



The Preserve at  
**WILDERNESS LAKE**  
COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Wednesday  
February 7, 2024  
6:30 p.m.*

*Location:  
The Preserve at Wilderness Lake,  
located in the Activities Center at  
21320 Wilderness Lake Boulevard,  
Land O' Lakes, FL 34637*

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

# The Preserve at Wilderness Lake Community Development District

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

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District is scheduled for **Wednesday, February 7, 2024, at 6:30 p.m. at The Preserve at Wilderness Lake, located in the Activities Center at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.**

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

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

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

# The Preserve at WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, February 7, 2024      Call-in Number: +1 (929) 205-6099  
Time: 6:30 PM      Meeting ID: 913 989 9080#  
Location: The Preserve at Wilderness      Passcode: 842235  
Lake Lodge, 21320      Link: [Zoom Link](#)  
Wilderness Lake Blvd., Land  
O' Lakes, FL 34637

## *Agenda*

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Supervisor Comments**
- VI. Staff Reports**
  - A. Landscaping & Irrigation
    - 1. RedTree Report
    - 2. RedTree Landscape Inspection Report [Exhibit 2](#)
    - 3. RedTree Proposals (if any)
    - 4. Consideration of ADA Mulch Proposal Options [Exhibit 3](#)
      - a. RedTree – *previously presented*
      - b. Southscapes Landscapes
      - c. Pine Lake Companies
    - 5. Consideration of RedTree Contract Renewal – *To Be Distributed*
  - B. Aquatic Services
    - 1. GHS Environmental Report [Exhibit 4](#)
  - C. District Engineer [Exhibit 5](#)
  - D. District Counsel
  - E. Community Manager
    - 1. Presentation of Community Manager Report – *To Be Distributed*

## **VI. Staff Reports – continued**

### **F. District Manager**

1. Presentation of District Manager & Field Operations Report –  
*To Be Distributed*
2. Discussion of Event Sponsorships

## **VII. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 3, 2024 [Exhibit 6](#)
- B. Consideration for Acceptance – The December 2023 Unaudited Financial Statements [Exhibit 7](#)
- C. Consideration for Acceptance – The December 2023 Operations & Maintenance Expenditures [Exhibit 8](#)

## **VIII. Business Items**

- A. Consideration of Pine Bark Mulch Proposal Options [Exhibit 9](#)
  1. Pine Lake Companies
  2. RedTree – *previously presented*
  3. Southscapes Landscape
- B. Discussion & Consideration of Continuation of Audit Contract – Berger, Toombs [Exhibit 10](#)

## **IX. Supervisors' Requests**

## **X. Audience Comments – New Business - (limited to 3 minutes per individual for non-agenda items)**

## **XI. Next Meeting Quorum Check: March 6, 9:30AM**

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

## **XII. Adjournment**



## EXHIBIT 1

# Tampa Bay Times

tampabay.com

**Ad Number**

0000326855-01

**Ad Type**

CLS Legal Liner

**Production Method**

AdBooker

**Production Notes****External Ad Number****Ad Attributes****Ad Released**

No

**Pick Up**

0000291545-01

**Ad Size**

2 X 49 li

**Color****WYSIWYG Content**

**THE PRESERVE AT WILDERNESS LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Wednesday, February 7, 2024, at 6:30 p.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

The Preserve at Wilderness Lake Community Development District  
Tish Dobson, District Manager  
(321) 263-0132, Ext. 285

Publication date: January 24, 2024

0000326855

**Run Date**

01/24/2024

**Product**

Tampa Bay Times

**Placement**

Legals - CLS

**Position**

Legal

**Zone**

BL-Pasco

## EXHIBIT 2

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

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	December 14, 2023
Client:	<b>Preserve at Wilderness Lake Community Development District</b>
Attended by:	CDD Management- Beth Edwards, Tish Dobson (Vesta Property Services) Redtree Landscape Systems-Pete Lucadano, John Burkett PSA Horticultural-Tom Picciano

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

These items must be completed by December 29, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on January 2, 2024. 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 noted.

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

#### 3 MOWING/EDGING/TRIMMING

Eleanor Wood pond-remove leaf drop. **completed 12.21.23.**

Roundabout-redefine bed edges. *Photo below.* **completed 12.21.23.**



Kendall Heath/Waverly Shores-remove leaf drop. **completed 12.21.23.**

Cormorant Cove dock-remove leaf drop. **completed 12.21.23.**

Night Heron lift station-remove leaf drop. **completed 12.21.23.**

Minnow Brook-remove leaf drop. **completed 12.21.23.**

The turf was mowed, trimmed, soft and hard edged in accordance with the specifications. The cut was clean from sharp blades. The cleanup of hard surfaces was thorough. Be certain to keep heavy leaf drop off turf panels and out of the street.

**3 WOODLINE MAINTENANCE**

Boulevard across from Americus-cut back wood line. **completed 12.21.23.**

The woodlines were neatly maintained.

**3 TURF COLOR**

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

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

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

Stoneleigh park-turf color was a mottled medium green.

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

Oakhurst park-turf color ranged from a pale green to a mottled medium green.

Kendall Heath/Waverly Shores-turf color remained a pale green.

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

Roundabout-turf color was a lightly medium green.

*December*



*December*



*December*



*November*



*November*



*November*



*October*



*October*



*October*



*September*



*September*



*September*



### **3 TURF DENSITY**

Kendall Heath/Waverly Shores-the density of the common Bermudagrass ranged from poor to fair. The density of the St. Augustine turf was good. Keep heavy leaf drop off lawn.

Boulevard from Lodge to main entry-the density was strong. New sod is also being installed.

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density was strong.

Stoneleigh park-the density of the common Bermudagrass was good. It is beginning to go into a dormant period. The density of the St. Augustine turf was good.

Oakhurst park-the density of the common Bermudagrass still ranged from fair to good. It is beginning to go into a dormant period. The density of the St. Augustine turf was good.



Night Heron/Caliente intersection-the density still ranged from fair to good.

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn ranged from fair to good. There were a few sparse areas along the exit drive. They are being sodded.

Tennis court-the density around the tennis court still ranged from fair to good. The turf density along the blvd. was fair. The rear section density was good.

The Bahia turf density around the ponds and other common areas was good. Turf is beginning to go into a dormant period.

## **2 TURF WEED CONTROL**

Turf weeds are showing signs of die back from recent herbicide application. Weeds can now be spot treated. *Photo below.* **completed 12.12.23.**



Broadleaf weeds have been treated with herbicide and weeds are dying off. Remaining weeds can be spot treated. Properly timed applications of pre-emergent herbicide will help to reduce grassy weed germination. **completed 12.12.23.**

Lodge-crabgrass is growing in compacted area to the left of the lodge. **completed 12.12.23.**

Main exit and exit-spot treat broadleaf weeds. **completed 12.12.23.**

Americus-spot treat broadleaf weeds. **completed 12.12.23.**

Caliente/Night Heron-spot treat broadleaf weeds. **completed 12.12.23.**

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

Americus-treat patch disease. **completed 12.12.23.**

Pine Knot-treat patch disease. *Photo below.* **completed 12.12.23.**



Boulevard exit drive across from ranger station-treat patch disease. **completed 12.12.23.**

Main exit monument turf-treat ant mounds. **completed 12.12.23.**

Bahiagrass and Bermudagrass are beginning to go into dormancy.

The turf was mowed high as per the specifications. The cut was clean from sharp blades. There was a slight loss of color over the past month. This is common in the cooler months. The Bahiagrass and the common Bermudagrass lost some color and density as it goes into its dormant period. New sod is improving the density in the thinner St. Augustine turf. There was evidence of herbicide dieback of broadleaf weeds. The remaining weeds can be spot treated. Pre-emergent herbicide for grassy weed control needs to be applied when temperature is appropriate. The general rule of thumb is to apply pre-emergent herbicides in mid-February for Central Florida. Apply the pre-emergent herbicide before temperatures consistently rise above 65 to 70°F to avoid harming the turf. There were no turf insects noted, but patch disease needs to be controlled in a few areas.

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

Main entry median 2 inbound-remove all dead and damaged shrubs across from mailbox 20646  
**completed 12.19.23.**

Pine Knot-portions of pineapple quava and anise are in decline. Prune out all dead sections. It may be advisable to collect samples to send to IFAS for pathology testing. Treat with fungicide. **completed 12.19.23.**

*Possible Diseases-Iternaria blights Symptoms. Small round yellow, brown or black spots on leaves; concentric ringed pattern; holes in leaves where lesion has dropped out. Other possibilities. Downy mildew. Powdery mildew*

Lodge patio-continue to treat ornamental grasses for scale. **completed 12.19.23.**

Butterfly garden-most of the plants in the butterfly garden were healthy, but several of them such as the thryallis are old and should be considered for future replacement.

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

Main entry/exit monument-remove bed weeds from coontie palms. **completed 12.28.23.**

Nature center-remove bed weeds and vines from front of building. **completed 12.28.23.**

Lodge patio-remove vines from muehly grass. **completed 12.28.23.**

Tennis court fence-remove bed weeds and vines. **completed 12.28.23.**

Boulevard entry median-remove bed weeds and vines. **completed 12.28.23.**

Roundabout-remove bed weeds. *Photo below.* **completed 12.28.23.**





## **2 IRRIGATION MANAGEMENT**

Main exit monument-check irrigation to crape myrtles on backside of fence. Trees appear to be weak.

**completed 1.4.24.**

Pine Knot-check irrigation to pineapple quava and anise along fence.

**completed 1.4.24.**

Main entry median-check irrigation to endcap flower bed. Half of it is dry.

**completed 1.4.24.**

West side of tennis court-check irrigation as mulch has been moved out of place.

**completed 1.4.24.**

Lodge playground area-check irrigation. Half of it is dry.

**completed 1.4.24.**

Americus on Birchholm side-turf is dry close to corner.

**completed 1.4.24.**

## **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 was 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)

**General work order-all hedge trimming and weeding needs be done at the same time, in accordance with specifications. The contractual pruning schedule was not adhered to, allowing many shrubs to grow beyond an acceptable state. completed 1.2.24.**

**Be certain that all individual shrubs and hedges are pruned in such a manner so that the bottom section is wider than the top to receive sufficient sunlight. This will prevent the shrubs from being shaded out at the bottom. completed 1.2.24.**

**General work order-do not prune azaleas. Only remove stray tall shoots. completed 1.2.24.**

Some of the azaleas and hawthorn appear to have been over-pruned.

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



Water's Edge fence line-prune palmettos. **completed 1.4.24.**

Main entry fence line-prune wedelia away from the fence. **completed 1.4.24.**

Pool deck-lightly prune Japanese blueberry along the fence. **completed 1.4.24.**

Between the amenity center and nature center-cut back Fakahatchee grass off steppingstone walkway. **completed 1.4.24.**

Butterfly garden-cut back milk weed. **completed 1.4.24.**

Lodge patio entry to pool deck-prune copper leaf down to fence line. **completed 1.4.24.**

Nature center left side-prune viburnum hedge so it is all the same height. *Photo below.* **completed 1.4.24.**



Nature center-prune dead sections out of shilling Holly. **completed 1.4.24.**

Butterfly garden-prune back old sage growth. *Photo below.* **completed 1.4.24.**



Tennis court walkway fence-prune dead sections out of palmetto and thin them out moderately so as not to remove privacy screen. *Photo below.* **completed 1.4.24.**



Behind Tennis court-prune dead sections out of palmetto along wood fence. Thin out palmetto. *Photo below.* **completed 1.4.24.**



Citrus Blossom playground-prune shrubs. **completed 1.4.24.**

Heron's Glen monument-prune shrubs away from sign. **completed 1.4.24.**

General work order-cut back all muchly grass and fountain grass. **completed 1.4.24.**

## **2 TREE PRUNING**

Behind 21537 Draycott-remove dead wood from trees on berm. **completed 1.3.24.**

Americus-remove sucker growth from oaks. **completed 1.3.24.**

Boulevard street trees-begin elevating low-hanging branches and get all street trees to a consistent height. **completed 1.3.24.**

Main exit monument-elevate tree by sign. **completed 1.3.24.**

Lodge entry drive-prune oak tree away from streetlight along split rail fence. **completed 1.3.24.**

Boulevard at Whispering Wind-elevate cypress tree hanging over the sidewalk. **completed 1.3.24.**

Boulevard just West of lodge entry drive-prune tree around streetlight. *Photo below.* **completed 1.3.24.**



Cormorant Cove in bound-elevate tree hanging over the street. **completed 12.28.23**

7220 Night Heron-elevate oak tree hanging over sidewalk and common area behind the hedge. **completed 12.28.23**

Oakhurst park-elevate oak tree along sidewalk by bike rack. **completed 12.28.23**

Lodge entry drive-prune tree around streetlight by split rail fence. **completed 12.28.23**

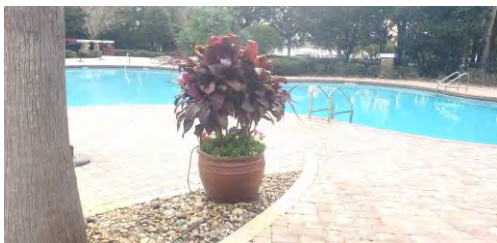
## **3 CLEANUP/RUBBISH REMOVAL**

Ambleside outbound woodline across from bench-remove fallen tree. **completed 12.28.23**

General work order-remove fallen palm tree boots at entrances to each village. **completed 12.28.23**

## **3 APPEARANCE OF SEASONAL COLOR**

Pool deck-the potted annuals display look very good and should be used as a standard regardless of what is planted in them. *Photo below.* **completed 12.28.23**



The seasonal flower display of petunia and alyssum had an excellent curb appeal. The plants were healthy and neatly spaced. A few plants at the lodge entry drive need to be re-installed due to animal damage. **completed 12.28.23**

*December*



*December*



*December*



*December*



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

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

**FOR MANAGER**

Broken and misaligned landscape lights in several beds.

**PROPOSALS**

None



## SUMMARY

Redtree performed to contractual standards for this inspection. The turf was mowed at the proper height with sharp blades. The trimming, edging and cleanup were neatly performed. There was a slight loss of color over the past month, but it was still good for the season. The density was strong except for the Bahiagrass and Bermudagrass which are entering a winter dormancy period. New sod is further improving the density. The broadleaf weed growth is being controlled. There were no signs of turf insect activity, but patch disease has shown up in a few turf panels. Most of the shrubs were healthy, but there continue to be issues related to the health of select anise and pineapple quava plants. The shrubs appear to be pruned according to the schedule, but some palmettos and trees need immediate attention. The bed weeds are under control. There were no irrigation breaks noted, but several areas were dry or receiving inconsistent irrigation. The seasonal flower display was providing excellent curb appeal. RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature John Burkett

Print Name John Burkett, Client Care Specialist

Company RedTree Landscape Systems, LLC

Date January 10, 2024

### **5 Section Schedule**

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

### **Bed Map Notes**

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



## EXHIBIT 3



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**ADA PLAYGROUND MULCH INSTALLATION PROPOSAL**

FOR

***Preserve at Wilderness Lake CDD –  
At Lodge playground***

Attention: Tish Dobson, District Manager

December 12, 2023

**Scope of Work**

Installation of ADA Playground Mulch at the Lodge playground.

Item	Unit Cost
Install (35) cubic yards of ADA Playground Mulch at the Lodge playground.	\$85.00 / cubic yard
All labor and materials.	included

**TOTAL COST: \$2,975.00**

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

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

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



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**ADA PLAYGROUND MULCH INSTALLATION PROPOSAL**

FOR

***Preserve at Wilderness Lake CDD –  
Caliente Park***

Attention: Tish Dobson, District Manager

December 15, 2023

**Scope of Work**

**Installation of ADA Playground Mulch in Caliente Park.**

Item	Unit Cost
Install (30) cubic yards of ADA Playground Mulch in Caliente Park.	\$85.00 / cubic yard
All labor and materials.	included

**TOTAL COST: \$2,550.00**

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

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

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





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**ADA PLAYGROUND MULCH INSTALLATION PROPOSAL**

FOR

***Preserve at Wilderness Lake CDD –  
Playground at Foxgrove Drive***

Attention: Tish Dobson, District Manager

December 14, 2023

**Scope of Work**

**Installation of ADA Playground Mulch in playground at Foxgrove Drive.**

Item	Unit Cost
Install (25) cubic yards of ADA Playground Mulch in both play areas at Citrus Blossom Drive & Whispering Wind Drive.	\$85.00 / cubic yard
All labor and materials.	included

**TOTAL COST: \$2,125.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.systems](mailto:jburrkett@redtreelandscape.systems) / Cell phone: (727) 267-2059



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**ADA PLAYGROUND MULCH INSTALLATION PROPOSAL**

FOR

***Preserve at Wilderness Lake CDD –  
Playground at Citrus Blossom Drive & Whispering Wind Drive***

Attention: Tish Dobson, District Manager

December 14, 2023

**Scope of Work**

Installation of ADA Playground Mulch in both play areas @ Citrus Blossom Drive and Whispering Wind Drive.

