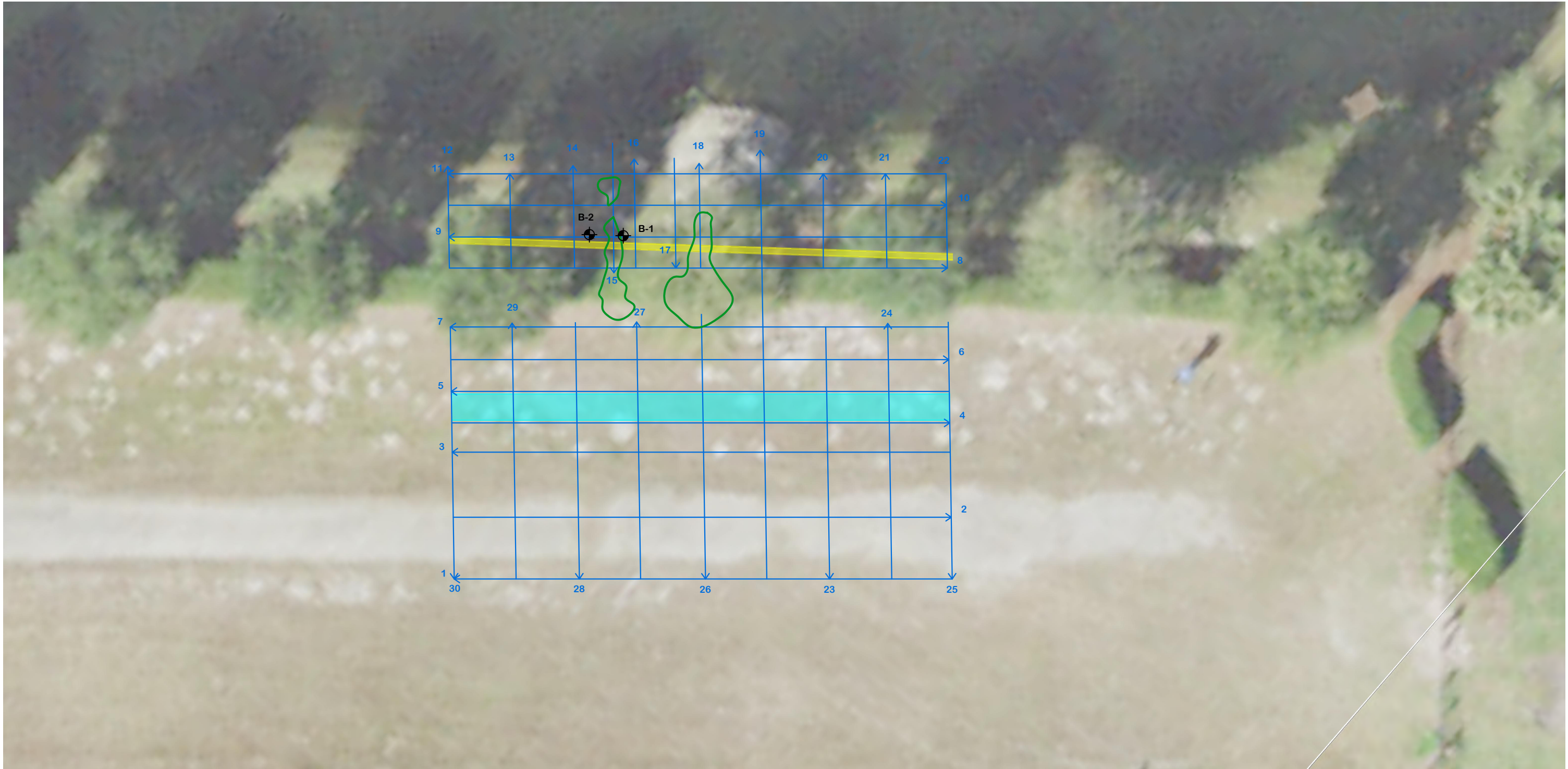
This report was prepared for the exclusive use of The Preserve at Wilderness Lake CDD and their consultant for evaluating the project as it relates to the geotechnical aspects discussed herein.

APPENDIX



Boring Location Plan

Soil Profiles




GPR Survey Plan



GPR SURVEY AND BORING LOCATION PLAN

 APPROXIMATE DEPRESSION LOCATION OBSERVED AT THE SITE
 PATH OF GPR TRANSECT LINES WITH DESIGNATION NUMBER (500 mhz ANTENNA)



 APPROXIMATE LOCATION OF SPT BORING
 POTENTIAL UNKNOWN UTILITY APPROXIMATE 5' TO 7' DEEP
 WATER MAIN APPROXIMATE 6' TO 8' DEEP

DRAWN BY:
SW

CHECKED BY:
KHS

APPROVED BY:
KHS

DATE:
JAN 2021

ENGINEER OF RECORD:
KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.:
65514



TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355
FL Cert. No.: 6486

SCALE:
NOTED

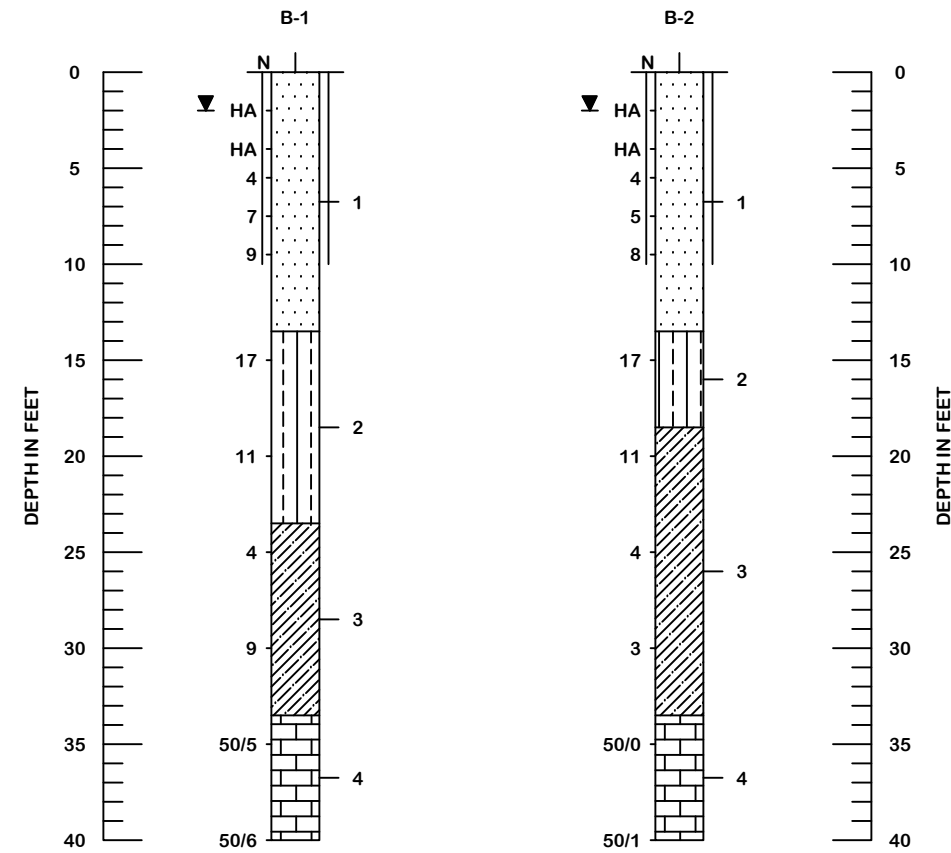
PROJECT NUMBER:
6511-20-278

ENGINEERING SERVICES
WILDERNESS LAKE GROUND SUBSIDENCE
PASCO COUNTY, FLORIDA

SHEET 1

SOIL PROFILES

LEGEND



- 1 PALE BROWN TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)
- 2 PALE BROWN SILTY SAND (SM)
- 3 GREEN-GRAY CLAYEY SAND (SC)
- 4 PALE BROWN WEATHERED LIMESTONE
- ▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
- N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
- SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW
- 50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
- HA HAND AUGERED TO VERIFY UTILITY CLEARANCES
- || CASING

GRANULAR MATERIALS- RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY:
SW

CHECKED BY:
KHS

APPROVED BY:
KHS

DATE:
JAN 2021

KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.:
65514



SCALE:
NOTED

PROJECT NUMBER:
6511-20-278

ENGINEERING SERVICES
WILDERNESS LAKE GROUND SUBSIDENCE
PASCO COUNTY, FLORIDA

SHEET 2

Tab 5

MEMORANDUM

TO: Wilderness Lake Preserve

FROM: Greg Woodcock, Project Manager

DATE: December 18, 2020

RE: Amenity Center Paver Review

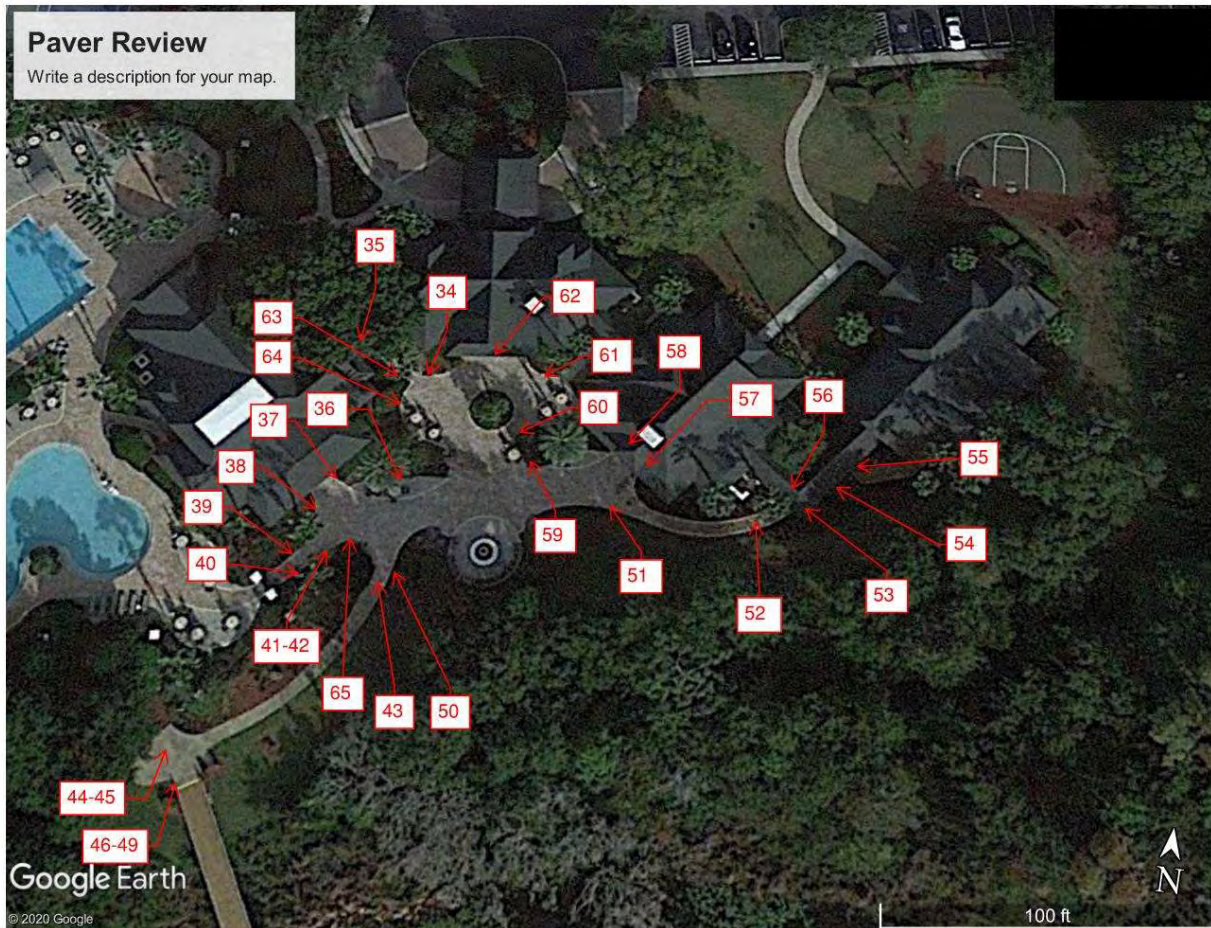
Cardno provided a visual inspection of the brick pavers around the Amenity Center to identify areas that may require maintenance or repairs. Based on our review the majority of the pavers were in good condition. Below are maps and photos identifying the areas that require maintenance.



MEMORANDUM



MEMORANDUM



1. Photo showing 2"-3" depression in paver area. Recommend removal of pavers and obtain 6' deep coring to verify subsurface conditions.



MEMORANDUM

2. Border Pavers loose and cracked. Remove undamaged pavers and replace. Cracked pavers to be removed and replaced.



3. Border Pavers loose and cracked. Remove undamaged pavers and replace. Cracked pavers to be removed and replaced.



MEMORANDUM

4. Border Pavers cracked. Cracked pavers to be removed and replaced.



5. Border Pavers cracked. Cracked pavers to be removed and replaced.



MEMORANDUM

6. Border Pavers cracked. Cracked pavers to be removed and replaced.



7. Border Pavers cracked and loose. Remove and reset base and pavers. Cracked pavers to be removed and replaced.



MEMORANDUM

8. Border Paver is loose and needs to be raised to match surrounding brick elevation. Remove and reset base and pavers.



9. No photo. Multiple pavers cracked and lifting. Remove and replace pavers with concrete curb edging.

MEMORANDUM

10. Border Paver is loose and needs to be raised to match surrounding brick elevation. Remove and reset base and pavers.



11. Pavers loose and separating. Remove and reset paver and base as needed to level with surrounding pavers. Provide concrete edging as needed.



MEMORANDUM

12. Chipped pavers at spa. Multiple places. Remove and replaced chipped pavers.



13. Cracked pavers at spa. Remove and replace.



MEMORANDUM

14. Raised pavers around pool edging. Remove and reset pavers flush with surrounding pavers.



15. Cracked and lifting pavers. Replace cracked pavers and reset flush with surrounding pavers.



MEMORANDUM

16. Cracked border paver. Remove and replace.



17. Cracked border paver. Remove and replace.



MEMORANDUM

18. Cracked paver. Remove and replace.



19. Chipped paver. Remove and replace.



MEMORANDUM

20. Cracked paver. Remove and replace.



21. Chipped paver. Remove and replace.



MEMORANDUM

22. Raised paver. Remove and reset and fill with sand.



23. Chipped border paver. Remove and replace.



MEMORANDUM

24. Raised and loose paver. Remove and reset flush with surrounding pavers.



25. Loose and raised border pavers. Remove and reset with Concrete edging.



MEMORANDUM

26. Loose and raised border pavers. Remove and reset with Concrete edging.



27. Cracked border pavers. Remove and replace.



MEMORANDUM

28. Cracked pavers. Remove and replace flush with surrounding pavers.



29. Gaps on pavers. Fill with sand.



MEMORANDUM

30. Loose and cracked edge pavers. Remove and replace with Concrete edging.



31. Gap in pavers. Fill with sand.

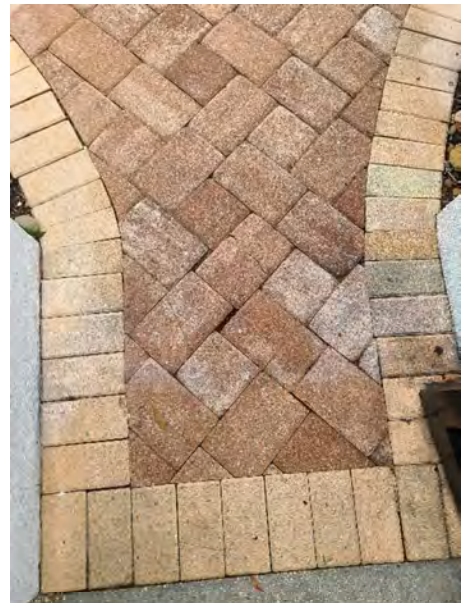


MEMORANDUM

32. Cracked paver. Remove and replace

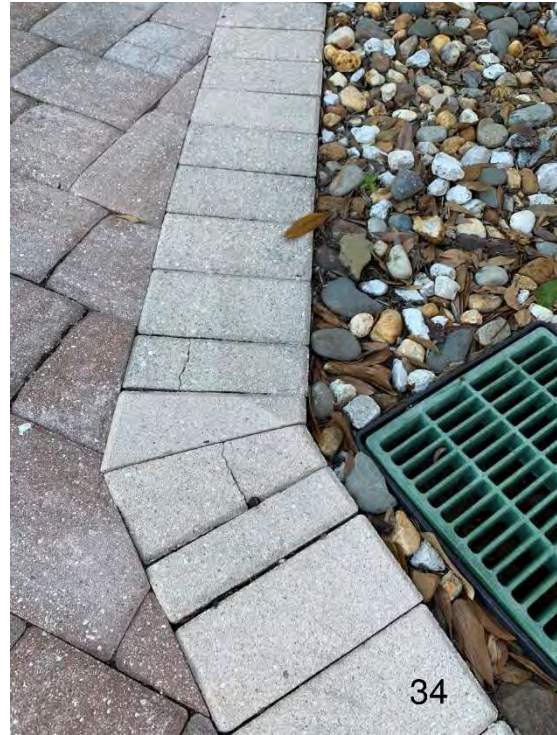


33. Cracked pavers. Remove and replace. Fill gaps with sand.



MEMORANDUM

34. Cracked Pavers. Remove and replace



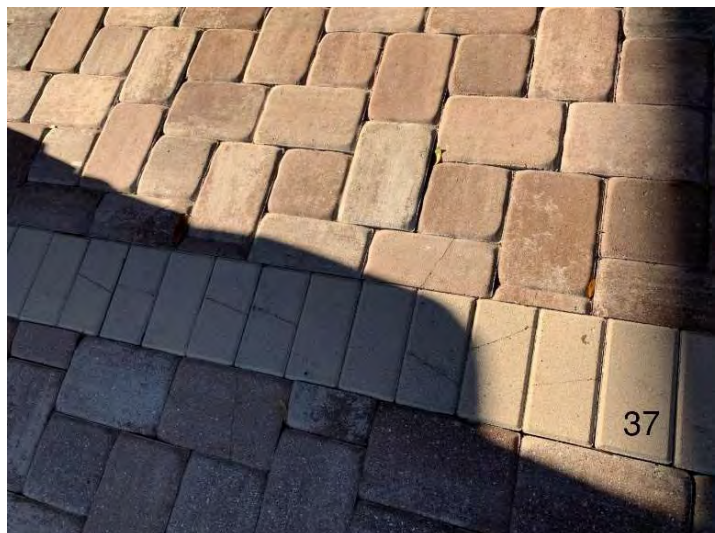
35. Cracked and raised pavers. Remove, Replace and Level

MEMORANDUM

36. Cracked Paver. Remove and replace



37. Cracked Pavers. Remove and replace



MEMORANDUM

38. Loose pavers. Remove and reset with Concrete edging.



39. Loose pavers. Remove and reset with Concrete edging.



40.

MEMORANDUM

40. Cracked pavers. Remove and replace.

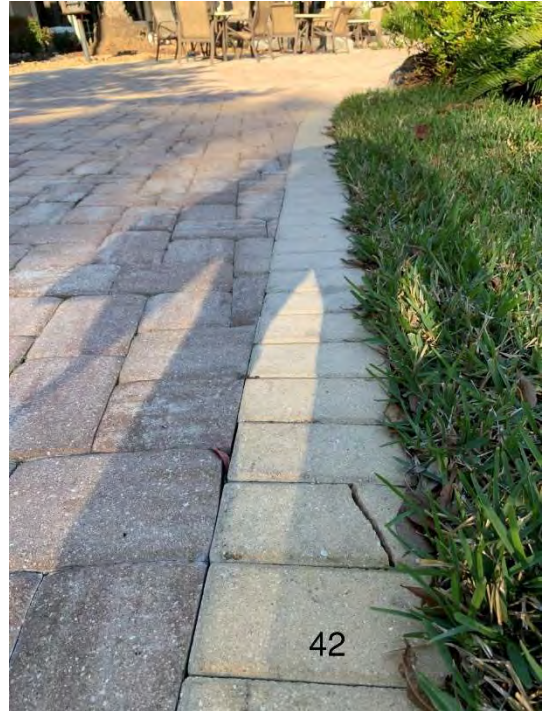


41. Cracked paver. Remove and replace.



MEMORANDUM

42. Cracked pavers. Remove and replace



43. Cracked pavers. Remove and replace



MEMORANDUM

- 44-45. Cracked concrete slab. Remove and repour slab with either welded wire fabric or fibermesh reinforcement.



MEMORANDUM

46-49. Undermining of soil beneath concrete slab. Remove existing slab. Fill and compact soil. Repour slab with thickened edge where intrusion occurs. Fill and compact soil, and lay sod adjacent to new slab.



MEMORANDUM

50. Loose pavers. Remove and reset with Concrete edging.

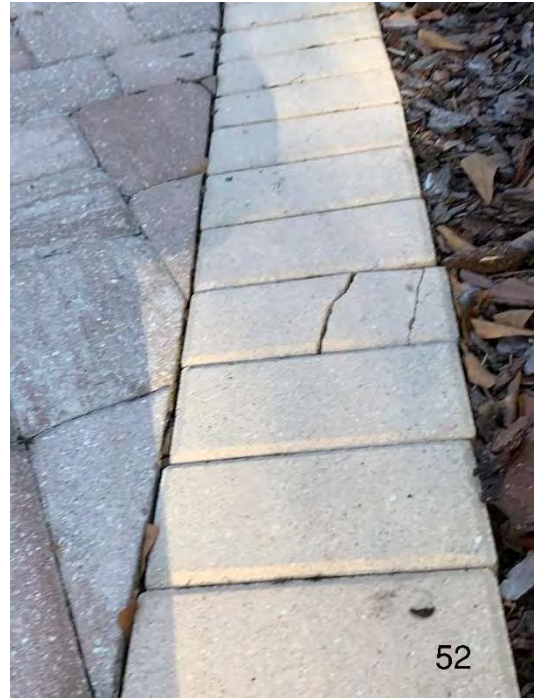


51. Cracked interior paver and raised border pavers. Remove and replace cracked paver. Remove and reset border with Concrete edging to be level with interior pavers.



MEMORANDUM

52. Loose and cracked pavers. Remove, replace cracked paver and reset with Concrete edging.



53. Loose pavers around wood column. Remove and reset with Concrete edging.



MEMORANDUM

54. Loose pavers. Remove and reset with Concrete edging. Fill gap between interior pavers with sand.



55. Loose pavers. Remove and reset with Concrete edging.



MEMORANDUM

56. Missing paver piece. Replace and level with surrounding pavers.

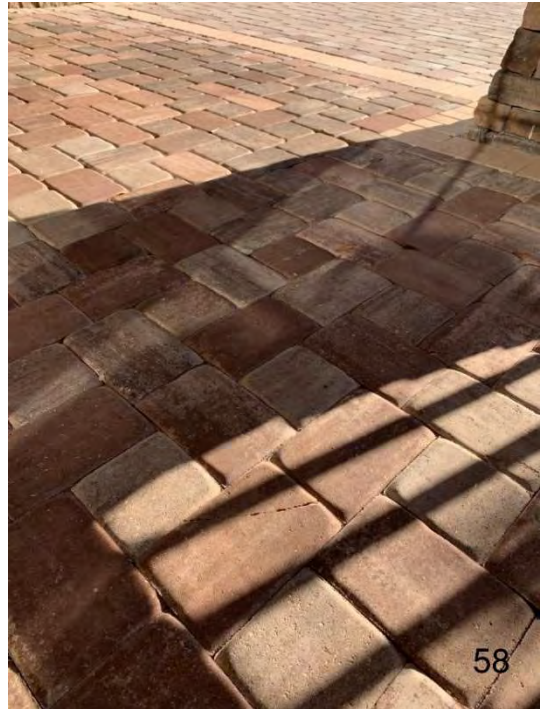


57. Cracked pavers. Remove, replace and level with surrounding pavers.

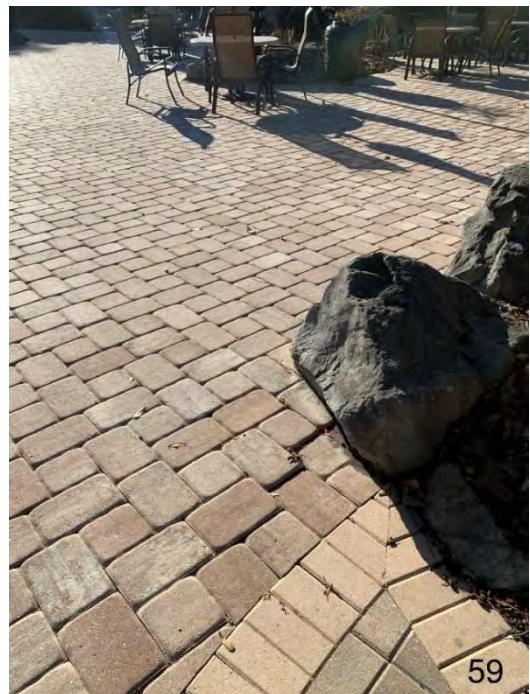


MEMORANDUM

58. Cracked pavers. Remove, replace and level with surrounding pavers.



59. Uneven pavers. Remove and place fill to level with surrounding pavers.



MEMORANDUM

60. Raised edge pavers. Remove pavers and existing concrete edging. Level and replace pavers with new concrete edging.



61. Loose edge pavers. Remove and reset with Concrete edging.



MEMORANDUM

62. Cracked pavers. Remove and Replace.



63. Loose edge and cracked pavers. Remove and replace cracked paver, and reset with concrete edge.



MEMORANDUM

64. Loose edge pavers. Remove and reset with new concrete edge.



65. Cracked paver. Remove and replace.



Tab 6



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

February 2021 Clubhouse Operations/Maintenance Updates

- Removed trash from Bay Lake and the community ponds.
- Assisted with the setup of the following events and meetings: Volunteer Appreciation Dinner, Valentine's Extravaganza Grill & Chill, Adult Art Class, and the CDD Meeting.
- Repaired three landscape lights.
- Repaired the front pool gate.
- Removed several obsolete landscape lights.
- Removed rust stains from the decorative light poles throughout the community.
- Replaced the Activities Center Cleaner's Closet door handle.
- Replaced several breezeway pavers between the Nature Center and Activities Center.
- Repainted several baseboards in the Fitness Center.
- Replaced the timer, high heat switch, and thermostat in the Men's Sauna.
- Repaired a park bench in the Butterfly Garden.
- Repainted the attic access panels in the Men's Locker Room and Activities Center.
- Stained the Ranger's Station Pergola.
- Cleaned the lanai ceilings on all the buildings.
- Pressure washed the Lodge sidewalks.
- Repainted several sections of siding on the Nature Center Classroom.
- Replaced the Lodge flagpole rope.
- Removed rust from the driveway of 7537 Grasmere Drive, as it was caused by overspray from the CDD owned irrigation.
- Replaced the light switch and faceplate in the Lodge Men's Room.
- Repaired a Lakewood Retreat gate column, due to damage sustained from an unidentified vehicle.
- Repaired a baseboard in the Ranger's Station.
- Repaired a section of drywall in the Men's Locker Room.
- Replaced a panel on the Stoneleigh Park climbing structure.
- Repainted several support plates on the Lodge portico.
- Repaired the Garden Walk Loop dog waste station.
- Sealed the parking lot asphalt patches.
- Removed the shrub debris from the Caliente Blvd. & Night Heron Drive berm.
- Repaired and painted the Aerobics Room door and frame.
- Added soil and mulch between the root barrier and new paver sidewalk located between the Lodge and Fitness Center.
- Repaired a stone column on the Lodge portico.
- Repaired one urinal in the Men's Locker Room.



Wilderness Lake Preserve Community Development District (CDD)

- Stained the safety barrier in the Men's Sauna.
- Removed cobwebs from the docks and buildings.
- Treated for ants throughout the community.
- Removed rust stains from several stone columns, white caps, and sections of fence line at the Lodge and throughout the community.
- Bleached all poolside tables. (Weekly)
- Requested additional speed limit signs along Night Heron Drive.
Pasco County Work Order #: W-823936

1st Quarter 2020/2021 Projected Projects

- Wetland T Buffer Maintenance Project. **Budget line item: Wetlands - Special Projects**
 - Proposal approved:
 - GHS - \$4,060.00
Project completed.
- Add an additional pump and well for irrigation to service the area from the corner of Night Heron Dr./Caliente Blvd. to the Deerfield's pump and well. **Budget line item: Irrigation**
 - Proposal approved:
 - RedTree Landscape Systems - \$25,008.75
Project in progress.

2nd Quarter 2020/2021 Projected Projects

- Resurface the Tennis Courts. **Budget line item: Reserves**
 - Proposal approved:
 - Florida Courts - \$13,900.00 - 2-year warranty
Project in progress.
- WL Blvd. roadway paver repairs on the inbound and outbound lanes from US Hwy. 41 to the Ranger Station. **Budget line item: Reserves**
 - Proposal approved:
 - ACPLM - \$3,994.00 - 1-year material and labor warranty.
Repairs to be completed March 11 & 12.
- Repaint 14 main entry doors. **Budget line item: Reserves**
 - Proposal approved:
 - AIC Painting Services - \$1,950.00
Project completed.
- Reseal the Splash Pad. **Budget line item: Maintenance**
 - Proposal approved:
 - Specialty Surfaces - \$1,942.00
Project completed.



Wilderness Lake Preserve Community Development District (CDD)

- Replace the Maintenance shed roof. **Budget line item: Reserves**
 - Proposal approved:
 - Bayside Roofing - \$3,025.00**Project completed.**

3rd Quarter 2020/2021 Projected Projects

- Remove the 10 sections of roadway pavers from the intersection of WL Blvd./US Hwy. 41 to the Ranger Station gate and replace with asphalt.
 - Proposals submitted:
 - ACPLM - \$62,647.00
 - AJAX Paving Industries of Florida, LLC. - \$153,152.38
 - Watkins & Sons Paving, Inc. - \$125,650.00
- Remove and replace the 1st section of pavers on the inbound and outbound lanes of WL Blvd. with asphalt.
 - Proposals submitted:
 - ACPLM - \$27,927.00
 - AJAX Paving Industries of Florida, LLC. - \$74,461.59
 - Watkins & Sons Paving, Inc. - \$64,500.00
- **Consider turning over the 10 sections of roadway pavers to Pasco County for roadway management.**

Landscape Lighting

- Conducted routine on-site inspections throughout the month during the AM & PM hours. Made necessary repairs and replacements.

A Total Solution, Inc.

- Tuesday, February 16, assisted with an IP reconfiguration for the back entrance surveillance cameras.

Fitness Logic

- Friday, February 12, replaced the Lat Bar on the Paramount Lat Pull machine.
- Thursday, February 18, performed the monthly maintenance: tested and cleaned all the equipment. Made the necessary adjustments.

Florida Reserve Study and Appraisal, Inc.

- Tuesday, February 16, assessed the District's assets to update the current Reserve Study.



Wilderness Lake Preserve Community Development District (CDD)

Frontier

- Assessing the main Lodge internet & cable services for cost savings. Upgrading/bundling will be determined once the new conferencing system is tested for compatibility. **The Polycom system to be tested during the March meeting.**

Himes Electric

- Thursday, February 18, replaced a rusted connector in the Men's Sauna.

Ideal Network Solutions

- Thursday, February 18, adjusted the Analog phone system to allow for the integration of the Polycom Conferencing System.
- Friday, February 19, programmed the Polycom Conferencing System.

M/I Homes: Ehrens Mill

- Awaiting confirmation of intent to mow and provide litter control from the intersection of Woodmen Hall Drive and Caliente Blvd. to the intersection of Caliente Blvd. and Ehren Cutoff.

PSA

- Thursday, February 11, conducted the monthly Landscape Inspection.

Pasco County Sheriff's Dept.

- Renewed the Trespass Agreement.

PBSS Doors & Hardware

- Friday, February 12, replaced 14 entryway door handles, painted the door locks, and adjusted several closures.

RedTree Landscape Systems

- Thursday, February 11, present during the monthly Landscape Inspection.
- Responded to several irrigation issues throughout the community. (Night Heron Drive/Ambleside Drive, Kendall Heath Way/Waverly Shores Lane, and Stoneleigh Park)
- Submitted several outstanding proposals for review.

Romaner Graphics

- Monday, February 8, repaired the Ranger's Station fascia and support beam, due to damage sustained from a vehicular incident.
- Friday, February 12, delivered the teen's reading corner signage.



Wilderness Lake Preserve Community Development District (CDD)

- Thursday, February 18, repaired a stall divider bracket, replaced 1 set of restroom faucet handles, and 8 faucet sets and supply lines, throughout the Lodge facilities.
- Friday, February 19, repaired two handrails on the Whispering Wind/Citrus Blossom playground equipment.

Site Masters

- Completed the sidewalk paver repairs between the Lodge and Fitness Center.
- Repaired and remediated several sections of sidewalks at the Lodge and throughout the community.

Sir Speedy

- Completed the March newsletter.

State of Florida Department of Health

- Thursday, February 11, conducted the inspection of the Aquatics. (Chemical Balance Test, assessment of the circulation/filtration equipment, and evaluation of the weekly Chemical Balance documentation for the Jacuzzi, Lagoon Pool, Lap Pool, and Splash Pad.)

Sun Trends/Welch Tennis

- Sunday, February 14, shipped one Tennis Court observation canopy for repair/replacement.

Pasco Sheriff's Special Detail Report on Citations & Warnings

1/23 – Ran radar for 1 hour without incident. Patrolled the community and Lodge facilities.
1/27 – Conducted foot patrols of the Lodge facilities and hourly patrols of the community. No issues or incidents to report.
1/29 – Ran radar for 30 minutes, issued 2 verbal warnings for Street Parking, and conducted routine patrols of the Lodge facilities and community.
2/3 – Issued 4 Street Parking Warnings, patrolled the Lodge and community without incident.
2/6 – Conducted patrols of the community and foot patrols of the Lodge facilities. No Street Parking violations observed.
2/10 – Patrolled the community and Lodge without incident.
2/12 – Conducted routine patrols throughout the community and issued a traffic citation for running stop signs and speeding.
2/13 – Patrolled the community and Lodge without incident.
2/17 – Conducted hourly patrols throughout the community and Lodge facilities. Found 2 males in the Jacuzzi at 9:40pm. They left without incident.
2/20 – Patrolled the community and Lodge without incident.

Playground Equipment & Dock Safety Checks

1/22 – Bleached several park benches.
1/29 – Secured several slats on the Cormorant Cove dock.



Wilderness Lake Preserve Community Development District (CDD)

2/5 – No issues to report.

2/12 – One corner section of the rubber border at Stoneleigh Park is cracked. Replacement on order.

2/19 – No issues to report.

Scheduled Room Usage/Rentals

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, setting up tables & chairs, refreshment setup/replenishment, and cleanup.

2/1 – Lodge Event – Playground

2/1 – Resident Event – Theatre

2/1 – ARC Mtg. – A/C

2/3 – Resident Event – Theatre

2/3 – CDD Mtg. – A/C

2/6 – Lodge Event – A/C

2/7 – Private Event – A/C

2/8 – Lodge Event – Playground

2/8 – Girl Scouts – N/C

2/8 – Resident Event – N/C & A/C

2/8 – Resident Event – Theatre

2/10 – Resident Event – Theatre

2/10 – Lodge Event – Lodge Parking Lot

2/12 – Lodge Event – A/C & Fire Pit Courtyard

2/13 – Lodge Event – Lodge Parking Lot

2/14 – Lodge Event – Front Courtyard

2/15 – Lodge Event – Playground

2/15 – ARC Mtg. – A/C

2/15 – Resident Event – Theatre

2/17 – Resident Event – Theatre

2/18 – Resident Event – A/C

2/19 – Private Event – N/C

2/20 – Private Event – N/C

2/20 – Lodge Event – A/C

2/21 – Private Event – A/C

2/21 – Boy Scouts – N/C

2/22 – Lodge Event – Playground

2/22 – Girl Scouts – N/C

2/22 – Resident Event – Theatre

2/22 – Resident Event – A/C & N/C

2/23 – HOA Mtg. – A/C

2/24 – Resident Event – Theatre



Wilderness Lake Preserve Community Development District (CDD)

2/26 – Lodge Event – Basketball Court
2/26 – Lodge Event – Lodge Parking Lot
2/27 – Private Event – A/C
2/28 – Private Event – A/C

Upcoming Events

➤ March

- Saturday, March 6 – Wine Sampling Under the Stars
- Saturday, March 13 – Kid's Art Class
- Saturday, March 13 – Adult Art Class
- Saturday, March 13 – Charm City Eats Food Truck
- Monday, March 15 – T-shirt Tie Dye Day
- Tuesday, March 16 – Taco Tuesday
- Wednesday, March 17 – Leprechaun Safari
- Thursday, March 18 – Bubble Mania
- Friday, March 19 – Drive-In Movie Night
- Saturday, March 20 – Field Day

➤ April

- Saturday, April 3 – Spring Picnic & Egg Hunts
- Saturday, April 10 – Community Garage Sale
- Saturday, April 10 – Kid's & Adult Art Class

Conservation Area Violations

21301 Morning Mist Way:

- Removal of herbaceous and shrub vegetation to allow for planting of ornamental vegetation within the setback/conservation area. Cease-and-Desist letter sent to the homeowners by the District Manager.

7422 Ambleside Drive:

- Disposal of fecal matter in Pond 32 on Ambleside Drive. Cease-and-Desist letter sent to the homeowner by the District Manager.
- E-coli was detected but at an extremely low level. (2 MPN/100ml.) Acceptable level by the EPA's standards.

Resident Requests

7509 Ambleside Drive:

- Due to damage sustained by the wild boar, the resident is requesting the CDD to consider replacing several large sections of sod located at the rear of their property.