Item	Unit Cost
Install (40) cubic yards of ADA Playground Mulch in both play areas at Citrus Blossom Drive & Whispering Wind Drive.	\$85.00 / cubic yard
All labor and materials.	included

**TOTAL COST: \$3,400.00**

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

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

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

# ESTIMATE

**Southscapes Landscape Maintenance Inc**  
PO Box 118  
Lutz, FL 33548

ARhum@southscapesfl.com  
+1 (813) 951-4326  
www.southscapesfl.com

## Wilderness Lake Preserve

**Bill to**  
Wilderness Lake Preserve  
21320 Wilderness Lake Blvd  
Land O Lakes, Florida 34637

**Ship to**  
Wilderness Lake Preserve  
21320 Wilderness Lake Blvd  
Land O Lakes, Florida 34637

**Estimate details**  
Estimate no.: 1092  
Estimate date: 01/06/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	01/06/2024	<b>Lawn Service</b> Spread 35 yards of ADA playground mulch at the Lodge playground		35	\$65.00	\$2,275.00
2.	01/06/2024	<b>Lawn Service</b> Spread 30 yards of ADA playground mulch at the Caliente Park playground		30	\$65.00	\$1,950.00
3.	01/06/2024	<b>Lawn Service</b> Spread 25 yards of ADA playground mulch at the Foxgrove Park playground		25	\$65.00	\$1,625.00
4.	01/06/2024	<b>Lawn Service</b> Spread 40 yards of ADA playground mulch at the Citrus Blossom Park playground		40	\$65.00	\$2,600.00
Total						<b>\$8,450.00</b>



## Proposal #3291

### Preserve at Wilderness Lake Lodge Playground Mulch 1-24

**Date** 1/26/2024  
**Customer** Tish Dobson | DPGF Management & Consulting | 250 International Drive | Lake Mary, FL 32746  
**Property** Preserve at Wilderness Lake | 21321 Wilderness Lake Blvd | Land O Lakes, FL 34637

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Mulch install at the Lodge Playground. Install 35 yards of Certified Playground Mulch.

#### Mulch Install

##### Mulch Blowing

Items	Quantity	Unit	Price
Labor Enhancement	0.00	Hr	\$0.00
Playground Mulch	35.00	YD	\$2,100.00
Mulch Blowing :			\$2,100.00
PROJECT TOTAL:			\$2,100.00

#### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

## Ex c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
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- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation

system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

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## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site,


and to secure additional required site information from appropriate government and other authorities.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
\_\_\_\_\_  
**Terry McLane**

Date 1/26/2024  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Tish Dobson**

Date \_\_\_\_\_  
\_\_\_\_\_  
**DPFG Management & Consulting**





## Proposal #3293

### Preserve at Wilderness Lake Caliente Park Playground Mulch 1-24

**Date** 1/26/2024  
**Customer** Tish Dobson | DPGF Management & Consulting | 250 International Drive | Lake Mary, FL 32746  
**Property** Preserve at Wilderness Lake | 21321 Wilderness Lake Blvd | Land O Lakes, FL 34637

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Mulch install at the Caliente Park Playground. Install 25 yards of Certified Playground Mulch.

#### Mulch Install

##### Mulch Blowing

Items	Quantity	Unit	Price
Playground Mulch	25.00	YD	\$1,500.00
Mulch Blowing :			\$1,500.00
<b>PROJECT TOTAL:</b>			<b>\$1,500.00</b>

#### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
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- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
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By   
\_\_\_\_\_  
Terry McLane  
Date 1/26/2024  
\_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Tish Dobson  
Date \_\_\_\_\_  
DPFG Management & Consulting



## Proposal #3294

### Preserve at Wilderness Lake Foxgrove Drive Park Playground Mulch 1-24

**Date** 1/26/2024

**Customer** Tish Dobson | DPFG Management & Consulting | 250 International Drive | Lake Mary, FL 32746

**Property** Preserve at Wilderness Lake | 21321 Wilderness Lake Blvd | Land O Lakes, FL 34637

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Mulch install at the Foxgrove Drive Park Playground. Install 20 yards of Certified Playground Mulch.

#### Mulch Install

##### Mulch Blowing

Items	Quantity	Unit	Price
Playground Mulch	20.00	YD	\$1,200.00
Mulch Blowing :			\$1,200.00
PROJECT TOTAL:			\$1,200.00

#### Terms & Conditions

## Terms & Conditions

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- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
\_\_\_\_\_  
**Terry McLane**

Date 1/26/2024  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Tish Dobson**

Date \_\_\_\_\_  
\_\_\_\_\_  
**DPFG Management & Consulting**



## Proposal #3295

### Preserve at Wilderness Lake Citrus Blossom & Whispering Wind Park Playground Mulch 1-24

**Date** 1/26/2024

**Customer** Tish Dobson | DPFG Management & Consulting | 250 International Drive | Lake Mary, FL 32746

**Property** Preserve at Wilderness Lake | 21321 Wilderness Lake Blvd | Land O Lakes, FL 34637

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Mulch install at the Citrus Blossom & Whispering Wind Park Playground. Install 32 yards of Certified Playground Mulch.

#### Mulch Install

##### Mulch Blowing

Items	Quantity	Unit	Price
Playground Mulch	32.00	YD	\$1,920.00
Mulch Blowing :			\$1,920.00
PROJECT TOTAL:			\$1,920.00

#### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3%

credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

## Ex c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where

asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting

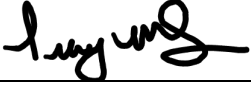
the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor –

- prior to purchasing and/or installing such materials
- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
  - Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
\_\_\_\_\_  
**Terry McLane**

Date 1/26/2024  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Tish Dobson**

Date \_\_\_\_\_  
\_\_\_\_\_  
**DPFG Management & Consulting**

## EXHIBIT 4





**GHS Environmental**

**PO Box 55802**

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

**727-667-6786**

January 30, 2024

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

**Re: The Preserve at Wilderness Lake Community Development District (CDD)  
January 2024 Summary Report**

Dear Mrs. Dobson,

GHS Environmental (GHS) submits this report to summarize the work completed during January 2024 at the Wilderness Lake Preserve (WLP) community in Land O' Lakes, Florida.

**Dates Worked Performed:** January 10, 17, 18, 23 and 30

**Summary of Monthly Objectives/Goals Achieved:**

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
4. Reviewed structure maintenance punch lists provided by BDI with T. Dobson.
5. Performed maintenance activities on the following stormwater structures: BB-A1, BB-I2, BB-I3, BB-L3, BB-L4, W-14, W-38 per BDI punch lists.
6. Email coordination with T. Dobson and BDI regarding observations of water flow for Pond 33, CS-R1, Wetland R and S.
7. Treatment of lily pads and pocket of hydrilla around Bay Lake Dock.
8. Installed GreenClean Pond Block in Pond 24 to increase water quality and clarity by reducing excess nutrients in the water body.
9. Phone and email correspondence with WLP staff.
10. Prepared and submitted monthly summary report.

We appreciate the opportunity to assist you with this project. Please call us at (727) 432-2820 with any questions or if you need more 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**

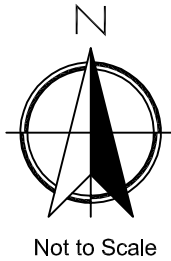
- Stormwater Ponds
- Natural Wetland Systems
- Natural Lake (Open Water)
- Property Boundary
- Cul-De-Sac Maintenance
- Weir
- Bubbler Box
- Control Structure
- Drainage Flow

**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

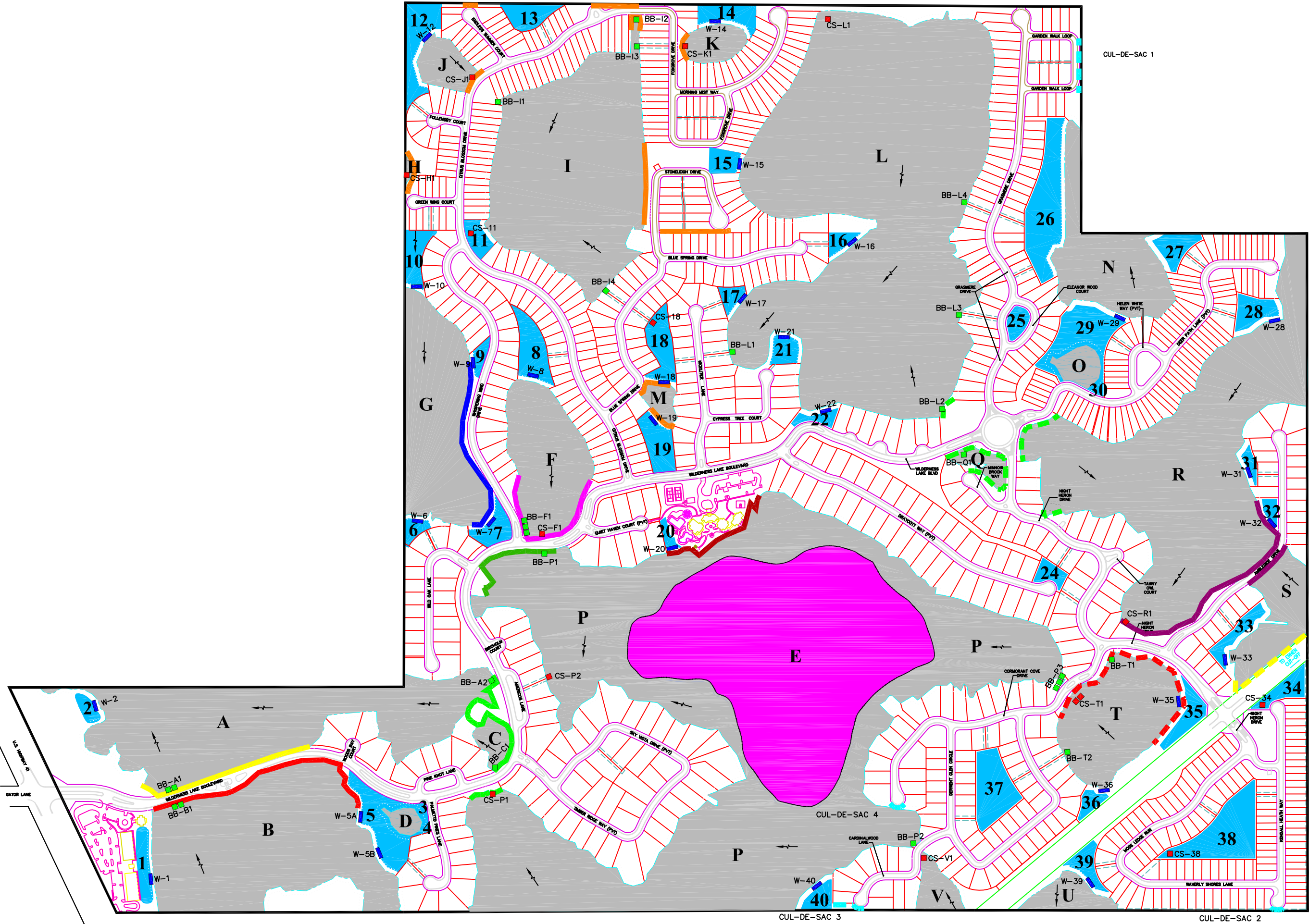
Note: Natural Lake "E" was  
previously identified as Stormwater  
Pond No. 23 on maps prepared by  
others. Since this area is natural,  
it has been moved into the wetland  
lettering system. There is no  
Stormwater Pond No. 23.

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



## EXHIBIT 5

**Preserve at Wilderness Lake CDD  
ENGINEER'S REPORT FOR February 7th, 2024 BOARD MEETING**

Ongoing Projects Report and Updates:

**Paver Replacement Project**

All administrative documentation requested from the Pasco County inspection department regarding closeout of the permit. The county has responded with a punchlist of items specifically related to the geotechnical testing documentation submittal from Testlab, the geotechnical firm that did the testing during the project. BDi is currently coordinating a resubmittal with Testlab and the county so that a final submission to close the permit can be made.

**Dock Inspections**

Rueben Clarson Consulting, the structural firm engaged by the district to perform a dock inspection of the lodge boardwalk, performed their site visit on January 4<sup>th</sup>, 2024 to assess the boardwalk as directed. The report has not been received as of this report but will be sent to the District manager when obtained.

**Pine Knot Lane Swale Issue**

The survey work is complete and issued to the CDD (attached to this report). A site plan is also attached with this report detailing a potential option to fill the existing swale which was complained about by the adjacent homeowner and reroute the runoff to the adjacent wetland area as intended per the original permitted design. Note, that substantial dirt work and sod would be required for the project and the level of service to the potential resolution will be low due to the lack of grade available to convey runoff efficiently and the site restrictions of grading in the wetland. The estimate of construction cost based on the site plan is between \$8,000 to \$12,000. If desired, BDi can reach out to contractors for a hard cost for the board to consider if requested.

**SWFMWD Statement of Inspection**

BDi performed the site visit for the two SWFMWD ERP inspections that are due. Reports and a deficiency list have been generated and shared with the District Manager and aquatics team. Most of the punch list has been completed, however, there are items that the GHS is not able to complete under their ongoing scope or are not capable of performing related to grading or pond sediment removal

which will require an outside contractor. BDi has reached out to contractors to obtain a bid for the items not performed by GHS. Proposals received will be sent to the District Manager as soon as received for board consideration. BDi has also coordinated with SWFWMD to resolve any administrative issues/letters recently received. All administrative issues will be resolved when recertification is submitted.



VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES:

1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC, makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters.

2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.

3) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

4) The subject area lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12101C0239F for Pasco County Unincorporated Areas, Community No. 120230, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>).

5) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

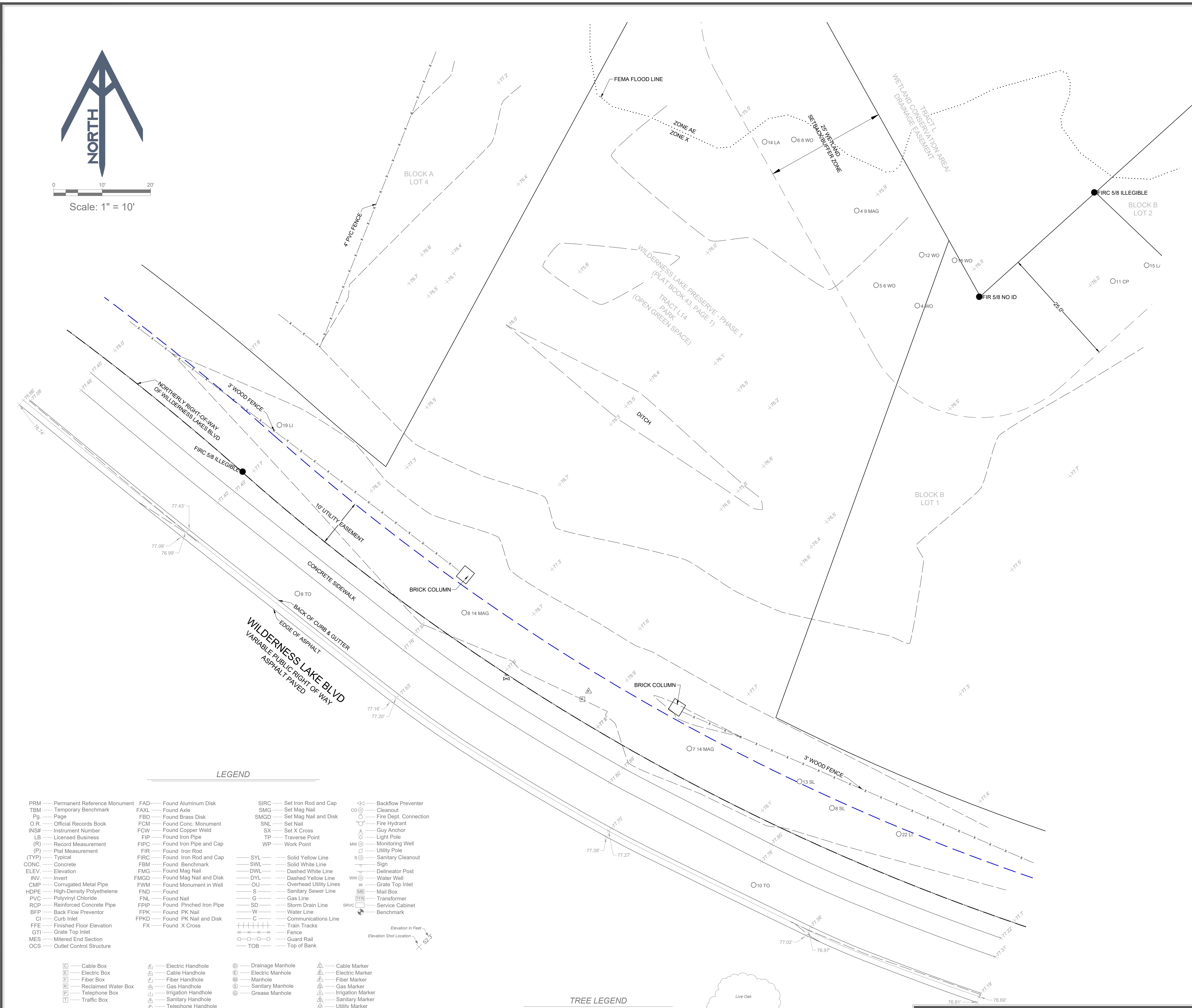
6) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.

7) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

8) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.

9) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.

10) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "E659", having a published elevation of 77.50 feet (NAVD 88).



LEGEND

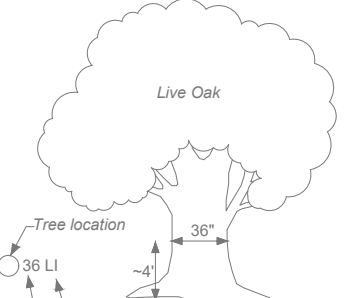
PRM ----- Permanent Reference Monument	FAD ----- Found Aluminum Disk	SIRC ----- Set Iron Rod and Cap	< > ----- Backflow Preventer
TBM ----- Temporary Benchmark	FAXL ----- Found Axle	SMG ----- Set Mag Nail	○ ----- Cleanout
Pg ----- Page	FBD ----- Found Brass Disk	SMGD ----- Set Mag Nail and Disk	○ ----- Fire Dept. Connection
O.R. ----- Official Records Book	FCM ----- Found Conc. Monument	SNL ----- Set Nail	○ ----- Fire Hydrant
INSR ----- Instrument Number	FCW ----- Found Copper Weld	SX ----- Set X Cross	○ ----- Guy Anchor
LB ----- Licensed Business	FIP ----- Found Iron Pipe	TP ----- Traverse Point	○ ----- Light Pole
(R) ----- Record Measurement	FIPC ----- Found Iron Pipe and Cap	WP ----- Work Point	mw ----- Monitoring Well
(P) ----- Plat Measurement	FIR ----- Found Iron Rod		○ ----- Utility Pole
(TYP) ----- Typical	FIRC ----- Found Iron Rod and Cap		s ----- Sanitary Cleanout
CONC ----- Concrete	FBM ----- Found Benchmark		----- Sign
ELEV ----- Elevation	FMG ----- Found Mag Nail		----- Delineator Post
INV ----- Invert	FMGD ----- Found Mag Nail and Disk		DYL ----- Dashed Yellow Line
OMP ----- Corrugated Metal Pipe	FWM ----- Found Monument in Well		OU ----- Overhead Utility Lines
HDPE ----- High-Density Polyethylene	FND ----- Found		S ----- Sanitary Sewer Line
PVC ----- Polyvinyl Chloride	FNL ----- Found Nail		G ----- Gas Line
RCP ----- Reinforced Concrete Pipe	FPIP ----- Found Pinched Iron Pipe		SD ----- Storm Drain Line
BFP ----- Back Flow Preventer	FPK ----- Found PK Nail		W ----- Water Line
CI ----- Curb Inlet	FPKD ----- Found PK Nail and Disk		C ----- Communications Line
FFE ----- Finished Floor Elevation	FX ----- Found X Cross		+++++ ----- Train Tracks
GTI ----- Grate Top Inlet			----- Fence
MES ----- Mitered End Section			----- Guard Rail
OCS ----- Outlet Control Structure			----- Top of Bank

□ ----- Cable Box	⊞ ----- Electric Handhole	⊞ ----- Drainage Manhole	⊞ ----- Cable Marker
□ ----- Electric Box	⊞ ----- Cable Handhole	⊞ ----- Electric Manhole	⊞ ----- Electric Marker
□ ----- Fiber Box	⊞ ----- Fiber Handhole	⊞ ----- Manhole	⊞ ----- Fiber Marker
□ ----- Reclaimed Water Box	⊞ ----- Gas Handhole	⊞ ----- Sanitary Manhole	⊞ ----- Gas Marker
□ ----- Telephone Box	⊞ ----- Irrigation Handhole	⊞ ----- Sanitary Manhole	⊞ ----- Irrigation Marker
□ ----- Traffic Box	⊞ ----- Sanitary Handhole	⊞ ----- Utility Marker	⊞ ----- Utility Marker
	⊞ ----- Telephone Handhole	⊞ ----- Water Marker	
	⊞ ----- Utility Handhole		
	⊞ ----- Water Handhole		

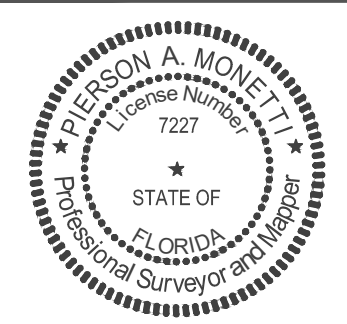
⊞ ----- Electric Meter	⊞ ----- Cable Pedestal	⊞ ----- Cable Marking
⊞ ----- Gas Meter	⊞ ----- Electric Pedestal	⊞ ----- Electric Marking
⊞ ----- Irrigation Meter	⊞ ----- Reclaimed Water Meter	⊞ ----- Fiber Marking
⊞ ----- Sanitary Valve	⊞ ----- Sanitary Meter	⊞ ----- Water Marking
⊞ ----- Utility Valve	⊞ ----- Telephone Pedestal	⊞ ----- Sanitary Marking
⊞ ----- Water Valve	⊞ ----- Utility Pedestal	

TREE LEGEND

ARV ----- Arborvitae	LA ----- Laurel Oak
BIR ----- Birch	LI ----- Live Oak
CB ----- Chinaberry	LL ----- Longleaf Pine
CM ----- Camphor	MAG ----- Magnolia
CP ----- Cabbage/Sabal Palm	QP ----- Queen Palm
DBL ----- Two Trees	DP ----- Date Palm
ELM ----- Elm	TPL ----- Three Trees
SG ----- Sweet Gum	TO ----- Turkey Oak
SL ----- Slash Pine	UNK ----- Unknown
LB ----- Loblolly Pine	WO ----- Water Oak
CYP ----- Cypress	WA ----- Washingtonia Palm
SYC ----- Sycamore	



Survey Datum  
Horizontal Datum NAD83  
Vertical Datum NAVD88



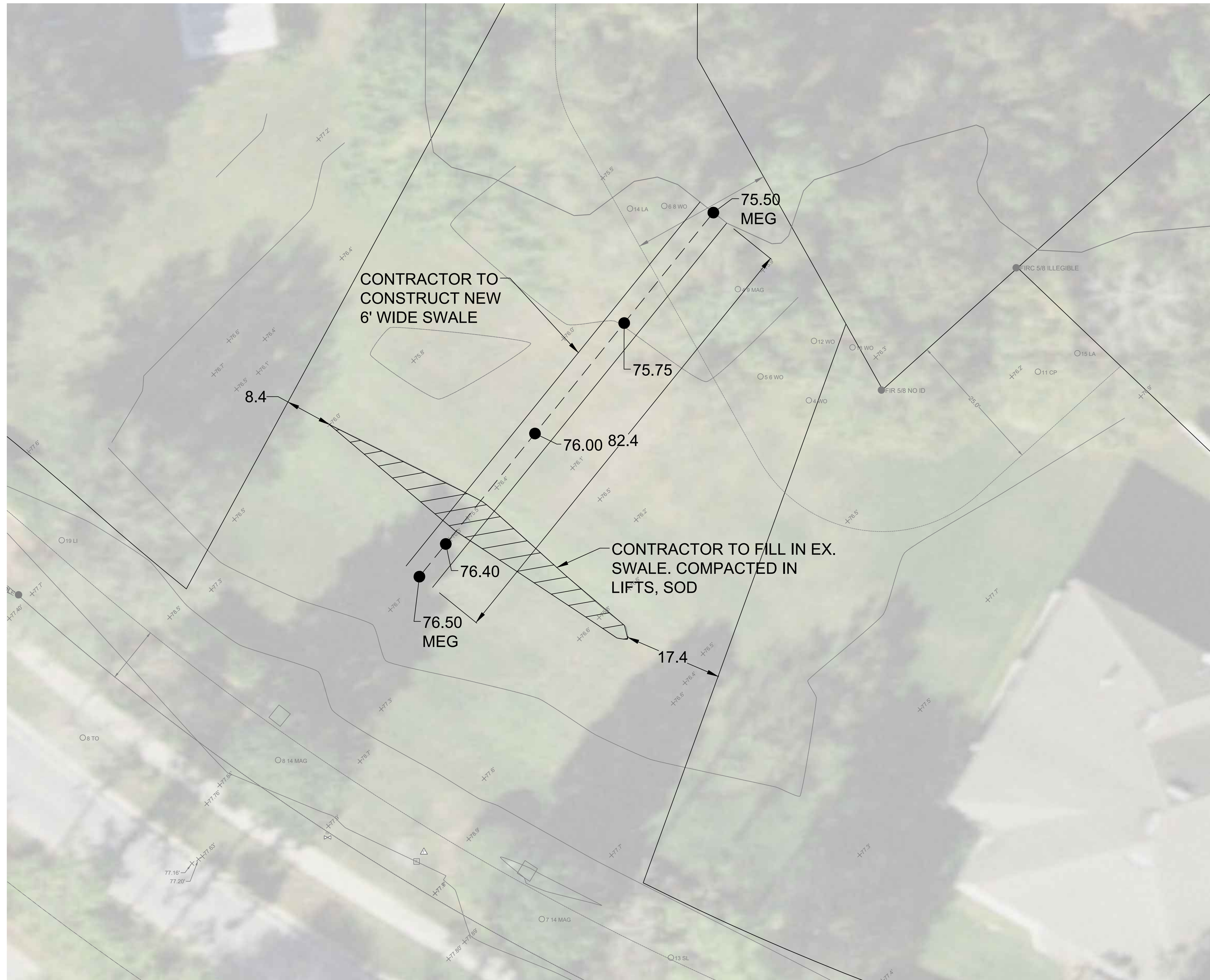
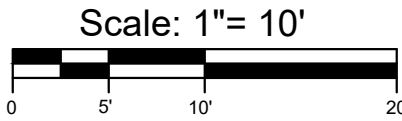
Surveyor's Certificate
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes
Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
12/13/23	Last field data acquisition	TSH

**MRIC SPATIAL**  
701 S. Howard Avenue, Suite 106-320  
Tampa, FL 33606  
813-515-0821  
MRICSpatial.com  
Licensed Business #8325

Wilderness Lakes CDD Topographic & Tree	
Wilderness Lakes BLVD, Land O' Lakes, FL 34637	
Prepared for: Preserve at Wilderness Lake CDD Section 35, Township 25 South, Range 18 East, Pasco County, FL	
Project Number: 230138	Sheet 1 of 1





## GENERAL NOTES

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING THE WORK PRIOR TO CONSTRUCTION.
2. IF UTILITY FIELD CONDITIONS ARE REQUIRED, THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH ALL UTILITY COMPANIES AS WELL AS ANY AFFECTED CITY AND COUNTY DEPARTMENTS BY PROVIDING A MINIMUM OF 48 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN AN AREA IN ORDER TO PERMIT FIELD LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. A TOLL-FREE NUMBER, 1-800-432-4770 IS AVAILABLE TO ASSIST IN SUCH COORDINATION EFFORTS. THIS NUMBER IS PART OF THE UTILITY NOTIFICATION PROGRAM PROVIDED BY SUNSHINE STATE ONE-CALL OF FLORIDA, INC. BUT DOES NOT NECESSARILY REPRESENT ALL UTILITY COMPANIES IN THE AREA.
3. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES AND ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, FENCES, RETAINING WALLS, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ARCHITECT/ENGINEER.
5. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING THE CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
6. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING, APPLICATION OF CALCIUM CHLORIDE OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INCORPORATED AS SOON AS POSSIBLE.
7. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DETERMINING.
8. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH THE SPECIFICATIONS, AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND/OR CITY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
9. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE SPECIFICALLY SHOWN TO BE REMOVED.
10. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL PROVIDE ADDITIONAL SOD, AS NECESSARY, TO ACHIEVE A FULLY GRASSED SITE FREE FROM RUTTING, ETC. TO THE LINES & GRADES SHOWN HEREIN UPON FINAL ACCEPTANCE.
11. SOD ALL DISTURBED AREAS.
12. CONTRACTOR TO PROVIDE CLEAN FILL FREE OF ROOTS, WIRE, CONCRETE AND ALL OTHER CONSTRUCTION DEBRIS.
13. WEEKLY PROGRESS MEETINGS/UPDATES MUST BE PERFORMED WITH BDI STAFF THROUGHOUT CONSTRUCTION DURATION.
14. CONSTRUCTION STAGING AND ACCESS TO BE DETERMINED AT PRECONSTRUCTION MEETING.

## ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES.
2. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED AS LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS. DOUBLE SILT FENCE WHEN ADJACENT TO WETLANDS TO BE USED.
3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED AROUND THE ENTIRE SITE AT THE LIMITS OF CONSTRUCTION AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM LEAVING THE PROPERTY. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETED AND FINISHED GRADING AND STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER AND PRIOR TO FINAL INSPECTION.
4. ALL WATER COLLECTED AND PUMPED DURING DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN UNDISTURBED UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE OVER UNDISTURBED SOIL, A MINIMUM OF 75 FEET FROM THE NEAREST WATER BODY, WETLAND AREA, OR INLET TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
5. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS WHERE SEDIMENTATION FROM STOCKPILES MAY CAUSE DAMAGE TO WETLAND. ADDITIONALLY, SILT BARRIERS SHALL CONTINUOUSLY AND FULLY ENIRCLE ALL STOCKPILES WHICH WILL REMAIN FOR LONGER THAN 24 HOURS TO CONTAIN MATERIALS WITHIN A REASONABLY CONFINED AREA. NO STOCKPILING IN STREETS OR PUBLIC ROW.
6. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE SPECIFICALLY SHOWN TO BE REMOVED. IF ANY TREES ARE REMOVED IN WETLAND JURISDICTIONAL AREAS WITHOUT PROPER AUTHORIZATION, CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A DETAILED RESTORATION AND/OR MITIGATION PLAN, SUBMITTING PLAN TO AND OBTAINING APPROVAL FROM SWFWMD, AND COMPLETING ANY MONITORING AND MAINTENANCE REQUIREMENTS IMPOSED AS A RESULT OF TREE REMOVAL.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED, NO ACTIVITIES (EQUIPMENT, FILL, PLACEMENT, ETC.) SHALL TAKE PLACE WITHIN THE DRIPLINE OF THE TREES TO REMAIN. IF NECESSARY, THE CONTRACTOR SHALL PROTECT TREES WITH SUITABLE BARRICADES. ONCE INSTALLED, ALL PROTECTIVE TREE BARRICADES SHALL BE INSPECTED BY THE PASCO COUNTY NATURAL RESOURCES DEPARTMENT PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT.

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**PRESERVE AT  
WILDERNESS  
LAKE CDD**  
PASCO COUNTY, FLORIDA

PINE KNOT  
PROPERTY SWALE  
EXHIBIT

[illegible]

SHEET TITLE

PINE KNOT  
PROPERTY SWALE  
EXHIBIT

SHEET NUMBER  
C-1



## EXHIBIT 6



**MINUTES OF MEETING**  
**PRESERVE AT WILDERNESS LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on Wednesday, January 3, 2024 at 9:33 a.m. at the Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

**FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

Ms. Dobson called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Holly Ruhlig	Board Supervisor, Chairwoman
Agnieszka Fisher ( <i>via phone</i> )	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Julie Cortina	Vesta Property Services
John Vericker ( <i>via phone</i> )	District Counsel, Straley Robin Vericker
Pete Lucadano	RedTree Landscaping
John Burkett	RedTree Landscaping

*The following is a summary of the discussions and actions taken at the January 3, 2024 Preserve at Wilderness Lake CDD Board of Supervisors Regular Meeting.*

**SECOND ORDER OF BUSINESS – Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for agenda items*)**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

**FIFTH ORDER OF BUSINESS – Supervisor Comments**

In response to an inquiry about general engineering reports, Ms. Dobson stated that she had not received any but could reach out to the District Engineer, and noted that the survey had been ordered with the report forthcoming. Ms. Dobson added that she had not yet heard back from Pasco County regarding any signoff for the roadway.