Wilderness Lake Preserve Community Development District (CDD)

**Radar Speed Sign #1 located on Wilderness Lake Blvd.
1/17/2021 – 2/16/2021 Radar Results *Corrupt Data: 1/18**

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
1/17/2021	230	137	35	21.34	59.57
1/19/2021	1077	612	43	21.25	56.82
1/20/2021	1245	734	41	21.23	58.96
1/21/2021	1023	596	39	20.96	58.26
1/22/2021	1218	712	39	21.45	58.46
1/23/2021	1094	662	46	21.66	60.51
1/24/2021	986	639	38	21.79	64.81
1/25/2021	1123	697	41	21.56	62.07
1/26/2021	587	356	36	21.38	60.65
1/27/2021	643	375	40	21.34	58.32
1/28/2021	1177	672	37	21.20	57.09
1/29/2021	1234	730	43	21.46	59.16
1/30/2021	1123	713	45	21.83	63.49
1/31/2021	1001	633	37	21.73	63.24
2/1/2021	676	426	38	21.58	63.02
2/2/2021	920	578	38	21.80	62.83
2/3/2021	1175	732	38	21.63	62.30
2/4/2021	1175	729	61	21.71	62.04
2/5/2021	1272	740	38	21.44	58.18
2/6/2021	1150	740	51	21.72	64.35
2/7/2021	1065	658	43	20.96	61.78
2/8/2021	1182	725	39	21.51	61.34
2/9/2021	730	448	40	21.54	61.37
2/10/2021	1043	635	44	21.52	60.88
2/11/2021	1201	722	41	21.47	60.12
2/12/2021	1257	731	60	21.34	58.15
2/13/2021	1137	705	45	21.33	62.01
2/14/2021	1060	644	42	21.32	60.75
2/15/2021	1162	685	41	21.26	58.95
2/16/2021	1182	654	39	20.91	55.33
Totals:	31148	18820	Avg. 42	21.44	60.42
			High 61		



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #2 located on Night Heron Drive

1/19/2021 – 2/18/2021 Radar Results *Corrupt data: 1/24, 1/30, 2/8, and 2/9

Date:	# of Vehicles	# of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% of Violators for the Day
1/19/2021	806	243	39	18.92	30.15
1/20/2021	1005	340	33	19.11	33.83
1/21/2021	949	345	41	19.04	36.35
1/22/2021	1098	374	47	19.11	34.06
1/23/2021	121	28	35	18.15	23.14
1/25/2021	931	263	36	18.94	28.25
1/26/2021	1001	317	42	19.12	31.67
1/27/2021	1033	351	67	19.31	33.98
1/28/2021	1074	242	40	18.21	22.53
1/29/2021	135	37	30	18.59	27.41
1/31/2021	577	220	41	19.54	38.13
2/1/2021	983	274	45	18.74	27.87
2/2/2021	1001	312	35	18.97	31.17
2/3/2021	944	307	67	19.12	32.52
2/4/2021	1026	340	34	18.99	33.14
2/5/2021	1100	352	54	19.06	32.00
2/6/2021	943	318	39	18.99	33.72
2/7/2021	125	44	38	18.25	35.20
2/10/2021	915	306	38	19.17	33.44
2/11/2021	1036	342	35	19.08	33.01
2/12/2021	1119	340	73	19.04	30.38
2/13/2021	828	299	35	19.15	36.11
2/14/2021	847	296	37	19.19	34.95
2/15/2021	913	303	48	19.04	33.19
2/16/2021	745	228	45	18.94	30.60
2/17/2021	1034	335	43	19.09	32.40
2/18/2021	1002	356	36	19.28	35.53
Totals:	23291	7512	Avg. 42	19.03	32.25
			High 73		

Event's Summary Report 10/2020 - 2/2021

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2020/2021 Yearly Budget \$30,000
Community Fall Garage Sale 10/3/2020 - Canceled due to COVID	\$200	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Kid's Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Adult Art Class 10/10/2020	\$0	2	0	\$0.00	\$0.00	\$0.00	\$0.00
Bacon Boss 10/11/2020	\$0	25	0	\$0.00	\$0.00	\$0.00	\$0.00
Fall Festival 10/17/2020	\$1,700	155	0	\$1,630.03	\$125.00	(\$1,505.03)	\$28,369.97
Haunted House 10/23/2020 & 10/24/2020	\$600	158	0	\$398.03	\$323.55	\$74.48	\$27,971.94
Best Decorated House 10/29/2020	\$75	10	0	\$30.00	\$0.00	(\$30.00)	\$27,941.94
Puppies and Pumpkins 10/30/2020	\$200	21	0	\$115.91	\$0.00	(\$115.19)	\$27,826.03
Kid's Costume Parade 10/31/2020	\$150	175	0	\$40.34	\$0.00	(\$40.34)	\$27,785.69
Kid's Art Class 11/7/2020	\$0	1	0	\$0.00	\$2.00	\$2.00	\$27,785.89
Adult Art Class 11/7/2020	\$0	2	0	\$0.00	\$4.00	\$4.00	\$27,785.69
Trivia Night 11/20/2020	\$50	0	0	\$0.00	\$0.00	\$0.00	\$27,785.69
**Santa's Arrival 12/5/2020	\$1,600	273	\$17.50	\$699.63	\$0.00	(\$682.13)	\$27,086.06
Lighting of the Menorah 12/10/2020	\$250	5	0	\$51.06	\$0.00	(\$51.06)	\$27,035.00
Pasco County Animal Shelter Holiday Fundraiser 12/11/2020	\$0	15	0	\$0.00	\$0.00	\$0.00	\$27,035.00
Gingerbread House Workshop 12/12/2020	\$300	20	0	\$176.02	\$151.10	(\$24.92)	\$26,858.98
Kid's Art Class 12/12/2020	\$0	0	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Adult Art Class 12/12/2020	\$0	3	0	\$0.00	\$0.00	\$0.00	\$26,858.98
Best Decorated House Contest 12/17/2020	\$50	10	0	\$15.00	\$0.00	(\$15.00)	\$26,843.98
**Breakfast with Santa 12/19/2020	\$1,600	180	\$537.50	\$484.36	\$835.82	\$351.46	\$26,359.62
Badminton Bash 12/29/2020	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62
Frisbee Golf Frenzy 12/30/2020	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62

Ice Cream Social 1/2/2021	\$25	8	\$0.00	\$0.00	\$16.00	\$16.00	\$26,359.62
Basketball Bonanza 1/8/2021	\$0	10	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62
Kid's Art Class 1/9/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$26,359.62
Adult Art Class 1/9/2021	\$0	5	\$0.00	\$0.00	\$8.00	\$8.00	\$26,359.62
Drive-In Movie Night 1/15/2021 Canceled due to inclement weather. Credit on file for Spring Break Drive-In Movie.	\$0	0	\$0.00	\$770.00	\$0.00	(\$770.00)	\$25,589.62
Bacon Boss 1/15/2021	\$0	22	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Ping Pong Madness 1/17/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Cornhole Challenge 1/23/2021	\$0	5	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Charm City Eats Food Truck 1/30/2021	\$0	34	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Badminton Bash 1/31/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,589.62
Volunteer Appreciation Dinner 2/6/2021	\$200	6	\$0.00	\$80.28	\$0.00	(\$80.28)	\$25,509.34
Asian Variety Food Truck 2/10/2021	\$0	27	\$0.00	\$0.00	\$0.00	\$0.00	\$25,509.34
Valentine's Extravaganza Grill & Chill 2/12/2021	\$75	15	\$0.00	\$50.90	\$0.00	(\$50.90)	\$25,458.44
Charm City Eats Food Truck 2/13/2021	\$0	29	\$0.00	\$0.00	\$0.00	\$0.00	\$25,458.44
Badminton Bash 2/14/2021	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$25,458.44
Totals:	\$7,075		\$555.00	\$4,541.56	\$1,465.47	(\$2,908.91)	\$25,458.44

Events highlighted in yellow were canceled due to COVID-19

*** Deposits & Credits on the books from COVID-19 cancellations - Bounce House \$50.00 & **Strictly Entertainment - \$1,275.00 Total: \$1,325.00**

****Strictly Entertainment credit applied to the December events.**

General Events Supplies

Linens - Laundry Service				\$0.00			\$25,458.44
CDD meetings				\$0.00			\$25,458.44
Storage unit, storage supplies, electronic communication program, movie license, and props				\$1,119.27			\$24,339.17
Misc. items				\$0.00			\$24,339.17
Totals:				\$1,119.27			\$24,339.17

Tab 7



February 8, 2021

Proposal #12047221

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wplodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Brick Paver Removal, Excavate, Base and Pave

Scope of work:

1. Secure work area.
1. Remove 2 sections of brick pavers totaling approximately 3,984 square feet.
2. Haul off debris.
3. Excavate 2 areas of existing paver base material to a depth of 4" totaling approximately 3,984 square feet.
4. Haul all debris from the job site.
5. Install roll and compact 6" of crushed concrete base to 2 areas totaling approximately 3,984 square feet.
6. Power sweep and clean the entire area and pre-base all low or rough areas with asphalt.
7. Tack all areas to be paved where necessary.
8. Install 1.5" of Type SP-9.5 hot mix asphalt to 2 areas totaling approximately 3,984 square feet.
9. Compact asphalt using both vibratory and 7 wheel rubber tire rollers.

Labor and Material - \$27,927.00

Pricing Include M.O.T.

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN ABOVE SCOPE OF WORK IS ANY SELECT FILL MATERIAL.
- *NOT INCLUDED IN THE ABOVE PRICE IS SUBGRADE STABILIZATION.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



February 8, 2021

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PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR LANDSCAPING AND SOD DAMAGED OR REMOVED DURING THE CONSTRUCTION.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *PROPOSAL DOES NOT INCLUDE TESTING, LAYOUT, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *IT IS CUSTOMER RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *DUE TO THE ELEVATIONS IN THE EXISTING DRIVE LANES, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



February 8, 2021

Proposal #12047221

Contact

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Phone: 813 995-2437
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Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

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Land O Lakes, Florida 34637

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Terms: 50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To (Name and Address):

Job Site Name and Address:

Billing Contact Information:

Billing Phone Number:

Email Address:

ACPLM Authorized Signature Richard Ostrander

Customer's Authorized Signature _____

Date of Acceptance _____



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



February 8, 2021

Proposal #12047221

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Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Terms – 50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days

ACPLM Authorized Signature _____

Richard Ostrander
Cell: 813 753-4486 rostrander@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 60 days from proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$27,927.00



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Ajax Paving Industries of Florida, LLC.
 One Ajax Drive, North Venice, FL 34275
 Phone: 941-486-3600
 Fax: 941-486-3500
 www.ajaxpaving.com

The Future is Riding on Ajax.™

To:	WILDERNESS LAKE PRESERVE HOA	Contact:	Tish Dobson
Address:	21320 Wilderness Lake Blvd. LAND O LAKES, FL 34637	Phone:	813-995-2437
Project Name:	Wilderness Lake Preserve	Fax:	
Project Location:	US 41 And Wilderness Lake Blvd., Land O Lakes, FL	Bid Number:	JS21-009
		Bid Date:	1/27/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	\$1,872.34	\$1,872.34
2	Maintenance Of Traffic	1.00	LS	\$11,158.02	\$11,158.02
4	2 1/4" SP-12.5 Asphalt	437.00	SY	\$42.16	\$18,423.92
7	Base 12" Limerock	26.00	TON	\$1,170.57	\$30,434.82
8	Mill Existing Asphalt	437.00	SY	\$28.77	\$12,572.49
Total Price for above Items:					\$74,461.59

Total Bid Price: \$74,461.59

Notes:

- This Proposal includes ONLY those items and services specifically described above.
- This Proposal is based on 1 Mobilizations. Additional Mobilizations will require negotiation of price.
- Asphalt overruns due to pre-existing conditions, including soft base, subgrade or base tolerance will be an additional charge of \$100.00 per ton.
- Prices on this quotation are based on construction prior to May 31, 2021. Any construction after this date will be subject to increased prices of labor, materials and supplies.
- Acceptance of this proposal confirms agreement with and incorporation of the standard terms of contract of Ajax Paving Industries of Florida, LLC. This proposal is binding on customer when signed and transmitted to Ajax by mail, PDF, or facsimile.
- Striping and signage by others
- A 30% down payment is required and the remainder of balance is to be paid within 10 days of job completion.
- Payment shall be based upon actual field measured quantities.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ajax Paving Industries Of Florida, LLC

Authorized Signature: _____

Estimator: Josh Sanders

jsanders@ajaxpaving.com

ESTIMATE



**WATKINS & SONS PAVING,
INC.**

Date 1/27/2021
ESTIMATE #
Expiration 5/1/2021

WATKINS & SONS PAVING, INC.
AMBER LEE WATKINS
LIC #SP13889
11839 PRUETT RD.
SEFFNER, FL 33584
813-661-6963
FAX 813-661-1686
WATKINSPAVING@GMAIL.COM

TO

Tish Dobson
21320 Wilderness lake
Land o lakes
813-995-2437

SQ. FT.	Item #	Description	Line total
	MOB	MOBILIZE EQUIPMENT	\$0.00
3,200 sq.ft	NEWLAY ASPHALT	EXCAVATE AND REMOVE EXISTING BRICK PAVERS, HAUL PAVERS TO DESIGNATED AREA ONSITE(NOT RESPONSIBLE FOR BROKEN PAVERS), BASE AND SUB GRADE TO A APROX. DEPTH OF 16" INSTALL SIXTEEN (16") INCHES OF CRUSHED ROAD BASE AND THEN COMPACT BASE WITH STEEL WHEEL VIBRATORY ROLLER AND RUBBER TIRE ROLLER, (WILL BE COMPACTED IN THREE SEPERTAE LIFTS OF SIX (6") INTERVALS PRIME COAT, LAY FOUR (4") INCHES OF (SP 12.5) ASPHALT AND THEN COMPACT ASPHALT, WITH STEEL VIBRATORY ROLLER AND RUBBER TIRE ROLLER(WILL BE LAID IN TWO LIFTS) CLEAN UP JOB SITE.	\$45,000.00
7-9 DAYS	MOT	MOT PROVIDED BY BOBS BAIRRICAEADS, I SET IN FOR 7 DAYS,AT\$2500.00 DY	\$19,500.00
TOTAL JOB			\$64,500.00

For the price stated above Watkins & Sons Paving, Inc. will perform the above work stated in this proposal.
Upon agreement of this proposal the purchaser agrees to pay the price as follows: pay half \$32,250.00, in addition pays \$32,250.00 upon completion of the job stated above.

In the event, it should be necessary for Watkins & Sons Paving, Inc. to collect any amount due under this contract through an attorney or by legal proceedings. The undersigned signature promises and agrees to pay all cost of the collection.

Accepted and agreed to this _____ day of _____ 2021

Accepted by _____

Tab 8

Pavement Management for the Preserve at Wilderness Lake CDD

Local/Residential Road Improvements

Pasco County, like many predominately rural counties throughout the United States and Florida, funds the paving and repaving of the county's roads by assessing the benefited property owners. Property taxes are not used for road reconstruction, improvements, or maintenance. Instead, these taxes fund parks, libraries, law enforcement, courts, jails, animal control, and a myriad of other county services and offices.

Local or neighborhood streets are paved or repaved under the [Special Assessment Ordinance No. 02-17 \(PDF\)](#).

While the county does maintain some limestone roads by grading, the county cannot afford to accept additional unpaved roads for maintenance or pave those that we do maintain.

Paving Assessment Account

The money to fund local/residential road improvements comes from the paving assessment account (a revolving fund). The benefited property owners are required to repay the money in order for the paving assessment account to be replenished, ensuring future projects will be possible. The repayment can vary from five to 15 years, depending on the project.

Road Paving Assessment (PVAS) Program

PETITION PROCESS

1. Property owners requesting information regarding road improvement(s) shall contact Paving Assessment (PVAS) at 727-834-3601. An information packet containing a Petition Leader Request form, Frequently Asked Questions about the PVAS program, and information about the State Housing Initiative Program will be mailed to the requestor. **Completed**

Note: A petition for a PVAS project must be initiated with the [Petition Leader Request](#) form, signed by a property owner who either owns property on the road or who benefits directly from road improvements. **Completed**

2. A site evaluation will be conducted and an estimated cost for the project will be generated.
3. Letters and ballots will be mailed to all benefited property owners explaining the proposed project and the maximum amount to be assessed after the work is completed. Included with the letter is a stamped, self-addressed envelope for property owners to return their ballots. **March 2021 mailing to the residents & CDD.**

4. Before proceeding, 50% or more of the returned ballots must be in favor of the project.
5. If enough favorable responses are not received, the project will be discontinued.
6. If enough favorable responses are received, a Workshop and a Public Hearing will be scheduled.
7. If the Board of County Commissioners approves the project, it will be scheduled for construction.
8. At the end of the road improvement project, the road will become county maintained.
9. After the project is completed, all specially benefited property owners will be billed their share of the completed work cost, regardless of whether they voted for or against the project.
10. The assessment will appear on each property owners annual tax bill.

Special Assessment Methodology Based on Equivalent Residential Units (ERUs)

All parcels of property benefited by the improvements forming the basis of a special assessment shall be assessed based on the number of Equivalent Residential Units (ERUs) assigned to such parcel. The number of ERUs assigned to each parcel is determined according to the following rules:

- I. Parcels with a "Legal Right" [1] to access the improvements or services forming the basis of the special assessment and that are contiguous to the improvements or services forming the basis of the special assessment:

(a) Residential parcels:

(1) Improved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single-family or multi-family, on which no additional residential units may be placed under applicable land development code requirements shall be assessed one (1) ERU for each existing single family detached residential unit (including mobile homes located on individual lots), and three/fifths (3/5) of an ERU for each existing multi-family residential unit (including, but not limited to, apartments, condominiums, townhouses, duplexes, and mobile homes located in mobile home parks).

(2) Partially improved residential parcels.

Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-family, on which one (1) or more dwelling units have been placed shall be assessed the greater of the number of ERUs determined according to subparagraph (a)(3) below, or the actual number of existing dwelling units on the parcel according to subparagraph (a)(1) above.

(3) Unimproved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-

family, shall be assessed that number of ERUs determined by sixty-five percent (65%) of the maximum number of single-family residential dwelling units allowed under applicable land development code requirements for that parcel.

(b) Nonresidential parcels:

Each parcel of property zoned other than agricultural, residential, or mobile home shall be assessed that number of ERUs determined by sixty-five percent (65%) of the maximum number of single-family residential dwelling units allowed under the predominant residential zoning requirements for the assessment area.

- II. Parcels with a Legal Right to Secondary or Alternative Access to the Improvements or Services forming the Basis of the Assessment, and that are Contiguous to the Improvements or Services forming the Basis of the Assessment:

Each parcel of property with secondary or alternative access to the improvements or services forming the basis of the assessment shall be assessed fifty percent (50%) of the ERUs determined according to paragraph I. above.

- III. Parcels that are not contiguous to the improvements or services forming the basis of the assessment, but where at least fifty percent (50%) of the parcel lies within a 1,000-foot centerline of the improvements or services forming the basis of the assessment and the parcel has access to the collector and arterial roadway network through the improvements or services forming the basis of the assessment.

Such parcels shall be assessed twenty-five percent (25%) of the ERUs determined according to paragraph I. above.

- IV. Parcels that are not contiguous to the improvements or services forming the basis of the assessment, but where the parcel's sole means of access to the collector and arterial roadway network is through the improvements or services forming the basis of the assessment. Such parcels shall be assessed twenty-five (25%) of the ERUs determined according to paragraph I. above.VI.

- V. Exceptions:

(1) The following shall be assessed zero ERUs: a. Any parcel of property determined to be unbuildable and which cannot be altered to become a buildable lot or combined with other parcels owned by the same owner to become part of a buildable lot; b. Any parcel of property owned by the federal government, the State of Florida, its counties, or its municipalities.

- (2) The county administrator, or his designee, in response to the presentation of unique, exceptional or extraordinary circumstances, where strict application of the above method of determination would create a practical difficulty or an undue hardship, may recommend that the Board of County Commissioners approve an alternative method of determination on a case-by-case basis in the interest of fairness and administrative ease.

[1] "Legal Right" is defined as the legal right to connect to or access the improvements or services forming the basis of the special assessment under Florida statutory or common law, or pursuant to private agreement. For purposes of this section, the issuance of any state or local permit or approval as a precondition to connection or access shall not be construed as denying any parcel owner a legal right to connect to or access the improvements or services forming the basis of the special assessment.



CERTIFIED MAIL – RETURN RECEIPT REQUESTED

7/8/2020

To: LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT
C/O RIZZETTA & COMPANY INC

RE: Lake Saxon Drive - PVAS No. 3430

Dear Property Owner(s):

The Department of Public Works has been asked to petition the property owners to determine interest in a paving assessment project. The purpose of this letter is to provide the property owners with necessary information to make an informed decision concerning this project.

The Lake Saxon Drive Paving Assessment Project is a repaving project. The predominant condition of the streets within this project is poor, which means the surface has map cracking, broken edges, depressions, or other signs of substantial deterioration. Public Works Engineering evaluated the road related drainage as part of this project and is not recommending any drainage improvements. However, Public Works Operations will perform maintenance on existing drainage infrastructure. This maintenance may include re-grading swales, clearing inlets and culverts, and replacing failed pipes as needed. The Department of Public Works proposes to mill the existing roadway, restore the base as necessary, level and resurface with Hot Mix Asphalt, sod, signage, and other incidental work, as required with regular County maintenance resuming upon completion. Under current policy guidelines, County-maintained paved roads in this condition qualify for a 25% discount on that portion of the individual assessment over \$1,000.00. If your maximum assessment is below \$1,000.00, or the final project cost results in your assessment being lower than \$1,000.00, then under current policy guidelines no discount applies.