**SIXTH ORDER OF BUSINESS – Staff Reports**

A. Landscaping & Irrigation

Prior to discussing the reports and proposals, Ms. Edwards noted that she had met with Ms. Dobson regarding both the landscaping contract renewal and the mulching contract, and stated that both of the contracts would be provided for the Board's review at the February meeting. Ms. Edwards commented that, based on her estimates, both items would run over budget, particularly expressing concern about the spending rate over the past couple of months due to irrigation issues needing repairs.

1. RedTree Report

2. Exhibit 2: RedTree Landscape Inspection Report – November & December

Mr. Lucadano presented the report, commenting that the turf coloration was good for the time of year, and provided an overview of turf and tree work that was ongoing and completed. Discussion ensued regarding clean hedge lines and maintaining plants at a regular height. Ms. Dobson recalled that in previous years a spreadsheet was maintained which would log the dates whenever a landscaping supervisor came in, which would be helpful both for RedTree's crew and the lodge.

3. Exhibit 3: RedTree Proposals (if any)

- a. ADA Playground Mulch Installation – Lodge Playground
- b. ADA Playground Mulch Installation – Caliente Park
- c. ADA Playground Mulch Installation – Foxgrove DR.
- d. ADA Playground Mulch Installation – Citrus Blossom Dr. & Whispering Wind Dr.

Consideration of the ADA playground mulch installation proposals was tabled.

Mr. Lucadano provided some information on how the cubic yardage of mulch was determined, noting that this generally required a site visit due to variable depths. Comments were made noting that the cost of the proposals exceeded the budgeted amount for the year, and Mr. Lucadano acknowledged that there was little wiggle room for the rate per cubic yard given current material costs.

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

In response to Supervisor questions, Ms. Dobson stated that she felt that the current frequency of site visits was appropriate, as this time of year was outside of the typical algae growth season. Discussion ensued regarding wetland projects in advance of the rainy season.

C. District Engineer

The District Engineer was not present.

D. District Counsel

Mr. Vericker stated that he had nothing to report.

E. Community Manager

1. Exhibit 5: Presentation of Community Manager Report

Ms. Dobson provided an overview of holiday events held throughout the month of December.

The Board and Ms. Dobson discussed the newsletter and establishing various parallel forms of communication to ensure ease of access to as many residents as possible, including limited print production of the newsletter, as well as installation of signage on the main boulevard to advertise major community events. Comments were made in favor of moving forward with utilizing Constant Contact to get messages out to the community via text.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved utilizing Constant Contact as a platform to communicate with residents via text messages, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Cortina provided information on the capabilities of an app that had been developed at Vesta and was being implemented in various communities, including Triple Creek.

F. District Manager

1. Exhibit 6: Presentation of District Manager & Field Operations Report

Ms. Dobson and the Board discussed ongoing efforts to fill staff vacancies, noting that a candidate who she felt would fit the full-time position planned on coming in for a second interview. Discussion ensued regarding hourly rates and schedule flexibility.

Ms. Dobson additionally provided information regarding the transition of her portfolio to exclusively work for the Preserve at Wilderness Lake CDD, explaining that Mr. Smith would be discussing specifics with the Chair and that the addendum would be written and brought forward once the transition was completed.

Ms. Hepner observed that about a dozen hogs had been removed from the property over the past 12 months, and suggested that the program be scaled back to free up some of the associated funds. Ms. Dobson commented that similarly removing pressure at other communities had resulted in hog population resurgence, though offered to research less expensive options.

Ms. Dobson provided an update on an incident involving vandalism in the bathroom and areas in Deerfield, stating that she had coordinated with parents and the HOA. Ms. Dobson stated that individuals involved were remorseful, and that no subsequent signs of repeat incidents had been observed.

Ms. Dobson stated that the swim lesson marketing materials would be forthcoming, and that these would be posted in the February newsletter. Further discussion ensued regarding additional classes including CPR, AED, and first aid instruction.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 6, 2023

B. Exhibit 8: Consideration for Acceptance – The November 2023 Unaudited Financial Report

Ms. Edwards asked about a one-pager that had been on previous financial reports, and Ms. Dobson stated that she could work with the individual in the accounting department responsible for preparing the reports to get these made moving forward.

C. Exhibit 9: Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community Development District.

**EIGHTH ORDER OF BUSINESS – Business Items**

There were no Business Items discussed.

**NINTH ORDER OF BUSINESS – Supervisors Requests**

Ms. Hepner requested that communications between Mr. Smith and specific Board members about major items of discussion be relayed to the Board.

Ms. Fisher inquired about the baby station in the restrooms, suggesting that it be shifted downwards. Ms. Dobson noted that the current staff could lower the station down to where the edge of the tile began, but drilling into the actual tile could run the risk of damage. Ms. Dobson stated that she could look into the ADA standards for baby stations, in case there was any new or changed guidance.

**TENTH ORDER OF BUSINESS – Audience Comments – New Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 7, 6:30 PM**

All Board members present stated that they would be able to attend the next meeting in person, which would constitute a quorum.

**TWELFTH ORDER OF BUSINESS – Adjournment**

Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Ruhlig made a motion to adjourn the meeting.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:05 p.m. for the Preserve at Wilderness Lake Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on February 7, 2024.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 7

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Preliminary

December 31, 2023

**The Preserve at Wilderness Lake CDD**  
**Balance Sheet**  
**December 31, 2023**

	General Fund	Reserve Fund	Debt Service 2012	Debt Service 2013	TOTAL
<b>1 ASSETS</b>					
2 BANKUNITED OPERATING	\$ 2,760,097	\$ -	\$ -	\$ -	\$ 2,760,097
3 BANKUNITED MONEY MARKET	50,455				50,455
4 TRUIST OPERATING	22,157	-	-	-	22,157
5 PETTY CASH	300	-	-	-	300
6 TRUST ACCOUNTS:					-
7 REVENUE FUND	-	-	529	630	1,159
8 RESERVE FUND	-	-	128,912	153,444	282,356
9 INTEREST FUND	-	-	-	-	-
10 PREPAYMENT FUND	-	-	17,059	26,699	43,758
11 ACCOUNTS RECEIVABLE	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - ON ROLL	128,713	19,662	13,310	24,692	186,377
13 DUE FROM OTHER FUNDS	-	1,007,562	157,158	291,459	1,456,179
14 PREPAID EXPENSES	3,975	-	-	-	3,975
15 DEPOSITS	28,750	-	-	-	28,750
16 DUE FROM OTHERS	16	-	-	-	16
<b>17 TOTAL ASSETS</b>	<b>\$ 2,994,463</b>	<b>\$ 1,027,224</b>	<b>\$ 316,968</b>	<b>\$ 496,925</b>	<b>\$ 4,835,580</b>
<b>18 LIABILITIES</b>					
19 ACCOUNTS PAYABLE	\$ 72,122	\$ 43,775	\$ -	\$ -	\$ 115,897
20 RENTAL DEPOSITS PAYABLE	670	-	-	-	670
21 SALES TAX PAYABLE	200	-	-	-	200
22 DEFERRED REVENUE - ON-ROLL	128,713	19,662	13,310	24,692	186,377
23 DUE TO OTHER FUNDS	1,456,179	-	-	-	1,456,179
24 OUTSTANDING CHECKS	225	-	-	-	225
<b>25 TOTAL LIABILITIES</b>	<b>1,658,110</b>	<b>63,437</b>	<b>13,310</b>	<b>24,692</b>	<b>1,759,549</b>
<b>26 FUND BALANCE</b>					
27 NONSPENDABLE					
28 PREPAID & DEPOSITS	32,725	-	-	-	32,725
30 CAPITAL RESERVES	-	-	179,002	231,729	410,730
29 OPERATING CAPITAL	-	-	-	-	-
31 UNASSIGNED	1,303,629	963,787	124,656	240,504	2,632,576
<b>32 TOTAL FUND BALANCE</b>	<b>1,336,354</b>	<b>963,787</b>	<b>303,658</b>	<b>472,233</b>	<b>3,076,031</b>
<b>33 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,994,463</b>	<b>\$ 1,027,224</b>	<b>\$ 316,968</b>	<b>\$ 496,925</b>	<b>\$ 4,835,580</b>



## The Preserve at Wilderness Lake CDD

### General Fund

#### Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2023 to December 31, 2023

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>	<b>FY 2024 Budgeted YTD</b>
<b>1 REVENUE</b>						
<b>2 SPECIAL ASSESSMENTS</b>						
3 ASSESSMENTS ON-ROLL	\$ 1,641,017	\$ 1,225,220	\$ 1,512,304	\$ (128,713)	92%	\$ 410,254
<b>4 INTEREST EARNINGS</b>						
5 INTEREST	10,500	427	849	(9,651)	8%	2,625
<b>6 MISCELLANEOUS REVENUE</b>						
7 GENERAL STORE	-	1,378	4,125	4,125		-
8 GUEST FEES	-	56	287	287		-
9 EVENTS & SPONSORSHIPS	-	401	1,545	1,545		-
10 RENTAL REVENUES	-	643	1,732	1,732		-
11 FEE-BASED SERVICES	-	255	540	540		-
12 OTHER MISC. REVENUE	-	-	-	-		-
13 INSURANCE PROCEEDS	-	-	-	-		-
14 PRIOR YEAR CREDIT	-	-	-	-		-
<b>15 TOTAL REVENUE</b>	<b>1,651,517</b>	<b>1,228,380</b>	<b>1,521,382</b>	<b>(130,135)</b>	<b>92%</b>	<b>412,879</b>
<b>16 BALANCE FORWARD FROM PREVIOUS YEAR</b>	<b>175,000</b>	<b>-</b>	<b>-</b>	<b>(175,000)</b>		<b>43,750</b>
<b>17 TOTAL REVENUE &amp; BALANCE FORWARD</b>	<b>\$ 1,826,517</b>	<b>\$ 1,228,380</b>	<b>\$ 1,521,382</b>	<b>\$ (305,135)</b>	<b>83%</b>	<b>\$ 456,629</b>
<b>18 EXPENDITURES</b>						
<b>19 LEGISLATIVE</b>						
20 SUPERVISOR FEES	\$ 14,000	\$ 1,000	\$ 2,800	\$ (6,655)	20%	\$ 3,500
21 PAYROLL FICA TAXES	-	-	-	-		-
22 PAYROLL SERVICE FEES	-	-	-	-		-
<b>23 TOTAL LEGISLATIVE</b>	<b>14,000</b>	<b>1,000</b>	<b>2,800</b>	<b>(11,200)</b>	<b>20%</b>	<b>3,500</b>
<b>24 FINANCIAL &amp; ADMINISTRATIVE</b>						
25 ADMINISTRATIVE SERVICES	8,874	740	2,220	(6,655)	25%	2,219
26 DISTRICT MANAGEMENT	25,078	2,089	6,267	(18,811)	25%	6,270
27 DISTRICT ENGINEER	20,000	3,355	9,875	(10,125)	49%	5,000





**The Preserve at Wilderness Lake CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to December 31, 2023**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>	<b>FY 2024 Budgeted YTD</b>
28 DISCLOSURE REPORT	2,200	-	5,724	3,524	260%	550
29 TRUSTEE FEES	7,800	-	-	(7,800)	0%	1,950
30 TAX COLLECTOR / PROPERTY FEES	150	-	317	167	211%	38
31 FINANCIAL & REVENUE COLLECTIONS	5,724	477	1,431	(4,293)	25%	1,431
32 ASSESSMENT ROLL	5,724	-	-	(5,724)	0%	1,431
33 ACCOUNTING SERVICES	26,024	2,166	6,500	(19,524)	25%	6,506
34 AUDITING SERVICES	3,635	-	-	(3,635)	0%	909
35 LEGAL ADVERTISING	2,500	179	422	(2,079)	17%	625
36 MISC. MAILINGS	2,000	-	116	(1,884)	6%	500
37 BANK FEES	275	-	208	(67)	76%	69
38 DUES, LICENSES, & FEES	825	-	175	(650)	21%	206
39 WEBSITE & EMAIL HOSTING	7,500	-	1,538	(5,963)	21%	1,875
40 <b>TOTAL ADMINISTRATIVE</b>	<b>118,309</b>	<b>9,006</b>	<b>34,791</b>	<b>(83,518)</b>	<b>29%</b>	<b>29,577</b>
41 <b>LEGAL COUNSEL</b>						
42 DISTRICT COUNSEL	30,000	-	1,251	(28,750)	4%	7,500
43 <b>TOTAL LEGAL COUNSEL</b>	<b>30,000</b>	<b>-</b>	<b>1,251</b>	<b>(28,750)</b>	<b>4%</b>	<b>7,500</b>



**The Preserve at Wilderness Lake CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to December 31, 2023**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>	<b>FY 2024 Budgeted YTD</b>
44 <b>INSURANCE</b>						
45 PUBLIC OFFICIALS LIABILITY INSURANCE	3,280	-	-	(3,280)	0%	820
46 SUPERVISOR WORKERS COMPENSATION INSURANCE	250	-	850	600	340%	63
47 GENERAL LIABILITY INSURANCE	4,656	-	-	(4,656)	0%	1,164
48 PROPERTY INSURANCE	57,017	-	56,824	(193)	100%	14,254
49 <b>TOTAL INSURANCE</b>	<b>65,203</b>	<b>-</b>	<b>57,674</b>	<b>(7,529)</b>	<b>88%</b>	<b>16,301</b>
50 <b>LAW ENFORCEMENT</b>						
51 OFF DUTY DEPUTY	30,000	2,672	4,760	(25,240)	16%	7,500
52 <b>TOTAL LAW ENFORCEMENT</b>	<b>30,000</b>	<b>2,672</b>	<b>4,760</b>	<b>(25,240)</b>	<b>16%</b>	<b>7,500</b>
53 <b>UTILITIES</b>						
54 ELECTRICITY UTILITY SERVICES	167,000	15,449	30,564	(136,436)	18%	41,750
55 GAS UTILITY SERVICES	31,500	6,813	10,601	(20,899)	34%	7,875
56 SOLID WASTE ASSESSMENT	3,500	-	-	(3,500)	0%	875
57 GARBAGE RECREATION FACILITY	3,000	576	1,573	(1,427)	52%	750
58 WATER-SEWER SERVICES	25,000	2,916	4,433	(20,567)	18%	6,250
59 STORMWATER ASSESSMENTS	3,125	-	-	(3,125)	0%	781
60 <b>TOTAL UTILITIES</b>	<b>233,125</b>	<b>25,754</b>	<b>47,171</b>	<b>(185,954)</b>	<b>20%</b>	<b>58,281</b>
61 <b>LANDSCAPE</b>						
62 LANDSCAPE MAINTENANCE	158,000	12,900	38,700	(119,300)	24%	39,500
63 LANDSCAPE FERTILIZATION	30,000	-	6,525	(23,475)	22%	7,500
64 LANDSCAPE ANNUAL FLOWERS	16,200	-	6,750	(9,450)	42%	4,050
65 LANDSCAPE REPLACEMENT PLANTS	45,000	250	2,852	(42,148)	6%	11,250
66 LANDSCAPE MULCH	42,000	-	-	(42,000)	0%	10,500
67 LANDSCAPE INSPECTION SERVICES	13,200	1,100	3,300	(9,900)	25%	3,300
68 LANDSCAPE PEST CONTROL	13,980	1,165	3,845	(10,135)	28%	3,495
69 LANDSCAPE AERATION	4,000	-	-	(4,000)	0%	1,000
70 TREE TRIMMING SERVICES	41,600	1,000	10,750	(30,850)	26%	10,400
71 IRRIGATION REPAIR & MAINTENANCE	25,000	-	15,552	(9,448)	62%	6,250



## The Preserve at Wilderness Lake CDD

### General Fund

#### Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2023 to December 31, 2023