If approved by the Board of County Commissioners at a Single Public Hearing, your **MAXIMUM** assessment is **\$2,175.06**, which reflects a 25% discount on that portion of the individual assessment over \$1,000.00. **In accordance with Section 94-17 of the Pasco County Code of Ordinances, a lien upon the property assessed, effective from the date of project completion, shall be filed with the Clerk of Circuit Court as public record. This lien amount will be added to your property tax bill and will be payable annually in the same manner as your property tax. This is not a bill. The assessment is billed only after the project is complete. Please note that failure to pay any final assessment adopted by the Board of County Commissioners could result in the loss of the property involved in the assessment.** The method of payment is described on the attached amortization schedule. The rate of interest designated on the attached amortization schedule is currently the rate of interest for the project if it passes petition. Pursuant to ORDINANCE No. 02-17, if the project is approved by fifty percent (50%) of the property owners that respond and is approved by the Board of County Commissioners at a public hearing, the cost of the project will be assessed to the specially benefited properties. The method of assessment will be calculated based on equivalent residential units. Property owners are allowed 45 days from the date of the certified mailing of the notification of petition to return the ballot. Failure to return the ballot within the allotted time frame does not constitute a No vote against the project, only those ballots received by the Pavement Management office will be used in determining if the project passes or fails. The deadline for ballot receipt is **8/21/2020**. Instructions for the voting procedure are on the ballot.

If you have any questions regarding the project, please contact the Paving Assessment Office at 727-834-3601.

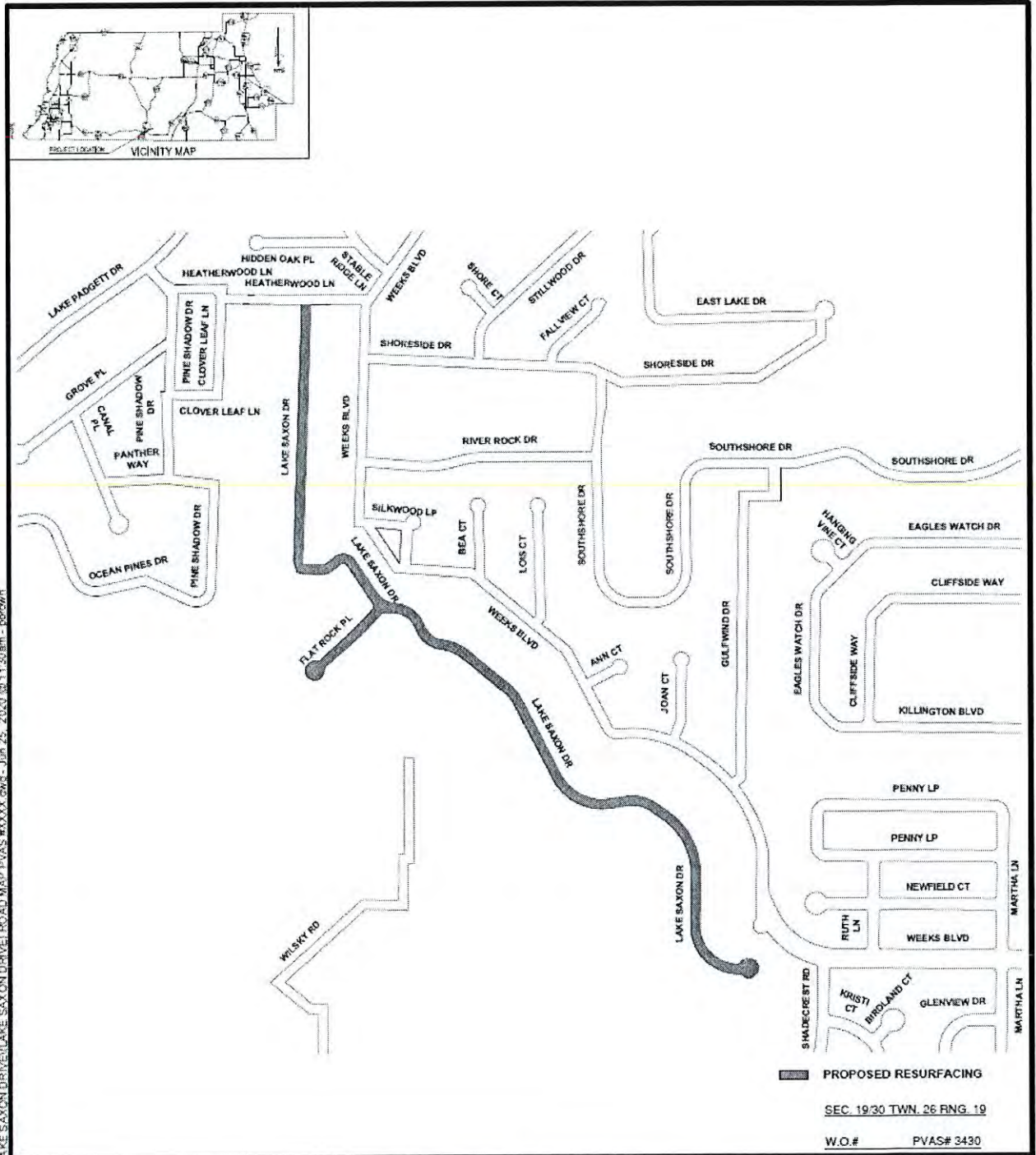
Sincerely,
PASCO COUNTY

Ainsley Caldwell
Chief Project Manager

cc: The Honorable Mike Moore, Chairman, Board of County Commissioners, District 2
Michael J. Carballa, P.E., BCEE, Assistant County Administrator (Public Infrastructure Branch)
Branford N. Adumuah, Public Works Director
File

PUBLIC WORKS/PAVEMENT MANAGEMENT
727.834.3601 | 4454 Grand Boulevard | New Port Richey, FL 34652
E-MAIL: acaldwell@pascocountyfl.net

MAP



PASCO COUNTY, FLORIDA
PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION

LAKE SAXON DRIVE

PAVING ASSESSMENT BALLOT

Lake Saxon Drive - PVAS No. 3430

The area to be improved in this project is sections 19 and 30 township 26 range 19.

The total number of assessable lots or parcels to be benefited by this project is 100. A complete roll is on file with the Department of Public Works.

If you want the road improvements and regular County maintenance, and are willing to be assessed for the work, please check the "YES" block and each person listed on the deed to your property must sign the petition. If you do not want the work or object to the assessment, please check the "NO" block; no signature is required on the ballot if you indicate "NO". Please return the completed petition in the provided return envelope, to the Paving Assessment Office prior to **8/21/2020**. Failure to return the ballot within the allotted time frame does not constitute a No vote against the project, only those ballots received by the Pavement Management office will be used in determining if the project passes or fails. The final decision whether or not to approve a paving assessment rests with the Board of County Commissioners. If you have any comments or suggestions, please write them in the space provided. If this is not enough space, please continue on the back of the page. This ballot is for the following parcels:

Parcel	Assessment
19-26-19-0530-00000-0RA0	\$2,175.06

Total Maximum Assessment: **\$2,175.06**

☐ Yes

☐ No

Signature

Signature

Comments:

PASCO COUNTY PAVING ASSESSMENT PROGRAM
FREQUENTLY ASKED QUESTIONS

1. How does an assessment come about?

Under Chapter 94 of the Pasco County of Ordinances, an assessment project can either be initiated through a citizen petition OR by the action of the Board of County Commissioners. Even if a petition fails to achieve the passage requirements set forth in the Ordinance, the Board has the ultimate authority to adopt an assessment where it believes it would be in the best interest of the health, safety and welfare of the residents within the boundaries of the proposed project.

2. How is my assessment calculated?

Under Board Resolution 02-210 establishing the assessment methodology to be used for assessments adopted under Chapter 94 of the Pasco County Code of Ordinances, assessments are based on the number of Equivalent Residential Units (ERUS) applicable to your property. The ERU methodology is based on the theory that each dwelling unit that is either already built or may be built in the future on a particular piece of property and which has access to the public road(s) that is or are being improved as part of the assessment project area will receive a benefit by being able to utilize the improved road. The more dwelling units permitted by the residential zoning applicable to a particular parcel, the greater the proportionate share of the assessment costs will be apportioned to that particular parcel based on increased potential vehicular use of the public road and the related impact on the wear and tear on the public road.

3. What are ERUS and how are they calculated?

ERUS (Equivalent Residential Units) are based on the following factors:

1. The number of residential dwelling units in existence on your property and the number of residential dwelling units allowed to be placed on the property under its current zoning or the predominant zoning in the project area.

4. What other factors does the County consider in calculating an assessment?

- I. If your property (both residential and/or non-residential) has legal right of access (such as by a driveway) to the road or roads being improved and is connected to such Improvements.
 - a. If you have a Residential Property, the following criteria apply:
 - (1) Improved Residential Parcels
1 ERU for each single family detached residential unit (including mobile homes on individual lots) and 3/5 ERU for each existing multi-family residential units (including apts., condos, townhouses, duplexes and mobile homes in mobile home parks)
 - (2) Partially Improved Residential Parcels
Each parcel within agricultural, residential or mobile homes zoning districts are assessed the greater of the ERUS under (a) (3) below or the actual number of existing dwelling units in place at the time of the assessment.
 - (3) Unimproved Residential Parcels
65% of the maximum number of single family residential units allowed under applicable land development code requirements for that parcel.
 - (4) Non-residential Parcels
Parcels that are zoned agricultural, non-residential or contain mobile homes are assessed 65% of the maximum number of single family residential dwelling units allowed under the predominant residential zoning requirements of the project area to be assessed.
- II. Parcels with Secondary or Alternative Access to Improvements and that are contiguous (or adjacent) to the improvements

Such parcels are assessed 50% of ERUS determined under Paragraph I above. An example of such a parcel would be a corner lot which has access to more than 1 street.
- III. Parcels that are Non-contiguous (not adjacent to or directly connected) to Improvements but where 50% of Parcel lies within 1000 ft. of the centerline of Improvements and the parcel has access to the County's collector and arterial roadway network through the improvements.

10. What happens if I can't afford to pay the when I get the bill? Will I lose my property?

If you can't or don't want to pay the assessment when billed, the assessment will be treated like any other tax due. That is, if the assessment amount or the annual installment is not paid off by the April 1st deadline for property taxes, the Tax Collector can sell off a tax certificate for the amount of taxes due. If no subsequent annual payments are made, the Tax Collector will continue to issue tax certificates for the annual amount due.

After a minimum of 2 years of non-payment of the annual assessment installments due, a tax deed for the property can be issued. If the tax deed is sold to a third party without the property owner paying off the amount due, the property owner could lose title to their property. According to the Tax Collector's Office though, the loss of title under such circumstances occurs very infrequently since there are multiple opportunities in the tax certificate process for the property owner to address and pay any arrearages due before a tax deed is issued.

Should you ever declare bankruptcy, transfer or sell the property and an assessment amount is still due, the County at that point will seek to be paid for the full assessment amount of any proceeds available.

11. What happens to the lien if I choose to pay-off my assessment early?

If at any point you would like to pay your assessment off early, you will be responsible for the principal, plus the entire interest that has been accrued on the parcel to date. After payment has been received, a Satisfaction of Lien will be filed with the Clerk of the Circuit Court to release the lien on your parcel.

12. Is there any way I can reduce the assessment?

At your expense, you may choose to Down Zone your parcel to a different zoning classification that would allow for fewer residential units on your parcel or have a Deed Restriction limiting the amount of development allowed on the parcel before the final assessment is adopted by the Board of County Commissioners. All costs involved in either of these processes are the sole responsibility of the property owner. If you wish to pursue either of the two options, please understand that the resale value of your property may be affected. It is important you let the County know in advance of the public hearing at which the preliminary assessment will be considered so that any necessary adjustments in the final roll can be made.

Funding Provided By:



The State Housing Initiative
Partnership (SHIP)

Social Media

Twitter: @PascoCommDev

FB: @PascoCommunityDevelopment

Pasco County Community Development

8610 Galen Wilson Blvd.

Port Richey, FL 34668

Phone: 727-834-3445

Fax: 727-834-3450

Twitter: @PascoCommDev

FB: @PascoCommunityDevelopment

A Note About Assessments

If you are applying for assessment assistance, please note that based on funding availability, only one year may be paid at a time, and you may have to apply each year for funding.

Assessments cannot be paid when the initial homeowner notice is generated; they can only be paid once the final roll has been completed and the one-year portion of the assessment appears on your property tax bill.

For questions about your property taxes the
Mike Fasano, Tax Collector at :

Dade City (352) 521-4338

New Port Richey (727) 847-8032

Land O'Lakes (813) 235-6076



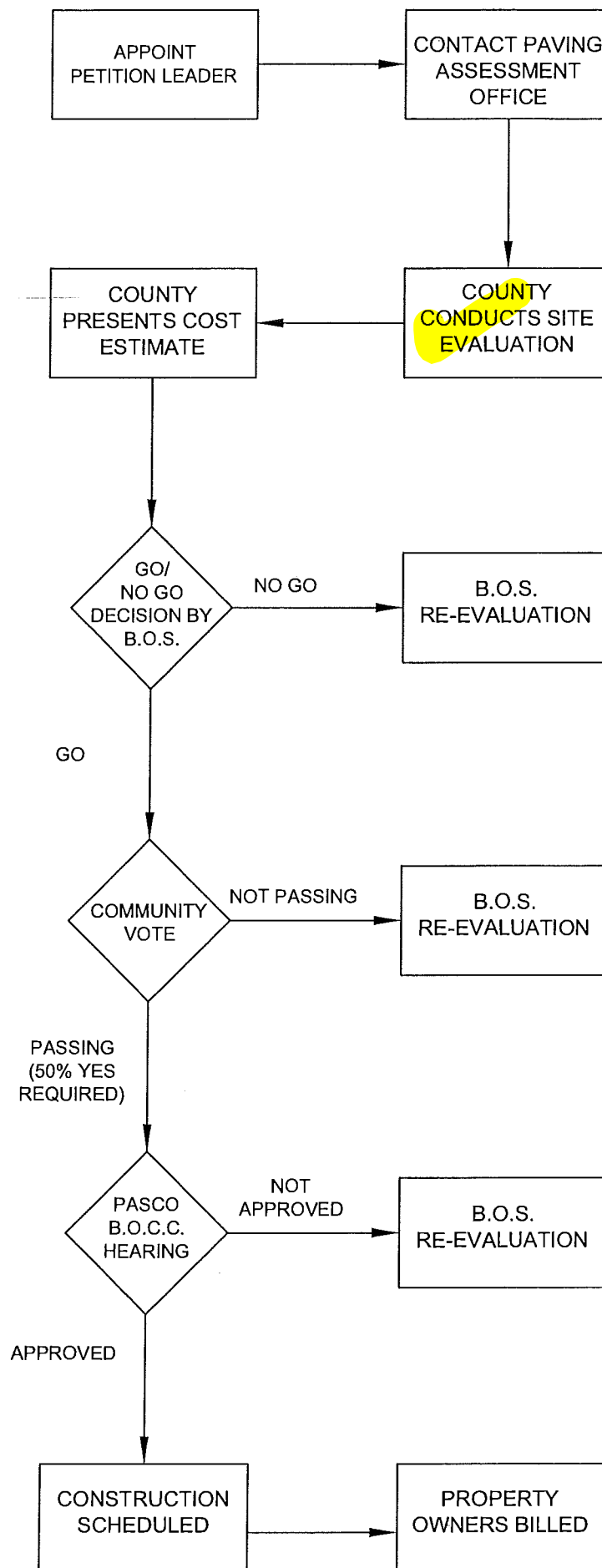
COMMUNITY DEVELOPMENT

Tax Payment Program



EQUAL HOUSING
OPPORTUNITY

PAVING ASSESSMENT PROCESS

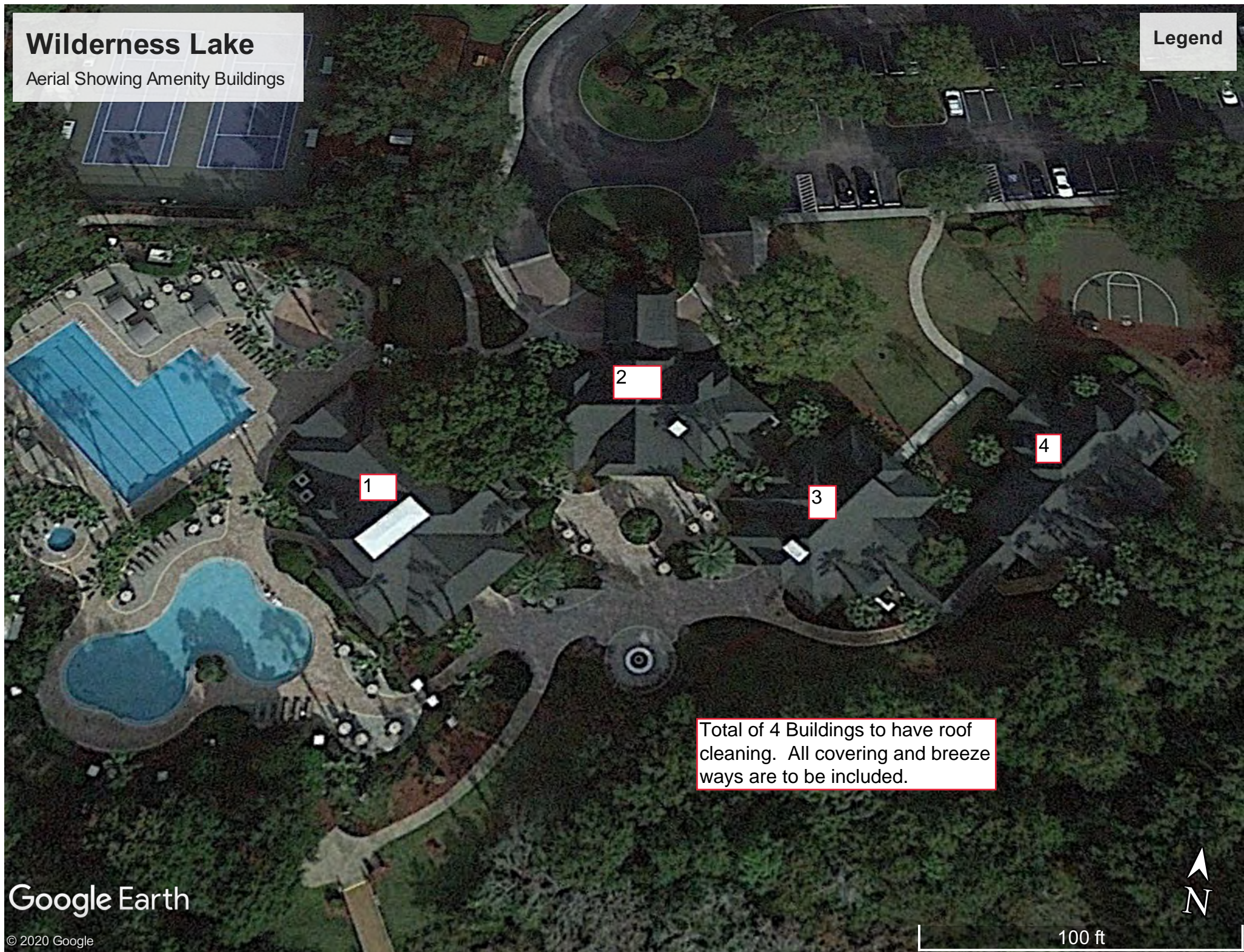


Tab 9

Wilderness Lake

Aerial Showing Amenity Buildings

Legend



1

2

3

4

Total of 4 Buildings to have roof cleaning. All covering and breeze ways are to be included.