	FY 2024 Adopted Budget	FY 2024 Month of December	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget	FY 2024 Budgeted YTD
72 IRRIGATION INSPECTION	13,600	1,100	3,300	(10,300)	24%	3,400
73 WELL MAINTENANCE	2,500	-	-	(2,500)	0%	625
74 <b>TOTAL LANDSCAPE</b>	<b>405,080</b>	<b>17,515</b>	<b>91,574</b>	<b>(313,506)</b>	<b>23%</b>	<b>101,270</b>
75 <b>LAKE AND WETLAND MAINTENANCE</b>						
76 WETLAND PLANT INSTALLATION	-	-	-	-		-
77 MONTHLY AQUATIC WEED CONTROL	34,500	2,875	5,750	(28,750)	17%	8,625
78 WETLAND STAFF OVERSIGHT	2,000	167	333	(1,667)	17%	500
79 PRIVATE RESIDENT CONSULTATION	780	65	130	(650)	17%	195
80 WETLAND NUISANCE SPECIES CONTROL	10,500	875	1,750	(8,750)	17%	2,625
81 WETLAND ROUTINE CLEANUP	26,400	-	-	(26,400)	0%	6,600
82 MISC. EXPENSE	5,000	-	-	(5,000)	0%	1,250
83 <b>TOTAL LAKE AND WETLAND MAINTENANCE</b>	<b>79,180</b>	<b>3,982</b>	<b>7,963</b>	<b>(71,217)</b>	<b>10%</b>	<b>19,795</b>
84 <b>ROAD &amp; STREET FACILITIES</b>						
85 STREET LIGHT DECORATIVE MAINTENANCE	500	-	-	(500)	0%	125
86 STREET SIGN REPAIR & MAINTENANCE	500	-	-	(500)	0%	125
87 ROADWAY REPAIR & MAINTENANCE	-	-	-	-		-
88 SIDEWALK REPAIR & MAINTENANCE	3,000	-	-	(3,000)	0%	750
89 SIDEWALK PRESSURE WASHING	8,000	-	4,000	(4,000)	50%	2,000
90 ENTRY & WALLS REPAIR & MAINTENANCE	2,000	-	-	(2,000)	0%	500
91 <b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>14,000</b>	<b>-</b>	<b>4,000</b>	<b>(10,000)</b>	<b>29%</b>	<b>3,500</b>



## The Preserve at Wilderness Lake CDD

### General Fund

#### Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2023 to December 31, 2023

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Month of December</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>	<b>FY 2024 Budgeted YTD</b>
<b>92 PARKS &amp; RECREATION</b>						
93 CONTRACT - MANAGEMENT FEES	48,000	3,300	9,900	(38,100)	21%	12,000
95 CONTRACT - EMPLOYEE SALARIES	450,000	36,256	99,384	(350,616)	22%	112,500
94 EMPLOYEE MILEAGE REIMBURSEMENT	2,500	-	-	(2,500)	0%	625
96 LODGE REPAIR & MAINTENANCE	50,000	11,097	17,618	(32,382)	35%	12,500
97 LODGE JANITOR CONTRACT SERVICES	30,000	2,899	6,971	(23,029)	23%	7,500
98 LODGE JANITOR SUPPLIES	7,500	963	1,303	(6,197)	17%	1,875
99 SPA LINEN & MAT SERVICES	8,000	375	1,461	(6,539)	18%	2,000
100 POOL SERVICE CONTRACT	58,520	-	4,362	(54,158)	7%	14,630
101 POOL REPAIR & MAINTENANCE	5,000	507	3,347	(1,653)	67%	1,250
102 POOL PERMITS	1,000	-	-	(1,000)	0%	250
103 TELEPHONE, INTERNET, CABLE	14,000	537	1,837	(12,163)	13%	3,500
104 COMPUTER IT SUPPORT & REPAIR	3,750	190	950	(2,800)	25%	938
105 SECURITY SYSTEM MONITORING	12,000	-	720	(11,280)	6%	3,000
106 SECURITY SYSTEM MAINTENANCE	7,500	600	1,800	(5,700)	24%	1,875
107 RESIDENT SERVICES	7,500	541	653	(6,847)	9%	1,875
108 RESIDENT ID CARD	1,500	525	525	(975)	35%	375
109 OFFICE SUPPLIES	8,000	571	929	(7,071)	12%	2,000
110 GENERAL STORE	5,200	180	180	(5,020)	3%	1,300
111 NATURE CENTER OPERATIONS	6,000	91	135	(5,865)	2%	1,500
112 WILDLIFE MANAGEMENT SERVICES	14,400	1,200	3,600	(10,800)	25%	3,600
113 SPECIAL EVENTS	30,000	2,433	7,291	(22,709)	24%	7,500
114 FITNESS EQUIPMENT MAINTENANCE	1,500	110	330	(1,170)	22%	375
115 FITNESS EQUIPMENT REPAIR	7,000	-	246	(6,754)	4%	1,750
116 EQUIPMENT LEASE	5,000	-	2,418	(2,582)	48%	1,250
117 EQUIPMENT REPAIR & REPLACEMENT	15,000	1,034	1,034	(13,966)	7%	3,750
118 ATHLETIC COURT REPAIR & MAINTENANCE	5,250	-	-	(5,250)	0%	1,313
119 PLAYGROUND EQUIPMENT MAINTENANCE	1,000	-	-	(1,000)	0%	250
120 PLAYGROUND MULCH	8,000	-	-	(8,000)	0%	2,000
121 DOG WASTE STATION SUPPLIES	7,500	-	3,009	(4,491)	40%	1,875
122 HOLIDAY DECORATIONS	15,000	6,000	6,000	(9,000)	40%	3,750



## The Preserve at Wilderness Lake CDD

### General Fund

#### Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2023 to December 31, 2023

	FY 2024 Adopted Budget	FY 2024 Month of December	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget	FY 2024 Budgeted YTD
123 LANDSCAPE LIGHTING REPLACEMENT	2,000	-	-	(2,000)	0%	500
124 CONTINGENCY		-	-	-		-
125 <b>TOTAL PARKS AND RECREATION</b>	<b>837,620</b>	<b>69,409</b>	<b>176,004</b>	<b>(661,616)</b>	<b>21%</b>	<b>209,405</b>
126 <b>TOTAL EXPENDITURES</b>	<b>1,826,517</b>	<b>129,338</b>	<b>427,988</b>	<b>(1,398,529)</b>	<b>23%</b>	<b>456,629</b>
127 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>1,099,042</b>	<b>1,093,395</b>	<b>1,093,395</b>		<b>-</b>
128 <b>OTHER FINANCING SOURCES &amp; USES</b>						
129 TRANSFERS IN	-			-		-
130 TRANSFERS OUT	-			-		-
131 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
132 FUND BALANCE - BEGINNING - UNAUDITED	467,879		242,959	(224,920)		
133 NET CHANGE IN FUND BALANCE	-	1,099,042	1,093,395	1,093,395		
134 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 467,879</b>		<b>\$ 1,336,354</b>	<b>868,474</b>		
135 <b>ANALYSIS OF FUND BALANCE</b>						
136 NON SPENDABLE DEPOSITS						
137 PREPAID & DEPOSITS	32,725		32,725			
138 CAPITAL RESERVES	-		-			
139 OPERATING CAPITAL	-		-			
140 UNASSIGNED	1,303,629		1,303,629			
141 <b>TOTAL FUND BALANCE</b>	<b>\$ 1,336,354</b>		<b>\$ 1,336,354</b>			

**The Preserve at Wilderness Lake CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to December 31, 2023**

	<b>FY 2024 Amended Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,000	\$ 230,338	\$ (19,662)
3 MISCELLANEOUS REVENUE	-	-	-
<b>4 TOTAL REVENUE</b>	<b>250,000</b>	<b>230,338</b>	<b>(19,662)</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL RESERVES	-	12,094	12,094
<b>7 TOTAL EXPENDITURES</b>	<b>-</b>	<b>12,094</b>	<b>12,094</b>
<b>8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>250,000</b>	<b>218,244</b>	<b>(31,756)</b>
<b>9 OTHER FINANCING SOURCES &amp; USES</b>			
10 TRANSFERS IN	-	-	-
11 TRANSFERS OUT	-	-	-
<b>12 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
13 FUND BALANCE - BEGINNING	745,082	745,543	460
14 NET CHANGE IN FUND BALANCE	250,000	218,244	(31,756)
<b>15 FUND BALANCE - ENDING</b>	<b>\$ 995,082</b>	<b>\$ 963,787</b>	<b>\$ (31,296)</b>
<b>16 ANALYSIS OF FUND BALANCE</b>			
17 ASSIGNED			
18 FUTURE CAPITAL IMPROVEMENTS	-	-	
19 WORKING CAPITAL	-	-	
20 UNASSIGNED	963,787	963,787	
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 963,787</b>	<b>\$ 963,787</b>	

**The Preserve at Wilderness Lake CDD**  
**Debt Service Fund - Series 2012**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to December 31, 2023**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 169,997	\$ 156,551	\$ (13,446)
3 INTEREST REVENUE	-	2,053	2,053
4 MISC REVENUE	-	-	-
<b>5 TOTAL REVENUE</b>	<b>169,997</b>	<b>158,604</b>	<b>(11,392)</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2023	-	32,328	32,328
9 May 1, 2024	-	-	-
10 November 1, 2024	-	-	-
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	-	-	-
13 PRINCIPAL PREPAYMENT	-	-	-
<b>14 TOTAL EXPENDITURES</b>	<b>169,967</b>	<b>32,328</b>	<b>(137,639)</b>
<b>15 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>30</b>	<b>126,277</b>	<b>126,247</b>
<b>16 OTHER FINANCING SOURCES (USES)</b>			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	183,277	177,381	(5,895)
21 NET CHANGE IN FUND BALANCE	30	126,277	126,247
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 183,307</b>	<b>\$ 303,658</b>	<b>\$ 120,351</b>

**The Preserve at Wilderness Lake CDD**  
**Debt Service Fund - Series 2013**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to December 31, 2023**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 315,438	\$ 290,331	\$ (25,108)
3 SPECIAL ASSESSMENTS - OFF ROLL	-	-	-
4 INTEREST REVENUE	-	2,707	2,707
5 MISC REVENUE	-	-	-
<b>6 TOTAL REVENUE</b>	<b>315,438</b>	<b>293,038</b>	<b>(22,401)</b>
<b>7 EXPENDITURES</b>			
8 INTEREST EXPENSE			
9 November 1, 2023	-	55,394	55,394
10 May 1, 2024	-	-	-
11 November 1, 2024	-	-	-
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	-	-	-
14 PRINCIPAL PREPAYMENT	-	5,000	5,000
<b>15 TOTAL EXPENDITURES</b>	<b>315,438</b>	<b>60,394</b>	<b>60,394</b>
<b>16 EXCESS OF REVENUE OVER (UNDER) EXP.</b>	<b>-</b>	<b>232,644</b>	<b>232,644</b>
<b>17 OTHER FINANCING SOURCES (USES)</b>			
18 TRANSFERS IN	-	-	-
19 TRANSFERS OUT	-	-	-
<b>20 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
21 FUND BALANCE - BEGINNING	234,562	239,589	5,027
22 NET CHANGE IN FUND BALANCE	-	232,644	232,644
<b>23 FUND BALANCE - ENDING</b>	<b>\$ 234,562</b>	<b>\$ 472,233</b>	<b>\$ 237,671</b>



## The Preserve at Wilderness Lake CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
09/30/2023		<b>BOY Balance</b>					<b>1,121,150.72</b>
10/01/2023	1121	Egis Insurance & Risk Advisors	Policy #100123678 10/01/23 - 10/01/24	Insurance		56,824.00	1,064,326.72
10/02/2023	1120	Hunt Talent LLC	Face Painter / Balloon Twister	Special Events		495.00	1,063,831.72
10/03/2023	ACH100323	Duke Energy	Collective Accounts 08/03/23-09/03/23	Electric Utility		1,284.11	1,062,547.61
10/06/2023	ACH100623	Deluxe Business Systems	PWL - Checks Ordered	Office Supplies		338.02	1,062,209.59
10/10/2023	1122	Agnieszka Fisher	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,062,009.59
10/10/2023	1123	Bryan Norrie	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,061,809.59
10/10/2023	1124	Heather Hepner	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,061,609.59
10/10/2023	1125	Holly Ruhlig	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,061,409.59
10/10/2023	1126	Virginia B. Edwards	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,061,209.59
10/10/2023	100092	A Total Solution, Inc	Invoice: 000183375 (Reference: Quarterly Security Video Alarm System M	Security Monitoring		720.00	1,060,489.59
10/10/2023	100093	Vesta District Services	Invoice: 413501 (Reference: Monthly DM Services. )	District Management		5,473.00	1,055,016.59
10/10/2023	100094	Cooper Pools Inc.	Invoice: 7417 (Reference: Monthly Pool Maintenance - Oct 2023. )	Pool Service		4,397.00	1,050,619.59
10/10/2023	100095	RedTree Landscape Systems	Invoice: 14968 (Reference: Arbor Care - rear of cinema bldg. ) Invoice: 1	Landscape Maintenance		16,750.00	1,033,869.59
10/11/2023	1127	Frontier	Business Fiber Internet 10/07- 11/06	Telephone, Internet, Cable		272.11	1,033,597.48
10/12/2023	100096	A Total Solution, Inc	Invoice: 000183378 (Reference: Monthly Maintenance. )	Security System		600.00	1,032,997.48
10/12/2023	100097	RedTree Landscape Systems	Invoice: 14979 (Reference: Arbor Care - Water's Edge Monument. ) Invo	Irrigation R&M		1,678.95	1,031,318.53
10/12/2023	100098	Vesta District Services	Invoice: 413502 (Reference: Annual Fee: Dissemination Agent. )	Dissemination Agent		5,724.00	1,025,594.53
10/13/2023	1128	ALSCO	Mats	Spa Linen & Mats		158.78	1,025,435.75
10/16/2023	1129	Enelsa Moran	Room Rental Deposit Refund (9/30/23)	Rental Deposits		250.00	1,025,185.75
10/16/2023	100099	A Total Solution, Inc	Invoice: 0000173719 (Reference: Parks and Recreation Lodge Repair & M	Lodge R&M		476.15	1,024,709.60
10/16/2023	100100	Brletic Dvorak Inc	Invoice: 1220 (Reference: Financial & Administrative District Council. )	District Engineer		1,520.00	1,023,189.60
10/16/2023	100101	Cooper Pools Inc.	Invoice: 7477 (Reference: Parks and Recreation Pool Repair & Maintt. )	Pool R&M		1,530.00	1,021,659.60
10/16/2023	100102	Fitness Logic	Invoice: 115048 (Reference: Parks and Recreation Fitness Equipment Mai	Fitness Equipment Maint.		110.00	1,021,549.60
10/16/2023	100103	Himes Electrical Service, Inc.	Invoice: 23704 (Reference: Parks and Recreation Pool Repair & Maintt. )	Pool R&M		559.91	1,020,989.69
10/16/2023	100104	Pasco Sheriff's Office	Invoice: I-202310-10258 (Reference: Law Enforcement Off Duty Deputy. )	Off Duty Deputy		1,840.00	1,019,149.69
10/16/2023	100105	ProPet Distributors	Invoice: 143852 (Reference: Parks and Recreation Dog waste Station Supp	Dog Waste Station		1,450.40	1,017,699.29
10/16/2023	100106	RedTree Landscape Systems	Invoice: 15026 (Reference: Landscape Tree Trimming Services. ) Invoice	Assorted Landscape		43,627.50	974,071.79
10/16/2023	100107	Straley Robin Vericker	Invoice: 23584 (Reference: Financial & Administrative District Council. )	District Counsel		4,308.16	969,763.63
10/16/2023	100108	Vesta Property Services, Inc	Invoice: 414044 (Reference: Parks & Recreation Resident Services. ) Inv	Management Contract		30,729.82	939,033.81
10/16/2023	100109	Romaner Graphics	Invoice: 21886 (Reference: Road & Street Facilities Entry & Walls Repair	Lodge, Entry R&M		3,750.00	935,283.81
10/19/2023	1130	Grant Hemond & Associates	DJ Services - Fall Festival/Oktoberfest Party (FINAL PAYMENT)	Special Events		556.50	934,727.31
10/20/2023	EFT102023	FL Dept. of Rev.	Sep 2023 Sales Tax	Accounting Services		200.48	934,526.83
10/23/2023	100110	Reuben Clarson Consulting, Inc	Invoice: 18880 (Reference: Dock & Boardwalk Insp/Reporting. )	Lodge R&M		1,300.00	933,226.83
10/23/2023	01ACH102323	Pasco County Utilities	21320 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		2,065.22	931,161.61
10/23/2023	02ACH102323	Pasco County Utilities	20750 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		31.36	931,130.25
10/23/2023	03ACH102323	Pasco County Utilities	21539 Cormorant Cove Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	931,119.96
10/23/2023	04ACH102323	Pasco County Utilities	21922 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		29.73	931,090.23
10/23/2023	05ACH102323	Pasco County Utilities	7639 Grasmere Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	931,079.94
10/23/2023	06ACH102323	Pasco County Utilities	0 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		10.29	931,069.65
10/23/2023	07ACH102323	Pasco County Utilities	0 Whispering Wind Dr. 08/17/23-09/18/23	Water/Sewer Services		92.66	930,976.99
10/23/2023			Funds Transfer			50,000.00	880,976.99
10/24/2023	1131	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	875,503.99
10/24/2023	1132	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	870,030.99
10/24/2023	1133	Vesta District Services	Billable Expenses - Aug 2023	District Management		55.31	869,975.68
10/24/2023	100111	Arrow Exterminators	Invoice: 53759465 (Reference: Pest Control Service 10.13.23. )	Lodge R&M		154.00	869,821.68
10/24/2023	100112	Fitness Logic	Invoice: 115096 (Reference: Replace cable on pull down seated row. )	Fitness Equipment Repair		245.99	869,575.69
10/24/2023	100113	PSA Horticultural	Invoice: 1432 (Reference: October 2023 Landscape Inspection Report. )	Landscape Inspection		1,100.00	868,475.69
10/24/2023	100114	Vesta District Services	Invoice: 414267 (Reference: Billable Expenses - Sep 2023. )	Various		1,943.33	866,532.36
10/24/2023	100115	State Wildlife Trapper, LLC	Invoice: 1808 (Reference: Hog Removal Svc - October 2023. )	Wildlife Management		1,200.00	865,332.36
10/24/2023	100116	Sunrise Propane	Invoice: U111C207 (Reference: Propane Purchased. )	Gas Utility Services		1,409.23	863,923.13
10/25/2023	EFT102523	Waste Connections Of Florida	Monthly Fee - Oct	Garbage Recreation		500.91	863,422.22
10/26/2023	1ACH102623	Duke Energy	08/29-09/26	Electric Utility		13,951.09	849,471.13
10/26/2023	ACH102623	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 9/3.-10/3	Electric Utility		30.79	849,440.34
10/26/2023	2ACH102623	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 9/3-10/2	Electric Utility		30.79	849,409.55
10/26/2023	1134	Frontier	Local service 10/22/23-11/21/23	Telephone, Internet, Cable		100.99	849,308.56
10/26/2023	1135	Frontier	FiberOptic Internet 200 static IP 10/15/23-11/14/23	Telephone, Internet, Cable		66.55	849,242.01

## The Preserve at Wilderness Lake CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
10/27/2023	1136	Terri Oakley	Reimbursements	Nature Center Operations		16.98	849,225.03
10/27/2023	1137	Tish Dobson	Reimbursements	Various		615.02	848,610.01
10/27/2023	1138	Palm Beach Security & Safe, Inc.	SUNDAY EMERGENCY - RHOS DOOR FROM FITNESS CENTER	Lodge R&M		800.00	847,810.01
10/31/2023	1139	Palm Beach Security & Safe, Inc.	Repair Rear Door in Fitness Center	Lodge R&M		500.00	847,310.01
10/31/2023	100117	Cooper Pools Inc.	Invoice: 7483 (Reference: Stenner Pump for Lap Pool. )	Pool R&M		715.00	846,595.01
10/31/2023	100118	GHS, LLC	Invoice: 2023-495 (Reference: Aquatic Maintenance - Sep 2023. )	Lake Wetland Maint.		3,981.67	842,613.34
10/31/2023	100119	RedTree Landscape Systems	Invoice: 15086 (Reference: Landscape Maint. - Oct 2023. )	Landscape Pest Control		1,165.00	841,448.34
10/31/2023	100120	Florida Coast Equipment	Invoice: P1694505 (Reference: Case of Oil. )	Special Events		15.26	841,433.08
10/31/2023	1140	Strictly Entertainment, Inc.		Special Events		2,445.00	838,988.08
10/31/2023			Interest		86.87		839,074.95
<b>10/31/2023</b>		<b>EOM Balance</b>			<b>86.87</b>	<b>282,162.64</b>	<b>839,074.95</b>
11/01/2023	ACH110123	Duke Energy	Collective Accounts 09/03/23-10/03/23	Electric Utility		1,308.56	837,766.39
11/01/2023	1141	Agnieszka Fisher	BOS Meeting 11/1/23	Supervisor Fees		200.00	837,566.39
11/01/2023	1142	Heather Hepner	BOS Meeting 11/1/23	Supervisor Fees		200.00	837,366.39
11/01/2023	1143	Holly Ruhlig	BOS Meeting 11/1/23	Supervisor Fees		200.00	837,166.39
11/01/2023	1144	Virginia B. Edwards	BOS Meeting 11/1/23	Supervisor Fees		200.00	836,966.39
11/02/2023	100121	Ideal Network Solutions, Inc.	Invoice: 7007 (Reference: REPLACEMENT AND RECONFIGURATION	Computer IT Support		760.00	836,206.39
11/02/2023	100122	RedTree Landscape Systems	Invoice: 15087 (Reference: Bahia Sod Fertilization - Oct 2023. ) Invoice:	Landscape Fertilization		5,775.00	830,431.39
11/02/2023	100123	Inteligy Tampa Bay LLC	Invoice: 17039 (Reference: Host/Fax Services. )	Telephone, Internet, Cable		330.00	830,101.39
11/06/2023	100125	Cooper Pools Inc.	Invoice: 1190 (Reference: MOTOR, IMPELLER & PRO PUMP SEAL KI	Pool R&M		950.00	829,151.39
11/06/2023	100126	ALSCO	Invoice: LTAM1008226 (Reference: Mats. )	Spa Linen & Mats		165.67	828,985.72
11/06/2023	100127	Cooper Pools Inc.	Invoice: 7571 (Reference: Monthly Pool Service Nov 2023, replace stenne	Pool Service		4,397.00	824,588.72
11/06/2023	100128	GHS, LLC	Invoice: 2023-542 (Reference: Monthly Aquatic Weed Control, Wetland N	Lake Wetland Maint.		3,981.67	820,607.05
11/06/2023	100129	Pasco Sheriff's Office	Invoice: I-202311-10310 (Reference: Security Svcs - Oct 2023. )	Off Duty Deputy		2,088.00	818,519.05
11/06/2023	100130	RedTree Landscape Systems	Invoice: 15109 (Reference: Irrigation repairs. ) Invoice: 15110 (Referenc	Irrigation R&M		561.25	817,957.80
11/06/2023	100131	Straley Robin Vericker	Invoice: 23738 (Reference: general Legal Matters - thru 10.15.23. )	District Counsel		1,342.00	816,615.80
11/06/2023	100132	Head's Flags Inc.	Invoice: 22575 (Reference: 5x8' U.S. nylon flag. )	Lodge R&M		80.79	816,535.01
11/06/2023	100133	Sunrise Propane	Invoice: U025K376 (Reference: Propane Purchased. )	Gas Utility Services		1,248.87	815,286.14
11/06/2023	100134	Full Vessel	Invoice: 571 (Reference: Bar Service 10.14.23. Check Stub Notes: Oktobe	Special Events		95.00	815,191.14
11/06/2023	100135	Ierna's Heating, Cooling & Plumbing, Inc.	Invoice: 3075002 (Reference: Dispatch Fee. )	Lodge R&M		89.00	815,102.14
11/07/2023			Tax Excess Fees		8,089.00		823,191.14
11/08/2023			Tax Assessments		34,446.86		857,638.00
11/09/2023	EFT110923	FL Dept. of Rev.	Sep 2023 Sales Tax (NSF Penalty)	Accounting Services		20.32	857,617.68
11/09/2023	100136	A Total Solution, Inc	Invoice: 000183809 (Reference: Monthly Maintenance. )	Security System		600.00	857,017.68
11/09/2023	100137	ALSCO	Invoice: LTAM1009893 (Reference: Mats. )	Spa Linen & Mats		163.16	856,854.52
11/09/2023	100138	Fitness Logic	Invoice: 115550 (Reference: Monthly Maintenance. )	Fitness Equipment Maint.		110.00	856,744.52
11/09/2023	100139	RedTree Landscape Systems	Invoice: 15193 (Reference: Monthly Grounds Maintenance. ) Invoice: 15	Landscape Maintenance		20,167.00	836,577.52
11/09/2023	100140	Vesta District Services	Invoice: 414382 (Reference: Monthly contracted management fees. )	District Management		5,473.00	831,104.52
11/09/2023	100141	Business Observer, Inc.	Invoice: 23-01750P (Reference: Legal Advertising. )	Legal Advertising		78.75	831,025.77
11/09/2023	100142	Sunrise Propane	Invoice: U111C611 (Reference: Propane Purchased. )	Gas Utility Services		681.15	830,344.62
11/13/2023	1145	PSA Horticultural	Monthly Landscape Inspection - Sep 2023	Landscape Inspection		1,100.00	829,244.62
11/13/2023			Frontier Refund		255.79		829,500.41
11/14/2023	1147	Mike Fasano, Pasco County Tax Collector	Parcel ID # 35-25-18-0040-00000-L060, 2023 Solid Waste Assessment	Tax Collector		96.00	829,404.41
11/15/2023	1148	Cooper Pools Inc.		Pool R&M		6,847.29	822,557.12
11/16/2023	1149	Mardy Langner	Mosquito Spray	Resident Services		6.41	822,550.71
11/16/2023	1150	Terri Oakley	Reimbursements	Nature Center		83.14	822,467.57
11/16/2023	100143	Brletic Dvorak Inc	Invoice: 1248 (Reference: Project Mgr/Sr Inspector - Oct 2023. )	District Engineer		2,465.00	820,002.57
11/16/2023	100144	PSA Horticultural	Invoice: 1440 (Reference: November 2023 Landscape Inspection. )	Landscape Inspection		1,100.00	818,902.57
11/16/2023	100145	RedTree Landscape Systems	Invoice: 15124 (Reference: Irrigation Repairs 09.19.23. ) Invoice: 15150	Irrigation R&M		2,261.00	816,641.57
11/16/2023	1151	SmartTech ID Company, Inc.	Resident ID Cards	Resident ID Card		360.12	816,281.45
11/17/2023	100146	RedTree Landscape Systems	Invoice: 15393 (Reference: October 2023 Tall Palm Pruning. ) Invoice: 1	Tree Trimming		7,100.00	809,181.45
11/20/2023	1152	Tampa Print Services, Inc.	CDD Letter - Printing/Mailing	Misc. Mailing		1,240.32	807,941.13
11/20/2023			Tax Assessments		123,935.45		931,876.58
11/20/2023	100147	ALSCO	Invoice: LTAM1011541 (Reference: Mats. )	Spa Linen & Mats		163.16	931,713.42
11/20/2023	100148	State Wildlife Trapper, LLC	Invoice: 1822 (Reference: Hog Removal - Nov 2023. )	Wildlife Management		1,200.00	930,513.42
11/20/2023	100149	Sunrise Propane	Invoice: U111C691 (Reference: Propane Purchased. )	Gas Utility Services		760.00	929,753.42
11/20/2023	EFT112023	FL Dept. of Rev.	Oct 2023 Sales Tax	Accounting Services		267.39	929,486.03

## The Preserve at Wilderness Lake CDD

### Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
11/20/2023	01ACH112023	Pasco County Utilities	21320 Wilderness Lake Blvd 09/18/23-10/17/23	Water/Sewer Services		1,975.64	927,510.39
11/20/2023	02ACH112023	Pasco County Utilities	20750 Wilderness Lake Blvd 09/18/23-10/17/23	Water/Sewer Services		32.25	927,478.14
11/20/2023	03ACH112023	Pasco County Utilities	21539 Cormorant Cove Dr 09/18/23-10/17/23	Water/Sewer Services		10.44	927,467.70
11/20/2023	04ACH112023	Pasco County Utilities	21922 Waverly Shores Lane 09/18/23-10/17/23	Water/Sewer Services		26.89	927,440.81
11/20/2023	05ACH112023	Pasco County Utilities	7639 Grasmere Dr 09/18/23-10/17/23	Water/Sewer Services		10.44	927,430.37
11/20/2023	06ACH112023	Pasco County Utilities	0 Waverly Shores Lane 09/18/23-10/17/23	Water/Sewer Services		10.44	927,419.93
11/20/2023	07ACH112023	Pasco County Utilities	0 Whispering Wind Dr. 09/18/23-10/17/23	Water/Sewer Services		209.64	927,210.29
11/24/2023	ACH112423	Waste Connections Of Florida	Monthly Fee - Nov	Garbage Recreation		496.36	926,713.93
11/27/2023	3ACH112723	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 10/4.-11/2	Electric Utility		30.79	926,683.14
11/27/2023	2ACH112723	Duke Energy	09/27-10/26	Electric Utility		13,789.50	912,893.64
11/27/2023	3ACH112723	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 10/4-11/2	Electric Utility		30.79	912,862.85
11/27/2023	100150	Vesta Property Services, Inc	Invoice: 414957 (Reference: Oct 2023 Personnel. )	Management Payroll		33,349.80	879,513.05
11/28/2023	1153	Frontier	Local service 11/22/23-12/21/23	Telephone, Internet, Cable		100.99	879,412.06
11/30/2023			Tax Assessments		257,260.13		1,136,672.19
11/30/2023			Interest		74.31		1,136,746.50
<b>11/30/2023</b>		<b>EOM Balance</b>			<b>424,061.54</b>	<b>126,389.99</b>	<b>1,136,746.50</b>
12/01/2023	ACH120123	Duke Energy	Collective Accounts 10/04/23-11/02/23	Electric Utility		1,263.60	1,135,482.90
12/01/2023	1154	Vanguard Cleaning Systems Of Tampa Bay	Monthly Cleaning Service thru 10.15.23	Lodge Janitor Services		932.60	1,134,550.30
12/01/2023	1155	Frederick Novomestky	Florida Jazz Express - 12.02.23	Special Events		450.00	1,134,100.30
12/01/2023	100151	A Total Solution, Inc	Invoice: 000183876 (Reference: Monthly Maintenance. )	Security System		600.00	1,133,500.30
12/01/2023	100152	ALSCO	Invoice: LTAM1013203 (Reference: Mats. )	Spa Linen & Mats		163.16	1,133,337.14
12/01/2023	100153	Cool Coast Heating & Cooling Inc	Invoice: 10512 (Reference: Service Call 10.13.23. )	Lodge R&M		675.00	1,132,662.14
12/01/2023	100154	ProPet Distributors	Invoice: 144280 (Reference: DogiPot Supplies. )	Dog Waste Station		1,558.44	1,131,103.70
12/01/2023	100155	Business Observer, Inc.	Invoice: 23-01923P (Reference: Legal Advertising. )	Legal Advertising		78.75	1,131,024.95
12/01/2023	100156	Inteligy Tampa Bay LLC	Invoice: 17175 (Reference: Host/Fax Services. )	Telephone, Internet, Cable		330.00	1,130,694.95
12/01/2023	100157	Sunrise Propane	Invoice: U111C774 (Reference: Propane Purchased. )	Gas Utility Services		531.62	1,130,163.33
12/01/2023	100158	Electro Sanitation Services	Invoice: INV-000027 (Reference: One time Deep Cleaning. ) Invoice: IN	Lodge Janitor Services		3,479.63	1,126,683.70
12/01/2023	100159	Rentalex of Pasco	Invoice: 1-129567 (Reference: 4X4 Utility Vehicle Rental. ) Invoice: 1-1	Equipment Lease		2,418.40	1,124,265.30
12/01/2023	ACH120123	Frontier	Business Fiber Internet 11/07- 12/06	Telephone, Internet, Cable		249.52	1,124,015.78
12/05/2023	1156	Egis Insurance & Risk Advisors	Policy # WC100123678 10/01/23 - 10/01/24	Work Comp Insurance		850.00	1,123,165.78
12/05/2023			Vesta 410202		5,473.00		1,128,638.78
12/05/2023			Deposit		2,638.25		1,131,277.03
12/05/2023			Tax Deposit		259,331.41		1,390,608.44
12/07/2023	1157	Site Masters Of Florida LLC	Replaced deteriorated grates on 2 stormwater Outfall Control Structures	Lodge R&M		2,400.00	1,388,208.44
12/07/2023			Tax Deposit		1,474,610.72		2,862,819.16
12/11/2023	ACH121123	Frontier	FiberOptic Internet 200 static IP 11/15/23-12/14/23	Telephone, Internet, Cable		105.98	2,862,713.18
12/11/2023	100160	A Total Solution, Inc	Invoice: 0000175091 (Reference: Fire Alarm System svc call 11.17.23. )	Lodge R&M		310.00	2,862,403.18
12/11/2023	100161	Arrow Exterminators	Invoice: 54697407 (Reference: Pest Control Service 11.29.23. )	Landscape Pest Control		350.00	2,862,053.18
12/11/2023	100162	Brletic Dvorak Inc	Invoice: 1290 (Reference: Engineering Svcs 10.30-11.30.23. )	District Engineer		4,055.00	2,857,998.18
12/11/2023	100163	Cool Coast Heating & Cooling Inc	Invoice: 113023- (Reference: Duct Sensor repair/cleaning. )	Lodge R&M		889.00	2,857,109.18
12/11/2023	100164	Fitness Logic	Invoice: 116030 (Reference: Monthly Maint/Cleaning. )	Fitness Equipment Maint.		110.00	2,856,999.18
12/11/2023	100165	GHS, LLC	Invoice: 2023-601 (Reference: Monthly Aquatic Maint - Nov 2023. )	Lake Wetland Maint.		3,981.67	2,853,017.51
12/11/2023	100166	McNatt's Cleaners	Invoice: 51772 (Reference: Laundry - Nov 2023. ) Invoice: 50512 (Refer	Lodge R&M		115.90	2,852,901.61
12/11/2023	100167	Pasco Sheriff's Office	Invoice: I-202312-10378 (Reference: Security Services: 10.31.2023 - 11.2	Off Duty Deputy		2,672.00	2,850,229.61
12/11/2023	100168	RedTree Landscape Systems	Invoice: 15596 (Reference: Tree trimmed at Waters Edge Monument. ) Ir	Irrigation R&M		14,768.65	2,835,460.96
12/11/2023	100169	Vesta Property Services, Inc	Invoice: 415587 (Reference: Personnel - Nov 2023. )	Contract Management		36,378.53	2,799,082.43
12/11/2023	100170	Romaner Graphics	Invoice: 21986 (Reference: Replace ballasts in Nature Center ceiling. )	Lodge R&M		420.00	2,798,662.43
12/11/2023	100171	Ierna's Heating, Cooling & Plumbing, Inc.	Invoice: 3077592 (Reference: REPLACE EMERGENCY SHUTOFF VAL	Lodge R&M		308.00	2,798,354.43
12/12/2023	1158	Agnieszka Fisher	BOS Meeting 12/6/23	Supervisor Fees		200.00	2,798,154.43
12/12/2023	1159	Bryan Norrie	BOS Meeting 12/6/23	Supervisor Fees		200.00	2,797,954.43
12/12/2023	1160	Heather Hepner	BOS Meeting 12/6/23	Supervisor Fees		200.00	2,797,754.43
12/12/2023	1161	Holly Ruhlig	BOS Meeting 12/6/23	Supervisor Fees		200.00	2,797,554.43
12/12/2023	1162	Virginia B. Edwards	BOS Meeting 12/6/23	Supervisor Fees		200.00	2,797,354.43
12/12/2023	100172	Innersync Studio Ltd.	Invoice: 21767 (Reference: Website Hosting. )	Website & Email Hosting		1,537.50	2,795,816.93
12/13/2023			Tax Deposit		15,397.32		2,811,214.25
12/14/2023	ACH121423	Ready Refresh	Water Service Rental	Spa Linen & Mats		780.01	2,810,434.24
12/19/2023	100173	A Total Solution, Inc	Invoice: 0000174797 (Reference: Parks and Recreation Lodge Repair & M	Lodge R&M		330.00	2,810,104.24