Google Earth

© 2020 Google



100 ft



Contractor	Contact	Proposal Amount	Notes
Nautical Pressure Washing	Marvin Williams	\$4,750	Soft Cleaned chemically prepped
Pasco Pressure Washing	Mark Foti	\$4,800	Soft Cleaned chemically prepped. Uses Buddy's Pressure washing as Subcontractor.
Superior Peaks	Anthony Rizzo	\$5,500	Soft Cleaned chemically prepped

References:

Nautical Pressure Washing:

40 Reviews on Google (All 5 star)

Customer Reviews:

Chris M.

I needed pressure washing on my eaves, walkway, driveway and garden path stones. It was a significant job. We found Nautical Pressure Washing through Home Advisors. They responded quickly to the request and came to our home the same day to provide a quote. The quote was fair. The team was helpful, professional and thorough. The results exceeded our expectation. We are very happy with and highly recommend Nautical Pressure Washing.

Theodora G.

The best pressure washing we have ever had. I called 3 other companies, one guy I spoke with face to face. They never got back to me. Marvin is extremely responsive and he had a great team. He called be back the same day and was here 2 days later! I wish I had taken before pictures! I highly recommend Nautical Pressure washing.

Donna G.

Very professional. Explained all work to be done along with timeframe. Would definitely hire them again. The work they did for us was on 7 buildings for condo association.

Buddy's Pressure Washing (Subcontractor to Pasco Pressure Washing)

24 Reviews on Google (4.6 star average)

Customer Reviews:

Kevin M.

Buddy is known for his excellence in what he does, from his roof cleaning to his flat work. He will take his time to ensure that is customers are 100% happy with the work performed.

Steve F.

Buddy is a leader in the pressure washing industry. He has a proven, long standing record of providing excellent service to homeowners commercial properties.

Antoine D.

We have been doing business with Buddys Pressure Washing for the past 6 years and we are very satisfied with the services provided as well as their responsiveness.

Superior Peaks:**61 Reviews on Google (All 5 star)****References:****First In Property Management**

6013 Wesley Grove Blvd. Suite 102, Wesley Chapel, FL

(813) 345-8559

Roof Cleaning

Arbours at Fort King LLC

12861 Statelky Oak St, Dade City, FL 33525

(352) 521-0053

Roof Cleaning

Myrtle Lake Baptist Church

2017 Reigler Rd, Land O Lakes, FL 34639

(813) 949-5516

Roof Cleaning

Customer Reviews:**Jenny M.**

Excellent service and staff. My sales person Anthony not only promised but definitely delivered. A company I can trust. My roof looks amazing, while walking around during the estimate, I mentioned I was ripping off my deck. Anthony said, no need to rip off my deck, he said I can clean it instead of replacing it. I said it was worth a shot. Now it's like new and the painter is needing to come and stain it. Superior peaks for the Win!!!! Definitely a promoter of Superior peaks 5 stars!

Chad B.

Superior Peaks made our roof look like new! We are so pleased with how bright and fresh our whole home looks now. Anthony took great care not only with our roof, brick and siding but also with ensuring we had minimal grass and plant loss. They even cleaned and brightened up our sidewalk! Superior peaks truly takes pride in their service delivered, we have already started to tell people about Superior peaks.

Stan K.

Outstanding company. Owner and crew did a fantastic job. They were quick, efficient and communicated with us. Quality job. I highly recommend them for roof Cleaning and I also understand they offer a broad range of cleaning services. I would not hesitate for a second hiring them again or referring them to my friends and neighbors.

INVOICE

Nautical Pressure Washing

DATE:12/13/2020

22715 Saint Thomas Circle

Lutz, Fl. 33549

Bill To:

WILDERNESS Lake CDD

12750 Citrus Park Lake suite 115

Tampa FL 33625

Description	Price
<p>Soft wash Roof cleaning</p> <p>The roofs would be cleaned chemically prep will be provided to each building including tarps and cones in areas where work is in progress. Pressure washing roofs would cause damage to the shingles and roof structure. There will be a four man team and two pressure washing trailers to get project done in 1 to 2 days. The breezeways as well will be soft cleaned chemically . all plant life will be wet over and over to dilute and splashing from roof down below.</p> <p>All 4 roofs to be cleaned and breezeways are included in pricing.</p>	
TOTAL	\$4750.00

We are licensed and Insured in the State of Florida

We accept all major credit cards, PayPal, checks, and cash

We greatly appreciate you choosing our Family business

Nautical Pressure Washing

Date of this notice: 12-15-2017

Employer Identification Number:
82-3713237

Form: SS-4

Number of this notice: CP 575 B

NAUTICAL PRESSURE WASHING
MARVIN D WILLIAMS JR MBR
14933 EDGEEMERE DR
SPRING HILL, FL 34609

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 82-3713237. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L17000250149
FILED 8:00 AM
December 06, 2017
Sec. Of State
jareyes

Article I

The name of the Limited Liability Company is:

NAUTICAL PRESSURE WASHING LLC

Article II

The street address of the principal office of the Limited Liability Company is:

14933 EDGEMERE DR
SPRING HILL, FL. 34609

The mailing address of the Limited Liability Company is:

14933 EDGEMERE DR
SPRING HILL, FL. 34609

Article III

The name and Florida street address of the registered agent is:

MARVIN D WILLIAMS JR
14933 EDGEMERE DR
SPRING HILL, FL. 34609

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MARVIN D WILLIAMS, JR

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
MARVIN D WILLIAMS JR
14933 EDGEMERE DR
SPRING HILL, FL. 34609

Title: AMBR
MY B WILLIAMS
14933 EDGEMERE DR
SPRING HILL, FL. 34609

L17000250149
FILED 8:00 AM
December 06, 2017
Sec. Of State
jareyes

Article V

The effective date for this Limited Liability Company shall be:

01/01/2018

Signature of member or an authorized representative

Electronic Signature: MARVIN D WILLIAMS, JR

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by FEI/EIN Number](#) /

Detail by FEI/EIN Number

Florida Limited Liability Company
NAUTICAL PRESSURE WASHING LLC

Filing Information

Document Number	L17000250149
FEI/EIN Number	82-3713237
Date Filed	12/06/2017
Effective Date	01/01/2018
State	FL
Status	ACTIVE

Principal Address

22715 SAINT THOMAS CIR
LUTZ, FL 33549

Changed: 06/26/2020

Mailing Address

22715 SAINT THOMAS CIR
LUTZ, FL 33549

Changed: 06/26/2020

Registered Agent Name & Address

WILLIAMS, MARVIN D, JR
22715 SAINT THOMAS CIR
LUTZ, FL 33549

Address Changed: 06/26/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

WILLIAMS, MARVIN D, JR
22715 SAINT THOMAS CIR
LUTZ, FL 33549

Title AMBR

WILLIAMS, MY B
22715 SAINT THOMAS CIR

22715 SAINT THOMAS CIR
LUTZ, FL 33549

Annual Reports

Report Year	Filed Date
2019	04/24/2019
2020	06/26/2020

Document Images

06/26/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
12/06/2017 -- Florida Limited Liability	View image in PDF format

QUOTE

WildernessLake CDD

Grand Total (USD)

\$4,800.00

BILL TO

Frank Nolte Wilderness Lake CDD

Frank Nolte
12750 Citrus Park Lake
Ste 115
Tampa, 33625

7276087766

frank.nolte@cardno.com

Estimate Number: 423

Estimate Date: December 17, 2020

Expires On: January 1, 2021

ITEMS	QUANTITY	PRICE	AMOUNT
4 Roof /Breezeway cleaning Scope of work: Prepare and water all vegetation prior to starting, Chemically clean all roof areas on four buildings per attachment , including breezeways , and concrete under each breezeways.	1	\$4,800.00	\$4,800.00
Total:			\$4,800.00
Grand Total (USD):			\$4,800.00

Notes / Terms

per email request12/9



Pasco Pressure Washing LLC

1804 Tinsmith Circle
google link <https://goo.gl/posts/7i7oe>
Lutz, Florida 33559
United States

Contact Information

813 428 0143
pascopressurewashingllc.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Joseph D Walters Insurance 4552 Route 51 South Rostraver Township PA 15012	CONTACT NAME: Sarah Parker PHONE (A/C, No, Ext): (800) 878-3808 E-MAIL ADDRESS: sarah@jwagency.com FAX (A/C, No): (724) 929-3738
INSURED Buddy's Pressure Washing LLC 301 N Wilder Rd Lot 23 Plant City FL 33566	INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins. Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 24082

COVERAGES**CERTIFICATE NUMBER:** 2/20-21 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BKS55946860	02/19/2020	02/19/2021	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Sentry Management Inc
601 E Oak St, ste C

Kissimmee

FL 34744

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/1/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER GEICO One GEICO Boulevard Fredericksburg, VA 22412	CONTACT NAME: GEICO	
	PHONE (A/C, No, Ext): 1-866-509-9444	FAX (A/C, No):
	Email Address: R1COMMEND@GEICO.COM	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: GOVERNMENT EMPLOYEES INSURANCE COMPANY	
	NAIC # 22063	
INSURED BUDDYS PRESSURE WASHING 3708 COUNTY ROAD 547 N DAVENPORT, FL 33837-8705	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED. EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG. \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		X	9100203255 02	5/15/2020	5/15/2021	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 250,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 50,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CARROLL MANAGEMENT GROUP, LLC IS NAMED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER

CARROLL MANAGEMENT GROUP, LLC
3708 COUNTY ROAD 547 N
DAVENPORT, FL 33837-8705

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Amanda Pittman

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/01/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Joseph D Walters Insurance 4552 Route 51 South Rostraver Township PA 15012	CONTACT NAME: Sarah Parker PHONE (A/C, No, Ext): (800) 878-3808 E-MAIL ADDRESS: sarah@jwagency.com FAX (A/C, No): (724) 929-3738
INSURED Buddy's Pressure Washing LLC 301 N Wilder Rd Lot 23 Plant City FL 33566	INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins. Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 24082

COVERAGES**CERTIFICATE NUMBER:** 2/21-22 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		BKS55946860	02/19/2021	02/19/2022	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ 15,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						BODILY INJURY (Per person) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Carroll Management Group, LLC and its affiliates, and the direct and indirect owners and advisors of their managed properties are named as additional insured on the commercial general liability policy, which is primary and noncontributory, with respect to ongoing operations of the named insured (if required by written contract).
Document-Code 600B4170BDEC0572600180

CERTIFICATE HOLDER**CANCELLATION**

Carroll Management Group LLC c/o NetVendor
7644 SW Mohawk St #J

Tualatin

OR 97062

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L15000103589
FILED 8:00 AM
June 15, 2015
Sec. Of State
tscott**

Article I

The name of the Limited Liability Company is:

BUDDYS PRESSURE WASHING LLC

Article II

The street address of the principal office of the Limited Liability Company is:

301 N WILDER ROAD LOT 23
PLANT CITY, FL. UN 33566

The mailing address of the Limited Liability Company is:

301 N WILDER ROAD LOT 23
PLANT CITY, FL. UN 33566

Article III

The name and Florida street address of the registered agent is:

DOYLE E ROUP
301 N WILDER ROAD LOT 23
PLANT CITY, FL. 33566

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DOYLE ROUP

Article IV

The name and address of person(s) authorized to manage LLC:

Title: CEO
DOYLE E ROUP
301 N WILDER ROAD LOT 23
PLANT CITY, FL. 33566 UN

L15000103589
FILED 8:00 AM
June 15, 2015
Sec. Of State
tscott

Signature of member or an authorized representative

Electronic Signature: DOYLE ROUP

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L15000103589

Entity Name: BUDDYS PRESSURE WASHING LLC

Current Principal Place of Business:

3708 COUNTY ROAD 547 N
DAVENPORT, 33837

Current Mailing Address:

3708 COUNTY ROAD 547 N
DAVENPORT, 33837 UN

FEI Number: 46-2475857

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

HENSON, DARRIAN W
3708 COUNTY ROAD 547 N
DAVENPORT, FL 33837 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DARRIAN HENSON

04/28/2020

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title CEO
Name HENSON, DARRIAN W
Address 3708 COUNTY ROAD 547 N
City-State-Zip: DAVENPORT 33837

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DARRIAN HENSON

CEO

04/28/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date

ESTIMATE



Superior Peaks llc

Corporate Address
5323 war admiral dr
Wesley chapel fl 33544
904-240-2822

BILL TO

Frank Nolte

Wilderness Lake CDD
12750 Citrus Park Lake
Suite 115
Tampa, FL 33625
727-608-7766

C/O Frank Nolte

Service address
The Lodge at Wilderness Lake
Preserve

21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637
Phone: 813-995-2437

ESTIMATE #

17819

ESTIMATE DATE

12/24/2020

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Soft wash roof cleaning and Breezeway cleaning	5,500.00	5,500.00

Our Soft Wash Roof Cleaning method lasts 4 to 6 times longer than standard Pressure Washing, and poses zero risk of roof damage.

Our Soft Wash Roof Cleaning method achieves a 100% Kill Ratio on roof algae, mold, mildew and bacteria growth.

TOTAL

\$5,500.00 USD

Thank you

TERMS & CONDITIONS

Payment due time of service.
Cash, check or credit card

Superior peaks will need 3 days to complete this cleaning. Call to schedule and coordinate times .

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L17000171493
FILED 8:00 AM
August 11, 2017
Sec. Of State
crico

Article I

The name of the Limited Liability Company is:
SUPERIOR PEAKS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
5323 WAR ADMIRAL DRIVE
WESLEY CHAPEL, FL. US 33544

The mailing address of the Limited Liability Company is:
5323 WAR ADMIRAL DRIVE
WESLEY CHAPEL, FL. US 33544

Article III

The name and Florida street address of the registered agent is:
INCORP SERVICES INC
17888 67TH COURT NORTH
LOXAHATCHEE, FL. 33470

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER SMITH

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
ANTHONY RIZZO SR
5323 WAR ADMIRAL DR
WESLEY CHAPEL, FL. 33544 US

Title: MGR
STEPHANIE A ROSENBERG MS.
5323 WAR ADMIRAL DR
WESLEY CHAPEL, FL. 33544 US

L17000171493
FILED 8:00 AM
August 11, 2017
Sec. Of State
crico

Article V

The effective date for this Limited Liability Company shall be:

08/14/2017

Signature of member or an authorized representative

Electronic Signature: ANTHONY RIZZO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



TAMPBAY-03

XMIRANDA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/7/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Adrian Fernandez Insurance, Inc 6115 N Armenia Ave Tampa, FL 33604	CONTACT NAME: PHONE (A/C, No, Ext): (813) 872-8481 FAX (A/C, No): (813) 879-3505 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A : Western World Insurance Co INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Tampa Bay Pressure Washing LLC 12911 N Albany Ave Tampa, FL 33612	NAIC #

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			NPP1553889	8/7/2020	8/7/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Citrus Spark LLC and RPM Realty Management LLC as its Agent 14502 N. Dale Mabry Hwy Suite 333 Tampa, FL 33618	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000171493

Entity Name: SUPERIOR PEAKS, LLC

Current Principal Place of Business:

5323 WAR ADMIRAL DRIVE
WESLEY CHAPEL, FL 33544

Current Mailing Address:

5323 WAR ADMIRAL DR
WESLEY CHAPEL, FL 33544 US

FEI Number: 82-2450780

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SMITH, PETER C II
17888 67TH COURT NORTH
LOXAHATCHEE, FL 33470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: PETER SMITH

05/14/2020

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title OWNER
Name ROSENBERG, STEPHANIE A MS.
Address 5323 WAR ADMIRAL DR
City-State-Zip: WESLEY CHAPEL FL 33544

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHANIE ROSENBERG

OWNER

05/14/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SUPERIOR PEAKS, LLC

Filing Information

Document Number	L17000171493
FEI/EIN Number	82-2450780
Date Filed	08/11/2017
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State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/12/2018

Principal Address

5323 WAR ADMIRAL DRIVE
WESLEY CHAPEL, FL 33544

Mailing Address

5323 war admiral dr
wesley chapel, FL 33544

Changed: 05/14/2020

Registered Agent Name & Address

Smith, Peter C, II
17888 67TH COURT NORTH
LOXAHATCHEE, FL 33470

Name Changed: 05/14/2020

Authorized Person(s) Detail

Name & Address

Title Owner

ROSENBERG, STEPHANIE A, MS.
5323 WAR ADMIRAL DR
WESLEY CHAPEL, FL 33544

Annual Reports

Report Year	Filed Date
2018	10/12/2018

2018	10/12/2018
2019	05/02/2019
2020	05/14/2020
Document Images	
05/14/2020 -- ANNUAL REPORT	View image in PDF format
05/02/2019 -- ANNUAL REPORT	View image in PDF format
10/12/2018 -- REINSTATEMENT	View image in PDF format
08/11/2017 -- Florida Limited Liability	View image in PDF format

Tab 10

**WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT
FOR SWIM CLASS PARTICIPANTS**

As a condition of the use of The Preserve at Wilderness Lake Community Development District (the “**District**”) facilities and my participation in classes, I, on behalf of myself and any minor child/children for whom I have the capacity to contract, hereby acknowledge and agree to the following:

1. I understand the hazards of coronavirus (“**COVID-19**”) and am familiar with the Centers for Disease Control and Prevention (“**CDC**”) guidelines regarding COVID-19. I acknowledge and understand that the circumstances regarding COVID-19 are changing often, and that, accordingly, the CDC guidelines are regularly modified and updated. I accept full responsibility for familiarizing myself with the most recent updates. I further recognize and assume the risk that while the District has implemented sanitation procedures, the virus may remain on surfaces for days, sanitation procedures do not guarantee in any way the virus is not present, that other individuals present within the premises may be COVID+, and I accept the inherent risks associated therewith by entering the premises or engaging in the swim classes and/or other activities at the District’s facilities.

2. Notwithstanding the risks associated with COVID-19, including but not limited to those set forth herein, which I readily acknowledge, I hereby willingly choose to participate in swim class activities at the District’s facilities.

3. I acknowledge and fully assume the risk of illness or death related to COVID-19 arising from my presence in and on the premises and/or participating in swim classes, and/or other activities and hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE (on behalf of myself, any minor children from whom I have the capacity contract and to the extent legally possible, on behalf of any others with whom I may come into contact and allege that they became ill or contracted COVID-19 due to my presence in and on the premises and/or participation in the swim activities at the District’s facilities) the District, Rizzetta & Company (the District’s management company), Rizzetta Amenity Services, Inc. (the District’s Amenity Services company), and each of their owners, officers, directors, professional staff, agents, employees and assigns (the “**RELEASEES**”) from any liability related to COVID-19 which might occur as a result my being on the premises and participating in swim class activities at the District’s facilities.

4. I shall hold harmless the RELEASEES from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, the infection of COVID-19 or any other illness or injury alleged to have occurred on the premises or arising out of my participation in the swim class activities and/or other activities at the District’s facilities.

5. It is my express intent that this Waiver and Hold Harmless Agreement shall bind any assigns and representatives, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. I HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. I ACKNOWLEDGE THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT TO THE AUTHORIZATION GRANTED BY RELEASEES TO BE ON PREMISES AND PARTICIPATE IN THE SWIM CLASS ACTIVITIES.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement under seal on this _____ day of _____, 2020.