## The Preserve at Wilderness Lake CDD

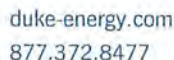
### Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
12/19/2023	100174	Ideal Network Solutions, Inc.	Invoice: 7045 (Reference: Parks and Recreation Computer IT support. )	Computer IT Support		190.00	2,809,914.24
12/19/2023	100175	PSA Horticultural	Invoice: 1449 (Reference: Landscape Inspection Services. )	Landscape Inspection		1,100.00	2,808,814.24
12/19/2023	100176	State Wildlife Trapper, LLC	Invoice: 1834 (Reference: Parks and Recreation Wildlife Management. )	Wildlife Management		1,200.00	2,807,614.24
12/19/2023	100177	Inteligy Tampa Bay LLC	Invoice: 17324 (Reference: Parks & Recreation: Telephone, Internet Cable	Telephone, Internet, Cable		330.00	2,807,284.24
12/19/2023	EFT121923	FL Dept. of Rev.	Nov 2023 Sales Tax	Sales Tax Payable		155.80	2,807,128.44
12/20/2023	1163	The Laker / Lutz News	Advertising for Class Community Yard Sale	Special Events		52.00	2,807,076.44
12/20/2023	1164	Cool Coast Heating & Cooling Inc	Quarterly Maintenance	Lodge R&M		629.00	2,806,447.44
12/21/2023	100178	ALSCO	Invoice: LTAM1014866 (Reference: Mats. )	Spa Linen & Mats		163.16	2,806,284.28
12/21/2023	100179	Arrow Exterminators	Invoice: 54550911 (Reference: Commercial Pest Service - ANTS. )	Lodge R&M		154.00	2,806,130.28
12/21/2023	100180	Himes Electrical Service, Inc.	Invoice: 23890 (Reference: Ran power to (2) automatic doors in the Natur	Lodge R&M		880.00	2,805,250.28
12/21/2023	100181	RedTree Landscape Systems	Invoice: 15494 (Reference: Monthly Fee - Dec 2023. )	Invoice: 15749 (R Landscape Maint.		23,065.00	2,782,185.28
12/21/2023	100182	Vesta District Services	Invoice: 415874 (Reference: Monthly Mgmt. Fees. )	Invoice: 415856 (Re District Management		6,718.47	2,775,466.81
12/21/2023	100183	Vesta Property Services, Inc	Invoice: 415913 (Reference: Gen Mgmt/Oversight - Increases for Oct & N	Contract Salaries		1,400.00	2,774,066.81
12/21/2023	100184	Illuminations Holiday Lighting, LLC	Invoice: 321223 (Reference: Holiday Light Installation - 50% Balance. )	Holiday Decorations		6,000.00	2,768,066.81
12/21/2023	100185	Sunrise Propane	Invoice: U111C849 (Reference: Propane Purchased. )	Invoice: U111C94 Gas Utility Services		4,340.17	2,763,726.64
12/21/2023	100186	Electro Sanitation Services	Invoice: INV-000034 (Reference: Weekly Cleaning Service - Dec 2023. )	Lodge Janitor Services		2,898.61	2,760,828.03
12/21/2023	100187	Magnum Door Solutions	Invoice: 153905 (Reference: 2 New Doors - Dark Bronze Anodized. )	Lodge R&M		6,114.00	2,754,714.03
12/22/2023	01ACH122223	Pasco County Utilities	21320 Wilderness Lake Blvd 10/17/23-11/16/23	Water/Sewer Services		2,396.84	2,752,317.19
12/22/2023	02ACH122223	Pasco County Utilities	20750 Wilderness Lake Blvd 10/17/23-11/16/23	Water/Sewer Services		32.25	2,752,284.94
12/22/2023	03ACH122223	Pasco County Utilities	21539 Cormorant Cove Dr 10/17/23-11/16/23	Water/Sewer Services		10.44	2,752,274.50
12/22/2023	04ACH122223	Pasco County Utilities	21922 Waverly Shores Lane 10/17/23-11/16/23	Water/Sewer Services		23.60	2,752,250.90
12/22/2023	05ACH122223	Pasco County Utilities	7639 Grasmere Dr 10/17/23-11/16/23	Water/Sewer Services		10.44	2,752,240.46
12/22/2023	06ACH122223	Pasco County Utilities	0 Waverly Shores Lane 10/17/23-11/16/23	Water/Sewer Services		10.44	2,752,230.02
12/22/2023	07ACH122223	Pasco County Utilities	0 Whispering Wind Dr. 10/17/23-11/16/23	Water/Sewer Services		431.89	2,751,798.13
12/26/2023	1ACH122623	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 11/03-12/2	Electric Utility		30.79	2,751,767.34
12/26/2023	2ACH122623	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 11/3.-12/2	Electric Utility		30.79	2,751,736.55
12/26/2023	ACH122623	Duke Energy	10/27-11/28	Electric Utility		14,008.27	2,737,728.28
12/26/2023	ACH122623	Waste Connections Of Florida	Monthly Fee - Jan 2024	Garbage Recreation		575.96	2,737,152.32
12/28/2023			Tax Deposit		24,541.73		2,761,694.05
12/29/2023	100188	Sunrise Propane	Invoice: U111D200 (Reference: Propane Purchased. )	Gas Utility Services		1,815.26	2,759,878.79
12/29/2023			Interest		217.95		2,760,096.74
<b>12/31/2023</b>		<b>EOM Balance</b>			<b>1,782,210.38</b>	<b>158,860.14</b>	<b>2,760,096.74</b>

**The Preserve at Wilderness Lake CDD**  
**Reserve Fund Expenditures**  
**For the period from October 1, 2023 to December 31, 2023**

Date	Ref. Num	Name	Memo	Amount
12/31/2023		Total Capital Reserve Expenditures		-

## EXHIBIT 8



## Page 1 of 9

## THE PRESERVE WILDERNESS LAKE

Bill date Nov 10, 2023

For service Oct 4 - Nov 2

30 days

Collective account number 9300 0001 3787

Previous Amount Due	\$1,308.56
<i>Payment Received Nov 01</i>	-1,308.56
Current Electric Charges	1,231.13
Taxes	32.47
<b>Total Amount Due Dec 01</b>	<b>\$1,263.60</b>

If you have questions, you can reach us at [collectivebillingdef@duke-energy.com](mailto:collectivebillingdef@duke-energy.com).

Account Number	Service Address	Totals
910089681175	21533 CORMORANT COVE DR LAND O LAKES FL 34637	30.79
910089628071	0 WILDERNESS LAKES BLVD LAND O LAKES FL 34639	111.91
910089621488	21726 CORMORANT COVE DR LAND O LAKES FL 34637	30.79
910089621115	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	228.88
910089599693	21218 QUIET HAVEN CT LAND O LAKES FL 34637	30.79
910089598189	7809 STONELEIGH DR LAND O LAKES FL 34637	61.78

RECEIVED NOV 17 2023

pub.def.duke.bills.20231109211337.8.afp-29-0000000015

Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Collective account number  
9300 0001 3787

**\$1,263.60**  
by Dec 1

After 90 days from bill date, a late charge will apply.

000015    0000000015



THE PRESERVE WILDERNESS LAKE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8893000001378700066000000000000000012636000001263604



Remittance Address:  
Vanguard Cleaning Systems of Tampa Bay  
3820 Northdale Blvd, suite #B-304  
Tampa, FL 33624

## Invoice

Preserve at Wilderness Lake CDD  
250 International Pkwy suite #208  
Lake Mary, FL 32746

Issue Date	Invoice #
10/1/2023	107816

P.O. No.	Due Date
	10/31/2023

Description	Qty	Rate	Amount
October (10/1/2023 - 10/31/2023) Monthly Service - Service Address: 21320 Wilderness Lake Blvd. Land O Lakes, FL 34637 *Prorated invoice, last day of cleaning service 10/15/2023	1	932.60	932.60T

Accounts Receivables Manager:  
Alyson Perkins  
alperkins@vanguardcleaning.com  
(813) 849-6500 x.207

Subtotal: \$932.60

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Invoice Total: **\$932.60**

Paper checks mail to:  
3820 Northdale Blvd, suite #B-304, Tampa, FL 33624  
We also accept ACH payments!





FREDERICK NOVOMESTKY  
7545 HELEN WHITE LANE  
LAND O' LAKES, FL 34637

# INVOICE

● **Bill To:**

Tish Dobson Lodge Manager  
Wilderness Lake Preserve Lodge  
21330 Wilderness Lake Blvd  
Land O' Lakes, FL 34637

Invoice Number	Date	Due Date
123121	November 3, 2023	December 2, 2023

Description	Total
Musical Performance by <b>Florida Jazz Express</b> on December 2, 2023 at <b>Wilderness Lake Preserve Lodge</b> for the Annual Holiday Celebration	\$450.00
Balance Due	\$450.00

**Please make checks payable to Frederick Novomestky**

# Invoice

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

DATE	INVOICE #
12/1/2023	000183876

BILL TO: (Attention Accounts Payable)
Wilderness Lake Preserve C/o Vesta District Services 250 International Pkwy.,Ste208 Lake Mary, FL 32746

SHIP TO:
Wilderness Lake Preserve 21316 Wilderness Lake Blvd Land O Lakes, FL 33543

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number		SERVICE DATE
	Net 15	12/16/2023	Rober				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4380000 Sales	Monthly Maintenance Agreement				1	600.00	600.00
	Monthly service charge for annual Fire Alarm inspections, Fire Sprinkler inspections and biennial smoke detector sensitivity test.						
	Annual fire alarm inspection						
	Annual sprinkler inspection						
	Annual fire extinguisher inspection						
	Annual Fire/Security Alarm monitoring with 24 hr testing						
	Replacement of batteries for the fire/security alarm system, access control system, and power supplies						
	Technical support on all systems 24/7						
	Service calls						
	Technician labor for all systems under service contract						
	Technician labor for emergency calls (after hours, weekends and holidays) for all systems under service contract.						

Returned Check Fee=\$35.00  
Credit Card Processing fee over \$10k=3% processing fee and must be paid by phone.  
ACH payment=No Fee  
Past due invoices may incur a 1.5% LATE FEE.

Phone #	Fax #	E-mail
727-942-1993	727-943-5919	accountsreceivable@atotalsolution.com
Web Site		www.atotalsolution.com

<b>Subtotal</b>	\$600.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$600.00
<b>Balance Due</b>	\$600.00



# INVOICE

**LTAM1013203**

AlSCO  
507 North Willow Avenue  
Tampa, FL 33606

Phone : (813) 253-0431  
Fax : (813) 251-2650

Invoice Date: Nov 28 2023  
Customer No: 253200  
Location No: 253200  
Route: 05 Stop: 160  
Terms: Net 10 EOM

## Invoice For

**Preserve at Wilderness Lake CDD**  
c/o Vesta-Property Services  
250 International Pkwy Ste 208  
Lake Mary, FL 32746-5062

## Delivery To

**Preserve at Wilderness Lake**  
21320 Wilderness Lake Blvd  
Land O Lakes, FL 34637-7879

Phone : 813-995-2437

Quantity	Item Code	Item Description	Wearer	Wearer Name	Invty	Item Value
8	2020-BN	4X6 Mat, Brown			16	92.24
3	2010-BN	3X5 Mat, Brown			6	37.25
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				33.67
<p>Did you know that you can also get AlSCO invoices via email? We now offer the capability to receive invoices electronically after each delivery! If this is something that would interest you and your business, please reach out to our office today and we will assist in setting this up for you!</p> <p>Main Office# (813)253-0431 AR Representative: Johanna</p> <p><b>**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.**</b> <a href="https://atrack.alsco.com/Account/Login">https://atrack.alsco.com/Account/Login</a></p> <p><b>Current Month: \$163.16; Last Month: \$0.00; Total Balance: \$163.16</b></p>						

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

Sub Total	\$163.16
Tax EXEMPT	\$0.00
<b>Invoice Total</b>	<b>\$163.16</b>

Cool Coast Heating & Cooling, Inc.  
 7050 15th St E #30  
 Sarasota, FL 34243  
 office@coolcoast.net

# Invoice



## BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10512	10/13/2023	\$1,304.00	11/12/2023	Net 30	

DATE	ACCOUNT SUMMARY	AMOUNT
09/26/2023	Balance Forward	629.00
	Other payments and credits after 09/26/2023 through 10/12/2023	0.00
10/13/2023	Other invoices from this date	0.00
	New charges (details below)	675.00
	Total Amount Due	1,304.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/13/2023	<b>Diagnostic</b> NO COOL/  *LENNOX A/H S#6013B49243 C/U S#1913E22165  Upon arrival system was off PST 65/221 R410A.	1	99.00	99.00
10/13/2023	<b>Level 2</b> Performed leak test and found a significant leak in the evaporator coil. *Will be in touch with estimate on repair and replacement	1	189.00	189.00
10/13/2023	<b>Diagnostic</b> NO COOL/ SECOND SYSTEM  *AMANA/GOODMAN S#1507200326 S#1507169302	1	99.00	99.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/13/2023	Upon checking operations, found outdoor contactor shorted out, checked air handler and found wires shorted out on it. <b>Level 2</b> Replaced bad contactor	1	189.00	189.00
10/13/2023	<b>Level 1</b> Replaced shorted wire on air handler. Tested operations, system is cooling normally at this time.	1	99.00	99.00