SIGNATURE: _____ NAME: _____

NAMES OF MINOR CHILD(REN) (if any): _____

Tab 11

The Preserve at Wilderness Lake Community Development District Swimming Pool Waiver Form

In consideration of being permitted to use the swimming pools owned, operated, and maintained by The Preserve at Wilderness Lake Community Development District (the “**District**”), I, on behalf of myself and my family, acknowledge and agree to the following:

1. I have received and reviewed a copy of the District’s swimming pool use rules and agree to abide by and conduct myself in accordance with those policies.
2. I assume all risks relating to or arising out of the use of the swimming pool by me and my family. I understand that no safety personnel are provided at the swimming pools and that the use of the swimming pools is at my own risk.
3. I hereby release, waive and discharge the District and its Board of Supervisors, agents, and employees (collectively the “**Releasees**”), from any and all liability for any and all claims, damages, loss or expense (including reasonable attorney’s fees and costs including at appellate levels), and any claim or damages resulting from an injury, even injuries resulting in death, to me or my property, or my family members, while using the swimming pools.
4. I agree to indemnify and hold harmless the Releasees from any loss, liability, damage or cost of any kind whatsoever they may incur due to or arising out of my or my family’ use of the swimming pools.
5. When I have concluded my use of the swimming pools, I agree that all equipment, furnishings and property of the District shall be in the same condition I found it, except for ordinary and reasonable wear and tear from the normal and proper use thereof. If I or my family members damage any of the District’s equipment, furnishings or property, I shall be solely responsible for the cost of repair or replacement thereof.
6. I agree that I will be responsible for any and all attorneys’ fees and costs incurred by the District in the enforcement of this document.
7. This document is intended to be as broad and inclusive as permitted by the laws of Florida. If any portion hereof is held invalid, it is agreed that the balance shall continue in full force and effect.
8. I have carefully read this document, I understand the contents hereof, and I have signed this document on my own free act.

By:_____

Name:_____

Date:_____

Tab 12

**LANDSCAPE MAINTENANCE AGREEMENT
ADDENDUM #1**

THIS LANDSCAPE MAINTENANCE AGREEMENT ADDENDUM #1 the ("Addendum #1") is made as of the 3rd day of February 2021, by and between The Preserve at Wilderness Lake Community Development District, whose mailing address is 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625 (the "**District**") and Redtree Landscape Systems, LLC, whose mailing address is 5532 Auld Lane, Holiday, Florida 34690 (the "**Contractor**").

WHEREAS, the Contractor and the District entered into the Landscape Maintenance Agreement dated February 1, 2019 (the "**Agreement**");

WHEREAS, by the execution of this Addendum #1 to the Landscape Maintenance Agreement, it is agreed that the Contractor will be performing professional services as an independent contractor and will not be subject to the control of the District as to the means and method of performance of the services.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions herein contained, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of the Agreement.

2. ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT. The Landscape Maintenance Agreement shall be amended as follows:

(a) The term of the Landscape Maintenance Agreement is extended through January 31, 2023. During the term of the Landscape Maintenance Agreement, there will be no increase in the landscape maintenance agreement base prices or line-item pricing for enhancement projects, and there will be no increase in the unit costs for tree pruning, tree removal, landscape installation and sod installation that have been previously negotiated with the District.

(b) The Contractor will provide the labor and materials necessary to repair the sod, tree and plant material portion of the Caliente berm "collapsed area" after the ground is restored.

3. TERMS AND CONDITIONS. All other terms and conditions of the Landscape Maintenance Agreement are hereby ratified and shall apply to this Addendum #1.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum #1 as of the day and year first written above.

Redtree Landscape Systems, LLC

By: Peter Lucadano
Name: Peter Lucadano
Title: CEO

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

By: Brian Sailer
Brian Sailer
Chair of the Board of Supervisors

Tab 13

MINUTES OF MEETING

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday February 3, 2021 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Brian Sailer	Board Supervisor, Chairman
Holly Ruhlig	Board Supervisor, Vice Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Bryan Norrie	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
Kelly Klukowski	Representative, Rizzetta Amenity Services, Inc.
Pete Lucadano	Representative, Red Tree Landscape <i>(joined the meeting in progress)</i>
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber called the meeting to order confirming a quorum for the meeting. Mr. Huber led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Huber asked if there were any audience comments. Jim Estel discussed the pavers at the front entrance.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Huber asked the Board if they had requests or any walk-on items.

Ms. Edwards inquired about the meeting time changes. Mr. Sailer reviewed the meeting times with Ms. Edwards. Mr. Diver discussed the landscape maintenance/mowing.

FOURTH ORDER OF BUSINESS

Consideration of ACPLM Change Order #1

Ms. Dobson presented and reviewed ACPLM's Change Order #1. She stated that the change order is in the amount of \$5,673.00 due to the unforeseen amount of damaged pavers.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved ACPLM's Change Order #1 (\$5,673.00) with a deadline for Completion of March 1, 2021 for Preserve at Wilderness Lake Community Development District.

FIFTH ORDER OF BUSINESS

General Interest Items

A. District Counsel

Mr. Vericker asked the new Board members if they had any questions on the packet that his office sent to them. There were no questions. Mr. Vericker stated that he had wanted to meet the new Board members.

B. District Engineer

Mr. Woodcock gave the Board an update on the areas of erosion near Caliente. He stated that the proposers will be reviewing the brick pavers. Mr. Woodcock stated that the three proposers were Resilient Pavers, Site Masters and Sun Pavers.

Ms. Dobson requested that the animal trapper review the areas with erosion near Caliente.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the animal trapper reviewing the areas with erosion near Caliente for Preserve at Wilderness Lake Community Development District.

Mr. Woodcock updated the Board on the campus paver repairs. He noted that one section has been removed from the proposals. Mr. Woodcock stated that the area near the Fitness Center and the Lodge required emergency repairs. He informed the Board that Site Masters made repairs along with Red Tree Landscape to handle the tree roots and the root barrier.

C. Landscaping Reports

Mr. Lucadano presented his reports, and he gave the Board his update. He mentioned that they had the second frost of the year.

Ms. Edwards and Mr. Diver asked stated that the mowing at the back entrance near Caliente Blvd. near the new development should be their responsibility and not the

Districts, specifically the outbound side.

A discussion was held regarding a contract extension for Red Tree Landscape. The Berm restoration and replanting of trees, plants and Bahia sod will be done at no expense to the District.

On a Motion by Mr. Norrie, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved extending Red Tree Landscape's contract for two more years for Preserve at Wilderness Lake Community Development District.

Ms. Dobson noted when the next landscape walk-thru would be and that the Chairman would be joining them.

D. GHS Environmental Report

Mr. Huber presented the GHS report for the Board's review. There were no comments or questions.

E. Lodge Manager's Report.

Ms. Dobson presented her report. She reviewed some additional items from her report. Ms. Dobson reviewed the paver proposals for resurfacing that were not included in the agenda. Attached as Exhibit "A".

Ms. Edwards inquired about why the dog classes at the screened area are no longer. Ms. Dobson stated that the instructor left the area. She stated that yappy hour can have an agility instructor at the next event.

Ms. Dobson spoke about the new software that is being used at the clubhouse. Mr. Sailer asked for an update on Clean Republic. Ms. Dobson said that they have been a great success.

1. Update on Dog Park Survey

Ms. Dobson gave an update on the Dog Park Survey. She reviewed the resident votes with the Board. There were a total of 171 votes with 29 for and 142 against.

2. Consideration of Proposals for Pool Resurfacing

Ms. Dobson presented and reviewed the proposals she received for the resurfacing of the pools. A discussion ensued. The Board would like the pool resurfacing and retiling to start with the lap pool in the winter of 2021 and then the Lagoon pool. Mr. Sailer would like to revisit the resurfacing work in July/August for work in December 2021 or January 2022. Ms. Dobson will communicate the resurfacing plan to the vendors. Ms. Dobson will obtain quotes for the front entrance and timeline for the County to start paving.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 6, 2021

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on January 6, 2021. He noted that Mr. Diver's changes were included in the meeting minutes. Mr. Sailer's changes were also made to the meeting minutes.

On a Motion by Mr. Sailer, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on January 6, 2021, as amended for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for December 2020

Mr. Huber presented the Operation & Maintenance Expenditures for December 2020.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Operation & Expenditures Report for December 2020 (\$153,994.08) for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

District Manager's Report

Mr. Huber presented the Financial Statements for December 2020 and the Reserve Study Report.

Mr. Sailer stated that the District Engineer's overages need to be monitored. Ms. Edwards discussed a Request for Qualifications for the District's engineering services.

Mr. Huber gave his report and mentioned the next meeting date of March 3, 2021 at 6:30 p.m. The Board agreed on holding a budget workshop on April 15th at 9:30 a.m.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Huber asked if there were any Supervisor requests. There were none put forth.

TENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Diver, seconded by Mr. Sailer, with all in favor, the Board of Supervisors adjourned the meeting at 8:43 p.m. for the Preserve at Wilderness Lake Community Development District.

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162
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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 14

The Preserve at Wilderness Lake Community Development District

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

Operation and Maintenance Expenditures January 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2021 through January 31, 2021.

The total items being presented: **\$120,617.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
A Total Solution, Inc. (ATS)	012521	0000152430	Service Call - CCTV System 01/21	Security System Maintenance	\$ 125.97	1
A Total Solution, Inc. (ATS)	012521	00017039	Monthly Service Maintenance Agreement 01/21	Security System Monitoring	\$ 600.00	2
A Total Solution, Inc. (ATS)	012511	00017040	Monthly Service Maintenance Agreement 12/20	Security System Monitoring	\$ 600.00	3
AlSCO, Inc.	012482	LTAM880470	Linen & Mat Service 12/20	Facility Supplies - Spa	\$ 130.69	4
AlSCO, Inc.	012482	LTAM883852	Linen & Mat Service 12/20	Facility Supplies - Spa	\$ 130.69	5
AlSCO, Inc.	012512	LTAM885559	Linen & Mat Service 01/21	Facility Supplies - Spa	\$ 130.69	6
Bay Area Environmental Services, Inc.	012496	92370	Jet Rodded & Vacuumed Storm System 10/20	Capital Reserves	\$ 2,280.00	7
Bay Area Environmental Services, Inc.	012496	92371	Jet Hose Installed 10/20	Capital Reserves	\$ 1,480.00	8
Bayside Roofing Professionals	012522	42437	Maintenance Shed 01/21	Capital Reserves	\$ 3,025.00	9
Beth Edwards	012499	BE010621	Board of Supervisors Meeting 01/06/21	Supervisor Fees	\$ 200.00	10
Brian P Sailer	012506	BS010621	Board of Supervisors Meeting 01/06/21	Supervisor Fees	\$ 200.00	10
Bryan D Norrie	012502	BN010621	Board of Supervisors Meeting 01/06/21	Supervisor Fees	\$ 200.00	10
Cardno, Inc.	012523	528245	Engineering Services 12/20	District Engineer	\$ 4,897.73	11
City Electric Supply Company	012483	LOL/142244	15 W Led Knuckle Mntd 12/20	Landscape Lighting Replacement	\$ 254.04	14

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Duke Energy	012498	60574 01168 12/20	Hérons Glen Sign 12/20	Electric Utility Services	\$ 16.71	15
Duke Energy	012498	83196 80556 12/20	Hérons Wood Sign 12/20	Electric Utility Services	\$ 16.34	18
Duke Energy	012498	91468 53580 12/20	Summary Bill 12/20	Electric Utility Services	\$ 12,240.36	21
Duke Energy	012513	94409 44391 12/20	Summary Bill 12/20	Electric Utility Services	\$ 1,189.66	24
Extreme Concrete Cleaning, Inc.	012524	6297	PW Treatment Plan - Sidewalks & Curbs 10/20	Sidewalk Pressure Washing	\$ 3,900.00	32
Fitness Logic, Inc.	012484	99015	Monthly Maintenance 12/20	Fitness Equipment Preventative	\$ 110.00	33
Fitness Logic, Inc.	012484	99088	Repairs - Athletic Equipment 12/20	Fitness Equipment Repairs	\$ 192.99	35
Florida Department of Revenue	012500	61-8014999201-4 12/20	Sales & Use Tax 12/20	Sales Tax Payable	\$ 151.07	37
Frontier Communications	012485	239-159-2085-030513-5 12/20	Fios Internet 12/20	Telephone, Fax & Internet	\$ 120.98	38
Frontier Communications	012525	813-929-9402-041519-5 01/21	813-929-9402 Phone Service 01/21	Telephone, Fax & Internet	\$ 135.98	41
Frontier Communications	012485	813-995-2437-061803-5 12/20	813-995-2437 Phone Service 12/20	Telephone, Fax & Internet	\$ 783.09	44
Frontier Communications	012485	813-995-2907-040103-5 12/20	Frontier Phone and Internet 12/20	Telephone, Fax & Internet	\$ 62.25	49
GHS Environmental	012486	2020-616	Wetland T Buffer Maintenance 12/20	Special Projects	\$ 4,060.00	52
GHS Environmental	012514	2021-102	Monthly Aquatic Weed Control Program 12/20	Lake & Wetlands Management	\$ 4,165.00	53

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Gulf Coast Tractor & Equipment	012501	200-2010077	Maintenance/Repair Supplies 01/21	Wetland Nuisance/ Exotic Species Control	\$ 82.95	54
Harris Romaner Graphics	012487	20345	Name Plaques (3) 12/20	Office Supplies	\$ 90.00	55
Holly C Ruhlig	012505	HR010621	Board of Supervisors Meeting 01/06/21	Supervisor Fees	\$ 200.00	10
Illuminations Holiday Lighting LLC	012488	2312120	Balance Due Holiday Lighting 12/20	Holiday Decorations	\$ 4,000.00	56
Jerry Richardson	012526	1460	Monthly Hog Removal Service 01/21	Wildlife Management Services	\$ 1,200.00	57
Pasco County Utilities	012515	Summary Water 12/20	Summary Water Billing 12/20	Water Utility Services	\$ 3,529.93	58
Pasco Sheriff's Office	012503	I-11/10/2020-05303	Off Duty Detail 12/20	Deputy	\$ 2,700.00	66
Patio Land USA, Inc	012509	11824	Sling Replacement Chaise Lounges 01/21	Capital Reserves	\$ 768.00	68
Patio Land USA, Inc	012510	11825 50%Deposit 1/21	50% Deposit - Chaise Lounges 01/21	Capital Reserves	\$ 2,449.50	70
Preserve at Wilderness Lake CDD	CD261	CD261	Debit Card Replenishment			
			Lowe's	Athletic/ Park Court/ Field Repairs	\$ 21.12	73
			Publix	Various	\$ 66.21	74
			Amazon	Various	\$ 215.48	75
			Extra Space Storage	Special Events	\$ 196.00	79

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Amazon	Equipment Repair/ Replacement	\$ 343.82	81
			Pasco Laundromat	Facility Supplies - Spa & Janitorial Supplies	\$ 36.30	86
			Amazon	Resident Services	\$ 12.99	87
			Amazon	General Store	\$ 71.37	89
			Amazon	General Store & Special Events	\$ 73.09	92
			Lowe's	Various	\$ 27.72	98
			Lowe's	Maintenance & Repairs - Lodge	\$ (18.24)	99
			Pet Supplies Plus	Nature Center Operations	\$ 41.73	100
			Amazon	Maintenance & Repairs - Lodge & Office Supplies	\$ 26.94	101
			Amazon	Equipment Repair/ Replacement	\$ (149.99)	103
			Tylo Helo	Capital Reserves	\$ 300.66	107
			Pet Supplies Plus	Nature Center Operations	\$ 13.89	109
			Tylo Helo	Capital Reserves	\$ 221.50	110
			Sherwin Williams	Various	\$ 344.15	112

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
			Patio Land USA	Capital Reserves	\$ 999.99	114
PSA Horticultural	012489	1164	Dec 17th Landscape	Field Operations	\$ 1,100.00	117
			Inspection 12/20			
ReadyRefresh by Nestle	012527	11A0006240923	Bottled Water Service 12/20	Resident Services	\$ 70.88	118
RedTree Landscape Systems, LLC	012517	5701	Irrigation Repair 09/20	Irrigation Repairs	\$ 353.50	119
RedTree Landscape Systems, LLC	012517	5892	Landscape Repair 09/20	Landscape Replacement Plants, Shrubs, Trees	\$ 4,055.00	120
RedTree Landscape Systems, LLC	012528	6474	Landscape Maintenance/Irrigation	Various Landscape	\$ 15,000.00	121
RedTree Landscape Systems, LLC	012528	6584	Irrigation Repair 01/21	Irrigation Repairs	\$ 1,622.66	122
RedTree Landscape Systems, LLC	012517	6640	Removal of Azaleas 12/20	Landscape Maintenance	\$ 300.00	124
RedTree Landscape Systems, LLC	012517	6641	Poor Area Landscape Repair 12/20	Landscape Replacement Plants, Shrubs, Trees	\$ 1,320.00	125
RedTree Landscape Systems, LLC	012517	6642	Parking Lot Landscape Repair 12/20	Landscape Replacement Plants, Shrubs, Trees	\$ 1,400.00	126
Rentalex of Hudson, Inc.	012491	1-118718	Equipment Rental 12/20	Equipment Lease	\$ 602.40	127
Rizzetta & Company, Inc.	012490	INV0000055519	District Management Fees 01/21	District Management Fees	\$ 6,299.67	128
Rizzetta & Company, Inc.	012516	INV0000055630	Annual Dissemination Fee FY 20/21	Disclosure Report	\$ 2,000.00	129

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Code	Invoice Amount	Page #
Rizzetta Amenity Services, Inc.	012518	INV00000000008395	Amenity Management 01/21	Management Contract Payroll & Fee	\$ 12,769.27	130
Rizzetta Amenity Services, Inc.	012518	INV00000000008423	Out of Pocket Expenses 12/20	Payroll Reimbursement - Mileage	\$ 107.61	131
Rizzetta Technology Services	012492	INV00000006750	Website Hosting Services 01/21	Website Fee & Maintenance	\$ 175.00	132
Robert Scott Diver	012497	SD010621	Board of Supervisors Meeting 01/06/21	Supervisor Fees	\$ 200.00	10
Site Masters of Florida, LLC	012507	010821-2	Excavated Depressed Area 01/21	Capital Reserves	\$ 2,400.00	133
Straley Robin Vericker	012508	19205	General Monthly Legal Services 12/20	District Counsel	\$ 1,320.00	134
Sun Pavers of Florida, Inc	012529	R21375	BOCA (2PC)- 60MM- Bentscreek 01/21	Roadway Repair & Maintenance- Brick Pavers	\$ 620.00	136
Suncoast Energy Systems, Inc.	012493	U0026072	Propane Delivery 12/20	Gas Utility Service	\$ 796.90	137
Suncoast Energy Systems, Inc.	012493	U1110417	Propane Delivery 12/20	Gas Utility Service	\$ 992.58	138
Suncoast Energy Systems, Inc.	012519	U1110668	Propane Delivery 01/21	Gas Utility Service	\$ 1,052.25	139
Suncoast Energy Systems, Inc.	012531	U1110769	Propane Delivery 01/21	Gas Utility Service	\$ 1,354.46	140
Suncoast Pool Service	012530	6918	Pool & Spa Service 01/21	Pool Service Contract	\$ 2,400.00	141
Vanguard Cleaning Systems of Tampa Bay	012532	94939	Monthly Service Charge 01/21	Lodge - Facility Janitorial Service	\$ 1,500.00	142

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Vantage Point Corp	012494	IC119933	Printer Toner 12/20	Office Supplies	\$ 449.50	143
Vantage Point Corp	012520	IC120293	Poly Conf Phone 1/21	Equipment Repair/ Replacement	\$ 1,039.00	144
Verizon Wireless	012495	9869614554	Cell Phone Service 12/20	Telephone, Fax & Internet	\$ 51.97	145
Report Total					<u>\$ 120,617.00</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2020 Through January 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoice Amount
Cool Coast Heating & Cooling Inc	012341	5521	A/C Installation of York 5 Ton Handler 10/20	Capital Reserves	\$ 4,400.00
Ferguson Enterprises	012356	8817856	Lodge Faucets 10/20	Capital Reserves	\$ 1,211.64
Upbeat Inc.	012355	623414	Contour Bench -Black 10/20	Capital Reserves	\$ 1,757.33
Upbeat Inc.	012369	623514	Replacement Poolside Grill 08/20	Capital Reserves	\$ 360.00
Welch Tennis Courts, Inc.	012328	58752	WTC Premium 6' Vents	Capital Reserves	\$ 643.43
A Total Solution, Inc. (ATS)	012382	0000150209	Service Call - CCTV System 10/20	Capital Reserves	\$ 1,908.64
Challenger Pools	012371	Wilderness-2	Coping Repair - Lap Pool & Lagoon Pool Draw 2 09/20	Capital Reserves	\$ 5,743.33
Challenger Pools	012371	Wilderness-3R	Coping Repair - Lap Pool & Lagoon Pool Final Payment	Capital Reserves	\$ 13,073.34
Site Masters of Florida, LLC	012410	111120-3	Repair Erosion, Removed Screen & High Spots 11/20	Capital Reserves	\$ 1,400.00
Welch Tennis Courts, Inc.	012400	59213	Playmate Portable Volley 11/20	Capital Reserves	\$ 2,269.99
Site Masters of Florida, LLC	012474	121720-1	Removed & Repair Sidewalk-Reserves 12/20	Capital Reserves	\$ 4,000.00
Site Masters of Florida, LLC	012474	121720-2	Removed & Repair Sidewalk-Reserves Low Priority 12/20	Capital Reserves	\$ 4,000.00
Bay Area Environmental Services, Inc.	012496	92370	Jet Rodded & Vacuumed Storm System 10/20	Capital Reserves	\$ 2,280.00
Bay Area Environmental Services, Inc.	012496	92371	Jet Hose Installed 10/20	Capital Reserves	\$ 1,480.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2020 Through January 31, 2021

Vendor Name	Check #	Invoice	Invoice Description	Code	Invoice Amount
Bayside Roofing Professionals	012522	42437	Maintenance Shed 01/21	Capital Reserves	\$ 3,025.00
Patio Land USA, Inc	012509	11824	Sling Replacement Chaise Lounges 01/21	Capital Reserves	\$ 768.00
Patio Land USA, Inc	012510	11825	50% Deposit - Chaise Lounges 01/21	Capital Reserves	\$ 2,449.50
Tylo Helo	CD261	CD261	Men's Sauna - Heat Sensor	Capital Reserves	\$ 300.66
Tylo Helo	CD261	CD261	Men's Sauna - Timer Kit	Capital Reserves	\$ 221.50
Patio Land USA	CD261	CD261	Umbrellas	Capital Reserves	\$ 999.99
Site Masters of Florida, LLC	012507	010821-2	Excavated Depressed Area 01/21	Capital Reserves	\$ 2,400.00
Reserve Expenditure Total					<u>\$ 54,692.35</u>

Tab 15



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Financial Statements (Unaudited)

January 31, 2021

Prepared by: Rizzetta & Company, Inc.

wildernesslakecdd.org
rizzetta.com

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 1/31/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund--Series 2013	Debt Service Fund--Series 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	1,039,040	0	0	0	1,039,040	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	463,220	0	467,022	301,789	1,232,031	0	0
Investments - Reserves	0	1,048,941	0	0	1,048,941	0	0
Accounts Receivable	81,774	0	15,650	8,433	105,857	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	28,750	0	0	0	28,750	0	0
Due From Other Funds	166,004	0	0	0	166,004	0	0
Amount Available-Debt Service	0	0	0	0	0	0	792,893
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,997,107
Fixed Assets	0	0	0	0	0	11,225,214	0
Total Assets	<u>1,779,088</u>	<u>1,048,941</u>	<u>482,672</u>	<u>310,221</u>	<u>3,620,923</u>	<u>11,225,214</u>	<u>4,790,000</u>
Liabilities							
Accounts Payable	93,941	0	0	0	93,941	0	0
Sales Tax Payable	44	0	0	0	44	0	0
Accrued Expenses Payable	7,425	0	0	0	7,425	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	166,004	0	0	166,004	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	4,790,000
Total Liabilities	<u>101,410</u>	<u>166,004</u>	<u>0</u>	<u>0</u>	<u>267,414</u>	<u>0</u>	<u>4,790,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	615,269	883,615	231,729	179,002	1,909,615	11,225,214	0
Net Change in Fund Balance	<u>1,062,409</u>	<u>(679)</u>	<u>250,944</u>	<u>131,220</u>	<u>1,443,894</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>1,677,678</u>	<u>882,937</u>	<u>482,672</u>	<u>310,221</u>	<u>3,353,509</u>	<u>11,225,214</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,779,088</u>	<u>1,048,941</u>	<u>482,672</u>	<u>310,221</u>	<u>3,620,923</u>	<u>11,225,214</u>	<u>4,790,000</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	9,500	3,167	8,386	5,219	11.73%
Special Assessments					
Tax Roll	1,578,183	1,578,183	1,585,321	7,138	(0.45)%
Other Miscellaneous Revenues					
Guest Fees	2,000	667	1,679	1,012	16.04%
Events and Sponsorships	8,000	2,667	1,362	(1,305)	82.97%
Rental Revenue	10,000	3,333	229	(3,105)	97.71%
General Store	10,000	3,333	1,703	(1,631)	82.97%
Total Revenues	<u>1,617,683</u>	<u>1,591,350</u>	<u>1,598,679</u>	<u>7,329</u>	<u>1.17%</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	4,667	4,000	667	71.42%
Financial & Administrative					
Administrative Services	8,874	2,958	2,958	0	66.66%
District Management	34,974	11,658	11,658	0	66.66%
District Engineer	10,000	3,333	15,612	(12,279)	(56.12)%
Disclosure Report	2,200	2,200	2,000	200	9.09%
Trustees Fees	7,500	4,725	4,714	11	37.14%
Tax Collector/Property	150	0	0	0	100.00%
Appraiser Fees					
Financial & Revenue	5,724	1,908	1,908	0	66.66%
Collections					
Assessment Roll	5,724	5,724	5,724	0	0.00%
Accounting Services	26,024	8,675	8,675	0	66.66%
Auditing Services	4,000	4,000	52	3,948	98.70%
Arbitrage Rebate Calculation	1,300	433	0	433	100.00%
Public Officials Liability	2,550	2,550	2,421	129	5.05%
Insurance					
Supervisor Workers	500	500	200	300	60.00%
Compensation Insurance					
Legal Advertising	1,800	600	160	440	91.11%
Miscellaneous Mailings	1,200	400	0	400	100.00%
Dues, Licenses & Fees	650	650	175	475	73.07%
Website Fees & Maintenance	7,500	3,300	2,238	1,063	70.16%
Legal Counsel					
District Counsel	13,000	4,333	4,661	(327)	64.14%
Law Enforcement					
Deputy	34,750	11,583	9,912	1,671	71.47%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility Services	163,000	54,333	53,009	1,324	67.47%
Gas Utility Services					
Utility Services	28,000	9,333	11,131	(1,798)	60.24%
Garbage/Solid Waste Control Services					
Solid Waste Assessments	2,650	2,650	2,832	(182)	(6.85)%
Garbage - Recreation Facility	3,000	1,000	0	1,000	100.00%
Garbage - Wetlands Dumpster Fees	2,000	667	0	667	100.00%
Water-Sewer Combination Services					
Utility Services	32,500	10,833	13,206	(2,373)	59.36%
Stormwater Control					
Stormwater Assessments	2,750	2,750	2,353	397	14.43%
Other Physical Environment					
General Liability Insurance	3,105	3,105	2,961	144	4.63%
Property Insurance	33,500	33,500	33,287	213	0.63%
Entry & Walls Maintenance	2,000	667	165	501	91.73%
Holiday Decorations	7,500	7,500	8,000	(500)	(6.66)%
Landscape					
Landscape Maintenance	154,800	51,600	52,494	(894)	66.08%
Irrigation Inspection	13,200	4,400	4,400	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	45,000	15,000	20,018	(5,018)	55.51%
Landscape - Pest Control	13,980	4,660	4,660	0	66.66%
Landscape Fertilization	30,000	10,000	7,525	2,475	74.91%
Tree Trimming Services	32,000	10,667	17,925	(7,258)	43.98%
Irrigation Repairs	25,000	8,333	4,289	4,045	82.84%
Landscape - Mulch	68,000	28,000	10,125	17,875	85.11%
Annual Flower Rotation	16,200	5,400	4,050	1,350	75.00%
Well Maintenance	2,500	833	0	833	100.00%
Field Operations	13,200	4,400	4,400	0	66.66%
Landscape Aeration	700	233	0	233	100.00%
Lake and Wetland Management					
Wetland Plant Installation	500	167	0	167	100.00%
Monthly Aquatic Weed Control Program	34,500	11,500	11,400	100	66.95%
Educational Program	500	167	0	167	100.00%
Cormorant Cove (Wetland T) Cattail Treatment	1,250	417	0	417	100.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Bay Lake Hydrilla Treatment	1,000	333	0	333	100.00%
Professional Oversight of WLP Wetland Staff	6,000	2,000	2,000	0	66.66%
Private Resident Consultation	780	260	260	0	66.66%
Wetland Tree Removal	2,000	667	0	667	100.00%
Grass Carp Replacement and/or Barrier Repair	300	100	0	100	100.00%
Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	3,500	3,426	74	67.36%
Special Projects	6,350	2,117	4,060	(1,943)	36.06%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	167	0	167	100.00%
Street Sign Repair & Replacement	500	167	0	167	100.00%
Roadway Repair & Maintenance - Brick Pavers	10,000	3,333	4,922	(1,588)	50.78%
Sidewalk Repair & Maintenance	3,000	1,000	200	800	93.33%
Sidewalk Pressure Washing	7,000	2,333	3,900	(1,567)	44.28%
Parks & Recreation					
Management Contract - Payroll	362,500	120,833	102,335	18,498	71.76%
Payroll Reimbursement - Mileage	2,500	833	367	467	85.33%
Management Contract - Management Fee	18,000	6,000	6,000	0	66.66%
Lodge - Maintenance & Repair	50,000	16,667	7,250	9,417	85.50%
Pool Service Contract	24,000	8,000	9,600	(1,600)	60.00%
Pool Repairs	5,000	1,667	0	1,667	100.00%
Equipment Lease	4,000	1,333	1,529	(195)	61.78%
Landscape Lighting Replacement	2,000	667	508	159	74.59%
Fitness Equipment Preventative Maintenance	1,500	500	440	60	70.66%
Facility Supplies - Spa	7,700	2,567	2,651	(85)	65.56%
Lodge - Facility Janitorial Services	30,000	10,000	6,000	4,000	80.00%
Nature Center Operations	2,000	667	656	11	67.22%
Security System Monitoring	10,000	3,333	2,400	933	76.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Permits	850	0	0	0	100.00%
Telephone, Fax & Internet	14,000	4,667	4,662	5	66.69%
Resident ID Cards	1,100	367	0	367	100.00%
Special Events	30,000	10,000	7,390	2,610	75.36%
Athletic/Park Court/Field Repairs	5,000	1,667	1,979	(312)	60.42%
Wildlife Management Services	13,500	4,500	4,800	(300)	64.44%
Playground Mulch	8,000	2,667	0	2,667	100.00%
Resident Services	7,500	2,500	1,660	840	77.86%
General Store	7,000	2,333	1,200	1,134	82.86%
Security System Maintenance	8,000	2,667	126	2,541	98.42%
Fitness Equipment Repairs	7,000	2,333	338	1,995	95.17%
Lodge - Facility Janitorial Supplies	8,500	2,833	2,545	288	70.05%
Playground Equipment & Maintenance	1,000	333	0	333	100.00%
Dog Waste Station Supplies	5,000	1,667	1,603	64	67.94%
IT Support & Repairs	3,000	1,000	127	873	95.76%
Office Supplies	8,000	2,667	797	1,870	90.04%
Equipment Repair/Replacement	9,348	3,116	5,242	(2,126)	43.92%
Total Expenditures	<u>1,617,683</u>	<u>590,672</u>	<u>536,270</u>	<u>54,402</u>	<u>66.85%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,000,678</u>	<u>1,062,409</u>	<u>61,731</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>1,000,678</u>	<u>1,062,409</u>	<u>61,731</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	615,269	615,269	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,000,678</u></u>	<u><u>1,677,678</u></u>	<u><u>677,001</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	70,000	70,000	0	0.00%
Total Revenues	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	70,000	70,679	(679)	(0.96)%
Total Expenditures	<u>70,000</u>	<u>70,679</u>	<u>(679)</u>	<u>(0.97)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(679)</u>	<u>679</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>(679)</u>	<u>679</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	883,615	(883,615)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>882,937</u></u>	<u><u>(882,937)</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2013 - 201

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	4	(4)	0.00%
Special Assessments				
Tax Roll	315,438	316,804	(1,366)	(0.43)%
Total Revenues	<u>315,438</u>	<u>316,809</u>	<u>(1,370)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service Payments				
Interest	135,438	65,865	69,573	51.36%
Principal	180,000	0	180,000	100.00%
Total Expenditures	<u>315,438</u>	<u>65,865</u>	<u>249,573</u>	<u>79.12%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>250,944</u>	<u>(250,944)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>250,944</u>	<u>(250,944)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	231,729	(231,729)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>482,672</u></u>	<u><u>(482,672)</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2012 - 202

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	4	(4)	0.00%
Special Assessments				
Tax Roll	169,967	170,703	(736)	(0.43)%
Total Revenues	<u>169,967</u>	<u>170,706</u>	<u>(740)</u>	<u>(0.44)%</u>
Expenditures				
Debt Service Payments				
Interest	84,967	39,486	45,480	53.52%
Principal	85,000	0	85,000	100.00%
Total Expenditures	<u>169,967</u>	<u>39,486</u>	<u>130,480</u>	<u>76.77%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>131,220</u>	<u>(131,220)</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>131,220</u>	<u>(131,220)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	179,002	(179,002)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>310,221</u></u>	<u><u>(310,221)</u></u>	<u><u>0.00%</u></u>

The Preserve at Wilderness Lake CDD
Investment Summary
January 31, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2021</u>
The Bank of Tampa	Money Market	\$ 5,294
The Bank of Tampa ICS		
BOKF, National Association	Money Market	248,352
Merchants Bank of Indiana	Money Market	164,337
United Bank	Money Market	45,237
Total General Fund Investments		\$ 463,220
The Bank of Tampa ICS Reserve		
NexBank, SSB	Money Market	\$ 248,352
United Bank	Money Market	203,115
Iberia Bank		
Certificate of Deposit #1	.55% APY - 12 Month term - Maturity Date 9/8/21	238,892
Mainstreet Community Bank of Florida		
First Enterprise Bank	2.25% - 3 year term - Maturity Date 12/01/22	21,494
Hills Bank and Trust Company	2.25% - 3 year term - Maturity Date 12/01/22	106,315
Homeland Federal Savings Bank	2.25% - 3 year term - Maturity Date 12/01/22	230,773
Total Reserve Fund Investments		\$ 1,048,941
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 301,156
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	155,288
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	10,578
Total Series 2013 Debt Service Fund Investments		\$ 467,022
US Bank Series 2012 Reserve	First American Government Obligation Fund Cl Y	\$ 125,130
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	162,272
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	14,387
Total Series 2012 Debt Service Fund Investments		\$ 301,789

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2021 Through 1/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	81,773.67
		Total 001 - General Fund	81,773.67

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2013

From 1/1/2021 Through 1/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	15,650.30
		Total 201 - Debt Service Fund--Series 2013	15,650.30

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2012

From 1/1/2021 Through 1/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Pasco County Tax Collector	FY20-21	8,432.80
		Total 202 - Debt Service Fund--Series 2012	8,432.80
Report Balance			105,856.77

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2020

001 - General Fund

From 1/1/2021 Through 1/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Harvey's Hardware	10/27/2020	456728	Maintenance Supplies 10/20	18.50
Harvey's Hardware	12/4/2020	456909	Maintenance Supplies 12/20	22.64
Times Publishing Company	12/30/2020	0000127638 12/30/20	Acct #117565 Legal Advertising 12/20	160.00
RedTree Landscape Systems, LLC	12/31/2020	6643	Landscape Repair 12/20	2,047.00
RedTree Landscape Systems, LLC	12/31/2020	6644	Landscape Repair 12/20	232.00
RedTree Landscape Systems, LLC	12/31/2020	6645	Landscape Repair 12/20	680.00
RedTree Landscape Systems, LLC	12/31/2020	6646	Landscape Repair 12/20	368.00
RedTree Landscape Systems, LLC	12/31/2020	6647	Landscape Repair 12/20	2,493.00
RedTree Landscape Systems, LLC	12/31/2020	6648	2nd Half Mulching Installation 12/20	10,125.00
RedTree Landscape Systems, LLC	12/31/2020	6649	Monthly Pest Control 12/20	1,165.00
PBSS Inc./American Lock	1/6/2021	10876	Site Service, Equipment, Material, Supplies & Labor 01/21	240.00
RedTree Landscape Systems, LLC	1/17/2021	6663	Irrigation Repair 01/21	152.95
RedTree Landscape Systems, LLC	1/17/2021	6668	Irrigation Install Caliente Project 01/21	12,255.00
RedTree Landscape Systems, LLC	1/17/2021	6671	Irrigation Install New Pump Caliente Project 01/21	12,753.75
RedTree Landscape Systems, LLC	1/17/2021	6676	Irrigation Repair 01/21	169.28
PSA Horticultural	1/17/2021	1170	Jan 14th Landscape Inspection 01/21	1,100.00
Frontier Communications	1/19/2021	813-995-2437-061803-5 01/21	813-995-2437 Phone Service 01/21	787.44
Frontier Communications	1/19/2021	813-995-2907-040103-5 01/21	Frontier Phone and Internet 01/21	62.25
RedTree Landscape Systems, LLC	1/20/2021	6688	Irrigation Repair 01/21	376.88
Verizon Wireless	1/21/2021	9871726937	Cell Phone Service 01/21	58.82
Rizzetta Amenity Services, Inc.	1/22/2021	INV000000000008448	Amenity Management 01/21	9,693.11
Specialty Surfaces, LLC	1/22/2021	1517	Aqua Flex Deep Clean 01/21	1,942.00
Frontier Communications	1/22/2021	239-159-2085-030513-5 01/21	Fios Internet 01/21	92.31
ACPLM, Inc.	1/22/2021	2021023	Brick Pavers Repair 01/21	3,994.00

The Preserve At Wilderness Lake Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2020

001 - General Fund

From 1/1/2021 Through 1/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cool Coast Heating & Cooling Inc	1/22/2021	012221	Cleaned Drains & Handler 01/21	139.00
Fitness Logic, Inc.	1/22/2021	99516	Monthly Maintenance 01/21	110.00
Straley Robin Vericker	1/25/2021	19308	General Monthly Legal Services 01/21	517.50
Welch Tennis Courts, Inc.	1/25/2021	60212	US Open Regular Duty Balls 01/21	111.86
Florida Courts, Inc.	1/26/2021	4185	50% Deposit Refurbish Tennis Courts 01/21	6,950.00
AlSCO, Inc.	1/26/2021	LTAM887258	Linen & Mat Service 01/21	130.69
City Electric Supply Company	1/27/2021	LOL/144399	Breakers 01/21	29.80
Duke Energy	1/27/2021	91468 53580 01/21	Summary Bill 01/21	12,086.20
Harris Romaner Graphics	1/28/2021	20406	Message Board Letters 01/21	98.00
PBSS Inc./American Lock	1/28/2021	10899	Site Fitness Center Door Jammed Shut 01/21	260.00
Rentalex of Hudson, Inc.	1/28/2021	1-119129	Equipment Rental 01/21	776.40
Vantage Point Corp	1/29/2021	IC120702	Poly Power Kit 1/21	145.00
ProPet Distributors, Inc.	1/29/2021	133230	Dogipot Smart Litter Pick Up Bags 01/21	587.35
Duke Energy	1/29/2021	83196 80556 01/21	Hérons Wood Sign 01/21	16.23
Cool Coast Heating & Cooling Inc	1/29/2021	5882	Maintenance 01/21	629.00
Site Masters of Florida, LLC	1/29/2021	012921-2	Replaced 5.5 Sidewalk Panels 01/21	2,950.00
Sysco West Coast Florida, Inc.	1/30/2021	337578726-8	Food/Beverage/Resident Services Supplies 01/21	875.23
Rizzetta Amenity Services, Inc.	1/31/2021	INV00000000008529	Out of Pocket Expenses 01/20	57.63
Pasco Sheriff's Office	2/1/2021	I-12/7/2020-05372	Off Duty Detail 01/21	2,448.00
Pasco County Utilities	2/3/2021	Summary Water 01/21	Summary Water Billing 01/21	4,033.81
			Total 001 - General Fund	93,940.63
Report Total				93,940.63

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
January 31, 2021

Balance Sheet

1. Trust statement activity has been recorded through 01/31/21.
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 FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #FY20-21 in the amount of \$19,603.24 was received in February 2021.
6. Debt Service Fund Series 2012 – Payment for Invoice #FY20-21 in the amount of \$2,021.56 was received in February 2021.
7. Debt Service Fund Series 2013 – Payment for Invoice #FY20-21 in the amount of \$3,751.78 was received in February 2021.

**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	1,080,433.19
Less Outstanding Checks/Vouchers	44,781.87
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,035,651.32
Balance Per Books	<u>1,035,651.32</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account (SunTrust)

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
012448	12/8/2020	System Generated Check/Voucher	770.00	L. Carry, Inc.
012512	1/19/2021	System Generated Check/Voucher	130.69	AlSCO, Inc.
012517	1/19/2021	System Generated Check/Voucher	7,428.50	RedTree Landscape Systems, LLC
012521	1/26/2021	System Generated Check/Voucher	725.97	A Total Solution, Inc. (ATS)
012522	1/26/2021	System Generated Check/Voucher	3,025.00	Bayside Roofing Professionals
012523	1/26/2021	System Generated Check/Voucher	4,897.73	Cardno, Inc.
012524	1/26/2021	System Generated Check/Voucher	3,900.00	Extreme Concrete Cleaning, Inc.
012525	1/26/2021	System Generated Check/Voucher	135.98	Frontier Communications
012526	1/26/2021	System Generated Check/Voucher	1,200.00	Jerry Richardson
012527	1/26/2021	System Generated Check/Voucher	70.88	ReadyRefresh by Nestle
012528	1/26/2021	System Generated Check/Voucher	16,622.66	RedTree Landscape Systems, LLC
012529	1/26/2021	System Generated Check/Voucher	620.00	Sun Pavers of Florida, Inc
012530	1/26/2021	System Generated Check/Voucher	2,400.00	Suncoast Pool Service
012531	1/26/2021	System Generated Check/Voucher	1,354.46	Suncoast Energy Systems, Inc.
012532	1/26/2021	System Generated Check/Voucher	1,500.00	Vanguard Cleaning Systems of Tampa Bay
Outstanding Checks/Vouchers			44,781.87	



01/31/2021
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Account Statement

PRESERVE AT WILDERNESS LAKE CD
OPERATING ACCOUNT
12750 CITRUS PARK LANE
SUITE 115
TAMPA FL 33625

Questions? Please call
1-800-786-8787

Keep your SunTrust Accounts safer.
Use unique usernames and passwords for your online bank accounts.
It's best not to recycle the same username and password on multiple websites where you
have an online profile - especially your financial accounts.
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		01/01/2021 - 01/31/2021

Description	Amount	Description	Amount
Beginning Balance	\$1,384,550.38	Average Balance	\$1,283,968.88
Deposits/Credits	\$51,146.37	Average Collected Balance	\$1,283,962.14
Checks	\$328,597.26	Number of Days in Statement Period	31
Withdrawals/Debits	\$26,666.30		
Ending Balance	\$1,080,433.19		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	01/20	545.30		DEPOSIT				
	01/11	8.21		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
	01/11	10,922.08		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
	01/11	39,670.78		ELECTRONIC/ACH CREDIT				
				PASCOTAX TAX ACC 000000000001027				
Deposits/Credits: 4				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	12434	147.92	01/13	12490	6,299.67	01/12	12505	200.00	01/20
	*12463	551.90	01/07	12491	602.40	01/14	12506	200.00	01/19
	12464	95.00	01/04	12492	175.00	01/12	12507	2,400.00	01/14
	*12471	89.41	01/04	12493	1,789.48	01/15	12508	1,320.00	01/20
	*12479	135.98	01/06	12494	449.50	01/12	12509	768.00	01/19
	12480	11,886.65	01/07	12495	51.97	01/13	12510	2,449.50	01/19
	12481	1,930.00	01/05	12496	3,760.00	01/22	12511	600.00	01/26
	12482	261.38	01/12	12497	200.00	01/19	*12513	1,189.66	01/29
	12483	254.04	01/11	12498	12,273.41	01/21	12514	4,165.00	01/27
	12484	302.99	01/11	12499	200.00	01/22	12515	3,529.93	01/27
	12485	966.32	01/15	12500	151.07	01/21	12516	2,000.00	01/27
	12486	4,060.00	01/15	12501	82.95	01/19	*12518	12,876.88	01/27
	12487	90.00	01/20	12502	200.00	01/20	12519	1,052.25	01/28
	12488	4,000.00	01/25	12503	2,700.00	01/22	12520	1,039.00	01/29
	12489	1,100.00	01/19	12504	240,000.00	01/20			

Checks: 44

* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	01/15	999.99		OTM FUNDS TRANSFER TO
	01/15	1,518.41		OTM FUNDS TRANSFER TO
	01/27	24,147.90		ACH PREFUNDING SETTLEMENT
				PRESERVE AT WILDACH PRFUND -SETT-A.OTMPCORP

Withdrawals/Debits: 3

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	1,384,550.38	1,384,550.38	01/19	1,395,382.99	1,395,382.99
	01/04	1,384,365.97	1,384,365.97	01/20	1,154,118.29	1,153,909.29
	01/05	1,382,435.97	1,382,435.97	01/21	1,141,693.81	1,141,693.81
	01/06	1,382,299.99	1,382,299.99	01/22	1,135,033.81	1,135,033.81
	01/07	1,369,861.44	1,369,861.44	01/25	1,131,033.81	1,131,033.81
	01/11	1,419,905.48	1,419,905.48	01/26	1,130,433.81	1,130,433.81
	01/12	1,412,719.93	1,412,719.93	01/27	1,083,714.10	1,083,714.10
	01/13	1,412,520.04	1,412,520.04	01/28	1,082,661.85	1,082,661.85
	01/14	1,409,517.64	1,409,517.64	01/29	1,080,433.19	1,080,433.19
	01/15	1,400,183.44	1,400,183.44			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

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**The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	3,854.57
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>(565.65)</u>
Reconciled Bank Balance	3,288.92
Balance Per Books	<u>3,288.92</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 11103 Cash - Lodge Debit Card

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	1/31/2021	Debit Card Charges not cleared	(565.65)
Outstanding Suspense Items			(565.65)

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 3
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01/31/2021
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Account Statement

PRESERVE AT WILDERNESS LAKE CD
THE LODGE
DEBIT CARD ACCOUNT
12750 CITRUS PARK LANE
SUITE 115
TAMPA FL 33625

Questions? Please call
1-800-786-8787

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It's best not to recycle the same username and password on multiple websites where you
have an online profile - especially your financial accounts.
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		01/01/2021 - 01/31/2021

Description	Amount	Description	Amount
Beginning Balance	\$3,481.59	Average Balance	\$3,912.48
Deposits/Credits	\$2,820.29	Average Collected Balance	\$3,912.48
Checks	\$0.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$2,447.31		
Ending Balance	\$3,854.57		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/ Credits	Date	Amount	Serial #	Description
	01/04	22.27		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/05	10.90		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/06	17.04		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/11	10.12		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/11	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/13	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/15	999.99		OTM FUNDS TRANSFER FROM
	01/15	1,518.41		OTM FUNDS TRANSFER FROM
	01/19	20.24		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/22	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/22	18.24		CHECK CARD CREDIT TR DATE 01/21 LOWES #02238* LUTZ FL
	01/25	5.06		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/25	5.40		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/25	10.57		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
	01/26	149.99		POINT OF SALE CREDIT TR DATE 01/25 REFUNDAMAZON.COM SEATTLE WA 00000101



01/31/2021

Account Statement

Deposits/ Credits	Date	Amount	Serial #	Description
	01/27	10.80		ELECTRONIC/ACH CREDIT EPX ST 292167946 MERCH SETL 8788292167946
Deposits/Credits: 16		Total Items Deposited: 0		

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	01/05	21.12		POINT OF SALE DEBIT TR DATE 01/04 LOWE'S #2238 LUTZ FL 001
	01/12	66.21		POINT OF SALE DEBIT TR DATE 01/11 PUBLIX SUPER MARLAND O'LAKES FL P0877106
	01/13	47.27		POINT OF SALE DEBIT TR DATE 01/13 AMAZON.COM*BG8CA0363 SEATTLE WA 00000101
	01/13	36.30		POINT OF SALE DEBIT TR DATE 01/13 PASCO LAUNDROM LUTZ FL 02827433
	01/13	130.21		POINT OF SALE DEBIT TR DATE 01/13 AMAZON.COM*454K47CL3 SEATTLE WA 00000101
	01/14	12.99		RECURRING CHECK CARD PURCHASE TR DATE 01/13 AMAZON PRIME*244P73Z63 AMZN.COM/BILLWA
	01/14	169.98		POINT OF SALE DEBIT TR DATE 01/13 AMAZON.COM*V34Z23L33 SEATTLE WA 00000101
	01/15	196.00		CHECK CARD PURCHASE TR DATE 01/13 EXTRA SPACE 8254 LAND O' LAKES FL
	01/15	38.00		POINT OF SALE DEBIT TR DATE 01/12 AMAZON.COM*9129F02E3 SEATTLE WA 00000000
	01/15	173.84		POINT OF SALE DEBIT TR DATE 01/13 AMAZON.COM*RB6F71AM3 SEATTLE WA 00000000
	01/19	999.99		CHECK CARD PURCHASE TR DATE 01/16 PATIO LAND USA TAMPA FL
	01/19	71.37		POINT OF SALE DEBIT TR DATE 01/17 AMAZON.COM*DT1753J33 SEATTLE WA 00000101
	01/20	27.72		POINT OF SALE DEBIT TR DATE 01/20 LOWE'S #2238 LUTZ FL 001
	01/21	52.93		POINT OF SALE DEBIT TR DATE 01/20 AMAZON.COM*8D7BA76F3 SEATTLE WA 00000101
	01/22	20.16		POINT OF SALE DEBIT TR DATE 01/20 AMAZON.COM*LZ68053J3 SEATTLE WA 00000000
	01/25	41.73		POINT OF SALE DEBIT TR DATE 01/22 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
	01/25	26.94		POINT OF SALE DEBIT TR DATE 01/23 AMAZON.COM*RL6H49763 SEATTLE WA 00000101
	01/28	300.66		CHECK CARD PURCHASE TR DATE 01/27 TYLOHELO 3202863336 MN
	01/29	13.89		POINT OF SALE DEBIT TR DATE 01/28 PET SUPPLIES PLUS # 40LAND O LAKES FL 00678977
Withdrawals/Debits: 19				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	3,481.59	3,481.59	01/19	4,133.14	4,133.14
	01/04	3,503.86	3,503.86	01/20	4,105.42	4,105.42
	01/05	3,493.64	3,493.64	01/21	4,052.49	4,052.49
	01/06	3,510.68	3,510.68	01/22	4,055.97	4,055.97
	01/11	3,531.60	3,531.60	01/25	4,008.33	4,008.33
	01/12	3,465.39	3,465.39	01/26	4,158.32	4,158.32
	01/13	3,256.67	3,256.67	01/27	4,169.12	4,169.12
	01/14	3,073.70	3,073.70	01/28	3,868.46	3,868.46
	01/15	5,184.26	5,184.26	01/29	3,854.57	3,854.57

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 11105 Cash - Mainstreet Community Bank of Florida

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	100.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	100.00
Balance Per Books	<u>100.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

THE PRESERVE AT WILDERNESS LAKE COMMUNIT
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL FL 33544

Date 1/29/21
Account Number
Enclosures

Page 1

Thank you for choosing Mainstreet Community Bank of Florida!
Please contact a Customer Service Representative
if you have any questions regarding your statement.

--- CHECKING ACCOUNTS ---

PUBLIC FUNDS DDA		Number of Enclosures	0
Account Number		Statement Dates	1/01/21 thru 1/31/21
Previous Balance	100.00	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	100.00
Checks/Debits	.00	Average Collected	100.00
Service Charge	.00		
Interest Paid	.00		
Ending Balance	100.00		

Daily Balance Information

Date	Balance
1/01	100.00

* * * END OF STATEMENT * * *

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15002 Investments--Bank of Tampa ICS Reserve

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	451,466.50
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	451,466.50
Balance Per Books	<u>451,466.50</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

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



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

Account
The Preserve at Wilderness Lake CDD
Capital Reserve

Date
01/31/2021

Page
1 of 2

ICS Monthly Statement

The following information is a summary of activity in your ICS® account(s) for the month of January 2021 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 the ICS, or Insured Cash Sweep®, 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 ICS Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$268,552.19	\$451,466.50
TOTAL			\$268,552.19	\$451,466.50

Date
01/31/2021

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Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Capital Reserve



Account Summary - Savings

Statement Period	1/1-1/31/2021	Average Daily Balance	\$305,702.17
Previous Period Ending Balance	\$268,552.19	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	182,911.72	Statement Period Yield	0.01%
Total Program Withdrawals	(0.00)	YTD Interest Paid	2.59
Interest Capitalized	2.59	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$451,466.50		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/22/2021	Deposit	\$70,000.00	\$338,552.19
01/28/2021	Deposit	112,911.72	451,463.91
01/29/2021	Interest Capitalization	2.59	451,466.50

Summary of Balances as of January 31, 2021

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
NexBank	Dallas, TX	29209	\$248,351.96
Pinnacle Bank	Nashville, TN	35583	0.01
United Bank	Fairfax, VA	22858	203,114.53

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15004 Investments--Bank of Tampa MMA

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	5,293.88
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,293.88
Balance Per Books	<u>5,293.88</u>
Unreconciled Difference	<u><u>0.00</u></u>



Account Number:
Statement Period:
Through:
30 - 5

Statement
Jan 01, 2021
Jan 29, 2021
Page 1

STATEMENT MESSAGE

EFFECTIVE IMMEDIATELY, YOUR ACCOUNT(S) WILL BE GOVERNED BY THE
TERMS AND CONDITIONS PROVIDED



PRESERVE AT WILDERNESS LAKE CDD

3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

---- COMM MONEY MARKET ----

ACCOUNT #		BEGINNING BALANCE	\$5,293.44
ACCOUNT NAME	COMM MONEY MARKET	DEPOSITS / CREDITS	\$240,000.44
AVG. AVAILABLE BALANCE	\$21,845.16	CHECKS / DEBITS	\$240,000.00
AVG. BALANCE	\$21,845.16	ENDING BALANCE	\$5,293.88
INTEREST PAID YTD	\$0.44	# DEPOSITS / CREDITS	2
INTEREST PAID THIS PERIOD	\$0.44	# CHECKS / DEBITS	1

ACCOUNT ACTIVITY DETAIL

OTHER CREDITS

Description	Date	Amount
Branch Deposit	01-19	240,000.00
INTEREST	01-29	0.44
Total		240,000.44

Statement

Account Number:

Statement Period:

Through:

Jan 01, 2021

Jan 29, 2021

Page 2

OTHER DEBITS

Description	Date	Amount
ICS DEPOSIT MG1210	01-21	240,000.00
Total		240,000.00

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
01-19-21	\$245,293.44	01-21-21	\$5,293.44	01-29-21	\$5,293.88

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15005 Investments--Bank of Tampa ICS

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	457,926.10
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	457,926.10
Balance Per Books	<u>457,926.10</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

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



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

Account
The Preserve at Wilderness Lake CDD
Operating

Date
01/31/2021

Page
1 of 2

ICS Monthly Statement

The following information is a summary of activity in your ICS® account(s) for the month of January 2021 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 the ICS, or Insured Cash Sweep®, 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 ICS Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	0.01%	\$400,834.10	\$457,926.10
TOTAL			\$400,834.10	\$457,926.10

Date
01/31/2021

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Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: The Preserve at Wilderness Lake CDD
Operating



Account Summary - Savings

Statement Period	1/1-1/31/2021	Average Daily Balance	\$441,103.68
Previous Period Ending Balance	\$400,834.10	Interest Rate at End of Statement Period	0.01%
Total Program Deposits	240,000.00	Statement Period Yield	0.01%
Total Program Withdrawals	(182,911.72)	YTD Interest Paid	3.72
Interest Capitalized	3.72	YTD Taxes Withheld	0.00
Taxes Withheld	(0.00)		
Current Period Ending Balance	\$457,926.10		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/22/2021	Deposit	\$240,000.00	\$640,834.10
01/22/2021	Withdrawal	(70,000.00)	570,834.10
01/28/2021	Withdrawal	(112,911.72)	457,922.38
01/29/2021	Interest Capitalization	3.72	457,926.10

Summary of Balances as of January 31, 2021

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$248,352.10
Merchants Bank of Indiana	Carmel, IN	8056	164,336.42
Pinnacle Bank	Nashville, TN	35583	0.39
United Bank	Fairfax, VA	22858	45,237.19

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 15007 Investments--Mainstreet Community Bank CD

Reconciliation ID: 013121

Reconciliation Date: 1/31/2021

Status: Open

Bank Balance	358,582.40
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	358,582.40
Balance Per Books	<u>358,582.40</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

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RECEIVED

FEB 10 2021

THE PRESERVE AT WILDERNESS LAKE CCD
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

Contact Us
386-734-5930
customerservice@mainstreetcbf.com
www.bankonmainstreet.com



Account
THE PRESERVE AT WILDERNESS LAKE CCD

Date
01/29/2021

Page
1 of 2

CDARS® Customer Statement

The following information is a summary of activity in your CDARS accounts and the list of FDIC-insured institutions that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through CDARS.

Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
	12/05/2019	12/01/2022	2.25%	\$358,582.40	\$358,582.40
TOTAL				\$358,582.40	\$358,582.40

Date
01/29/2021

Page
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: THE PRESERVE AT WILDERNESS LAKE CCD

Account Summary - CD

Product Term	3-Year Public Fund 365 CD
Interest Rate	2.25%
Account Balance	\$358,582.40
Annual Percentage Yield	2.28%

Effective Date	12/05/2019
Maturity Date	12/01/2022
YTD Interest Paid	\$0.00
Interest Accrued	685.86
Interest Earned Since Last Statement	685.86

CD Issued by

First Enterprise Bank FDIC Cert. 4049

YTD Interest Paid	\$0.00
Interest Accrued	41.11
Int Earned Since Last Statement	41.11

01/01/2021	Opening Balance	\$21,494.33
01/29/2021	Ending Balance	21,494.33

Hills Bank and Trust Company FDIC Cert. 14650

YTD Interest Paid	\$0.00
Interest Accrued	203.35
Int Earned Since Last Statement	203.35

01/01/2021	Opening Balance	\$106,314.68
01/29/2021	Ending Balance	106,314.68

Homeland Federal Savings Bank FDIC Cert. 32459

YTD Interest Paid	\$0.00
Interest Accrued	441.40
Int Earned Since Last Statement	441.40

01/01/2021	Opening Balance	\$230,773.39
01/29/2021	Ending Balance	230,773.39

Tab 16

verify improvement plan take offs or determine directly the quantities of various components. 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, 2018</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, 2018¹</i>	<i>\$ 922,605</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

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

Recommended Payment Schedule

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

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2018	\$ 189	\$ 180,800	\$ 1,031,129
2019	\$ 193	\$ 185,320	\$ 1,182,889
2020	\$ 198	\$ 189,953	\$ 1,146,130
2021	\$ 203	\$ 194,702	\$ 1,291,474
2022	\$ 208	\$ 199,569	\$ 1,175,002
2023	\$ 214	\$ 204,559	\$ 1,132,365

* Annual Reserve Payments have been manually modified.