\*\*Will follow up with pricing on repair and replacement

TOTAL OF NEW CHARGES

BALANCE DUE

675.00

\$1,304.00

**DP Pet Products, LLC**  
**dba ProPet Distributors**  
**5340 Young Pine Rd, Suite 8**  
**Orlando, FL 32829**  
**407-240-0953**  
**sales@propetdistributors.com**



DATE	INVOICE #
11/21/2023	144280

#### BILL TO

Vesta Property Services - Lake Mary  
The Reserve at Wilderness Lake CDD  
250 International Pkwy Ste #208  
Lake Mary, FL 32746

#### SHIP TO

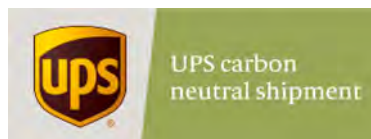
The Preserve at Wilderness Lake CDD  
Attn: Tish Dobson  
21320 Wilderness Lake Blvd  
Land O Lakes, FL 34637  
813-995-2437

#### TRACKING NO.

706396850785

P.O. NUMBER	TERMS	DUE DATE	REP	SHIP	VIA	F.O.B.
112023-KTS	Net 30	12/21/2023	PPD	11/21/2023	FedEx	Orlando, FL
QUANTITY	ITEM CODE	DESCRIPTION			RATE	AMOUNT
5	1402-30	DOGI POT SMART Litter Pick Up Bags, 200 Opaque Green, 8" x 13" bags per boxed roll - 30 Roll Case			258.00	1,290.00
2	1404-4	4-PAK - DOGI POT SMART Liner Trash Bags, 50 count box, heavy duty 1.5 Mil., drawtape, individually-dispensed bags			95.80	191.60
		Subtotal				1,481.60
	S & H	Shipping & Handling- NOVEMBER 10% OFF SPECIAL - S/H \$225.00 - 148.16=			76.84	76.84

TERMS: A late charge of 1.5% per month will be added on all overdue amounts. Fed TID# 20-4635153



<b>Subtotal</b>	<b>\$1,558.44</b>
<b>Sales Tax (0.0%)</b>	<b>\$0.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,558.44</b>

**Thank you for your business!**



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 23-01923P

RECEIVED NOV 20 2023

Date 11/17/2023

**Attn:**

Preserve at Wilderness Lake CDD (Vesta)  
250 INTERNATIONAL PKWY, STE. 208  
LAKE MARY FL 32746

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 23-01923P  
P.O./Ref.# {00082490.DOCX/}

\$78.75

### Meeting Notice

RE: Board of Supervisors Meeting on December 6, 2023  
Published: 11/17/2023

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
<b>Total</b>	<b>\$78.75</b>

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



3501 Bessie Coleman Blvd. #23702  
Tampa, FL. 33623-3702

# Invoice

Date	Invoice #
11/15/2023	17175

**Bill To:**

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

Please make all payments payable  
to:

Inteligy Tampa Bay LLC.

Main Number: 813-769-4694

Fax Number: 813-769-4695

Toll Free Number: 855-4-VOIPME  
(855-486-4763)

Terms	Due Date	P.O. No.	Account #
Due on receipt	11/15/2023		PWL21320

Quantity	Description	Rate	Amount
1	Flat Rate Hosted Services	300.00	300.00
1	T-38 Faxing Services	30.00	30.00

VISIT US AT [WWW.INTELIGY.COM](http://WWW.INTELIGY.COM)

**Total** \$330.00

**Payments/Credits** \$0.00

**Balance Due** \$330.00





## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

Invoice # : U111C774

Date : 11/17/2023

Time : 9:27 AM

Totalizer : 976781.5 - 977061.3

Driver : 2

Truck : 3318

Begin % : 66

Ending % : 80

28.2656620, -82.4634527

Qty	Description	Amount
279.8 Gal	Propane	\$531.62

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes \$0

Total Due \$531.62

Full Payment Due on 11/27/2023

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000027

**Balance Due**  
**\$1,040.00**

**Wilderness Lake Preserve c/o Tish**  
23120 Wilderness Lake Blvd.  
Land O Lakes  
34637 FL

Invoice Date : 16 Nov 2023  
Terms : Due On Receipt  
Due Date : 16 Nov 2023

#	Description	Qty	Rate	Amount
1	One time Deep Cleaning	1.00	1,040.00	1,040.00
Sub Total				1,040.00
Total				<b>\$1,040.00</b>
Balance Due				<b>\$1,040.00</b>

It was great doing business with you!

Payment due upon receipt.

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000028

**Balance Due**  
**\$2,100.00**

**Wilderness Lake Preserve c/o Tish**  
23120 Wilderness Lake Blvd.  
Land O Lakes  
34637 FL

Invoice Date : 17 Nov 2023  
Terms : Due On Receipt  
Due Date : 17 Nov 2023

#	Description	Qty	Rate	Amount
1	Weekly Cleaning Fee \$525/per week @ 4 weeks Oct.16th-Nov.11th	1.00	2,100.00	2,100.00
Sub Total				2,100.00
Total				<b>\$2,100.00</b>
Balance Due				<b>\$2,100.00</b>

It was great doing business with you!

Payment due upon receipt.

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000029

**Balance Due**  
**\$339.63**

**Wilderness Lake Preserve c/o Tish**  
23120 Wilderness Lake Blvd.  
Land O Lakes  
34637 FL

Invoice Date : 17 Nov 2023

Terms : Due On Receipt

Due Date : 17 Nov 2023

#	Description	Qty	Rate	Amount
1	Tork Paper Towels Rolls	1.00	60.95	60.95
2	Mini Jumbo Toilet Paper Roll	1.00	51.95	51.95
3	Feminine Bags	1.00	30.95	30.95
4	36" Dust mop with handle & bracket	2.00	29.99	59.98
5	24x24 Garage Bags	1.00	21.95	21.95
6	Toilet Seat Covers	1.00	49.95	49.95
7	Multi fold Paper Towels	2.00	31.95	63.90
Sub Total				339.63
<b>Total</b>				<b>\$339.63</b>
<b>Balance Due</b>				<b>\$339.63</b>

It was great doing business with you!

Payment due upon receipt.

Rentalex of Pasco  
11031 SR 52  
Hudson, FL 34669  
(727) 819-0606



1-129567

INVOICE

Rent Date:	10/12/2023 10:00 AM
Return Date:	10/25/2023 3:49 PM
Invoice Date:	10/26/2023
Payment Due:	10/26/2023
Delivery Date:	*10/12/2023
Delivery Time:	7:00 AM - 4:00 PM
Pickup Date:	*10/19/2023
Pickup Time:	7:00 AM - 4:00 PM
Order Terms:	Net 10
PO #:	10122023
Job #:	TISH CALLED IN
Processed:	10/26/2023 7:43 AM

Customer Information

PRESERVE AT WILDERNESS LAKE  
RIZETTA & CO.  
12750 CITRUS PARK LANE SUITE 115  
TAMPA, FL 33625

Ship To: WILDERNESS LAKE PRESERVE

Attn: TISH DOBSON  
Phone: (813) 758-4841  
21320 WILDERNESS LAKE BLVD  
@ CLUB HOUSE BY TENNIS COURT  
Land O Lakes, FL 34639

Ship VIA		Customer Drivers License			Work Phone #		Cell Phone #		
					(813) 995-2437				
Customer #	Authorized Contact Name		Contact Phone #		Sales Person Name		Employee Name		
997							RACHEL RINER		
Description		Qty Out	Qty. In	Daily	Weekly	Monthly	Per Unit	Taxable	Extended
UTILITY VEHICLE 4x4 MULE 6 SEATER		1	1	\$200.00	\$600.00	\$1500.00	\$1200.00	<input checked="" type="checkbox"/>	\$1200.00
Item ID: 8725975 <<-- Rental -->>									
Rent Date: 10/12/2023 10:00 AM					Return Date: 10/25/2023 3:49 PM				
Serial: JKVAFSAIXB500093									
Fuel Charges: 0.000 @ \$6.95					\$0.00				
Interval Charges - Out: 243.300 - In: 270.100 - Used: 26.800					0.000 Units Billed @ \$0.00 \$0.00				
<u>Additional Charges</u>									
Environmental Fee					\$24.00				

Rentalex of Pasco  
11031 SR 52  
Hudson, FL 34669  
(727) 819-0606



1-129673

INVOICE

Rent Date:	10/25/2023 7:00 AM
Return Date:	10/27/2023 4:00 PM
Invoice Date:	10/30/2023
Payment Due:	10/30/2023
Delivery Date:	*10/25/2023
Delivery Time:	7:00 AM - 4:00 PM
Pickup Date:	*10/26/2023
Pickup Time:	7:00 AM - 4:00 PM
Order Terms:	Net 10
PO #:	TISH
Job #:	lights?
Processed:	10/30/2023 2:56 PM

Customer Information

PRESERVE AT WILDERNESS LAKE  
RIZETTA & CO.  
12750 CITRUS PARK LANE SUITE 115  
TAMPA, FL 33625

Ship To: WILDERNESS LAKE PRESERVE

Attn: TISH DOBSON  
Phone: (813) 758-4841  
21320 WILDERNESS LAKE BLVD  
@ CLUB HOUSE BY TENNIS COURT  
Land O Lakes, FL 34639

Ship VIA		Customer Drivers License		Work Phone #		Cell Phone #			
				(813) 995-2437					
Customer #	Authorized Contact Name		Contact Phone #	Sales Person Name		Employee Name			
997	Tish Dobson 813-758-4841					Tim Krueger			
Description		Qty Out	Qty. In	Daily	Weekly	Monthly	Per Unit	Taxable	Extended
26'SCISSOR NARROW EL LIFT SJ3226A		1	1	\$195.00	\$540.00	\$935.00	\$540.00	<input checked="" type="checkbox"/>	\$540.00

Item ID: 06101125

<--- Rental --->

Rent Date: 10/25/2023 7:00 AM

Serial: A101008052

Interval Charges - Out: 29.100 - In: 30.600 - Used: 1.500

Additional Charges

Environmental Fee

CUST. MUST USE SAFETY HARNESS & LANYARD & READ ALL INSTRUCTIONS & WARNINGS!

WATCH FOR OVERHEAD ELECTRICAL LINES AND OBJECTS!!!

MAKE SURE LIFT IS ON APPROPRIATE SURFACE & LEVEL BEFORE USING. WILL NOT

OPERATE PAST 1.5 DEGREES SIDE TO SIDE AND 3 DEGREES FRONT TO BACK!!!!

500 LBS MAX BASKET WEIGHT. EXTRA CHARGE FOR CLEANING OR OVERSPRAY!!!!!!

X

Return Date: 10/27/2023 4:00 PM

0.000 Units Billed @ \$0.00

\$0.00

\$10.80

email @ close

TO STOP RENT ON EQUIPMENT, CUSTOMER MUST CALL FOR PICKUP TO OBTAIN A RELEASE NUMBER (DO NOT LEAVE MESSAGE FOR RELEASE!)

INITIAL: \_\_\_\_\_

ASK ABOUT PROPANE REFILLS FOR \$18.99 ON 20# TANKS !!!!!!!

Delivery Notes:

DEL TUE PM FOR 7AM START ON WED. 25TH, BY CLUB HOUSE  
SEE TISH

Order Terms:

1. DAMAGE WAIVER: By his/her initials heron of by separated written confirmation, lessee agrees to pay additional daily as set forth below or, if not set forth, then as posted in lessor's office; and in return thereof, lessor agrees to waive certain claims for damage to the Equipment as specified herein and on the Reverse side hereof. Lessee to pay 20% of all damages to Equipment. Damage Waiver does not cover the following: (1) Damage due to renter's neglect, misuse or abuse of equipment, (2) flat tires or other tire damage, (3) Mysterious disappearance of the equipment, (4) THEFT OF EQUIPMENT. LESSEE AGREES TO PAY LESSOR THE RETAIL VALUE OF LOST OR STOLEN EQUIPMENT. (5) All Equipment with a retail value of \$5000.00 or more is subject to a \$1000.00 Deductable. Additional exclusion - see reverse side.

Customer Print

X

Customer Signature

Customer Name (Printed)

Date

HOURS:  
Monday - Friday 7:00am - 4:00pm  
Saturday 7:00am - 12:00pm  
Closed Sundays  
(AFTER HOURS 813-781-6999)



Rental Charges:	\$540.00
Delivery Charges:	\$100.00
Pickup Charges:	\$100.00
Damage Waiver:	\$75.60
Additional Charges:	\$10.80
Sub Total:	\$826.40
Tax:	\$0.00
Order Total:	\$826.40
Amount Paid:	\$0.00
Amount Due:	\$826.40

Tax Exempt ID:	TAX EXEMPT
----------------	------------

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>12/01/23</b>
Billing Date	11/07/23
Account Number	813-996-0570-060723-5
PIN	8786
Previous Balance	511.63
Payments Received Thru 10/20/23	-511.63
Thank you for your payment!	
Balance Forward	.00
New Charges	249.52
<b>Total Amount Due</b>	<b>\$249.52</b>



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



800-801-6652



MyFrontier app



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

6790 0007 NO RP 07 11092023 NNNNNNNN 01 003032 0012

WILDERNESS LAKES  
250 INTERNATIONAL PARKWAY  
LAKE MARY FL 32746



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



# INVOICE

<b>Customer</b>	Preserve at Wilderness Lake Community Development District
<b>Acct #</b>	674
<b>Date</b>	09/22/2023
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Preserve at Wilderness Lake Community Development District  
c/o Vesta Property Services  
250 International Parkway, Ste 208  
Lake Mary, FL 32746

Payment Information	
<b>Invoice Summary</b>	\$ 850.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#20076
WC100123678	

Thank You

Please detach and return with payment



Customer: Preserve at Wilderness Lake Community Development District

Invoice	Effective	Transaction	Description	Amount
20076	10/01/2023	Renew policy	Policy #WC100123678 10/01/2023-10/01/2024 FIA WC  Workers Compensation - Renew policy Expense Constant & Terrorism - Renew policy Due Date: 9/22/2023	690.00 160.00
				<b>Total</b>
				\$ 850.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

scclimer@egisadvisors.com

Date

09/22/2023



Site Masters of Florida, LLC  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
(813)917-9567

---

INVOICE  
#120623-2

To: Wilderness Lake Preserve CDD  
250 International Pkwy, Suite 208  
Lake Mary, FL 32746

Date: December 6, 2023

Replaced deteriorated grates on 2 stormwater  
Outfall Control Structures on Cormarant Drive  
and Citrus Blossom Drive.

**TOTAL DUE \$2,400**

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>12/11/23</b>
Billing Date	11/15/23
Account Number	813-929-9402-041519-5
PIN	5628
Previous Balance	66.55
Payments Received Thru 11/01/23	-66.55
Thank you for your payment!	
Balance Forward	.00
New Charges	105.98
<b>Total Amount Due</b>	<b>\$105.98</b>



RECEIVED NOV 20 2023

**ANYTIME,  
ANYWHERE  
SUPPORT**

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TO PAY  
YOUR  
BILL**[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)

800-801-6652

GET IT ON  
Google PlayDownload on the  
App Store

MyFrontier app



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

6790 0007 NO RP 15 11152023 NNNNNNNN 01 000347 0002

WILDERNESS LAKES PRESERVE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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

# Invoice

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

DATE	INVOICE #
11/17/2023	0000175091

BILL TO: (Attention Accounts Payable) Wilderness Lake Preserve C/o Vesta District Services 250 International Pkwy.,Ste208 Lake Mary, FL 32746
---

SHIP TO:
Wilderness Lake Preserve 21320 Wilderness Lake Blvd Land O Lakes, FL 33543

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number		SERVICE DATE	
	Net 15	12/15/2023	Valez					
ITEM	DESCRIPTION				QTY	RATE		AMOUNT
4361000 Sales	ATS performed a service call on your fire alarm system on Nov. 17, 2023				1	97.00		97.00
4361000 Sales	Technician went to location due to the FACP indicating a trouble with zone 7 duct detector. Upon arrival, tech found FACP in trouble, comm. failure. Tech searched zone 7 DD, and found it was already put back together and was working correctly. ATS tech contacted Honeywell tech support and spoke with Carson, to assist with the comm. failure with the cell communicator. Cell communicator comm. failure was corrected. Tech left FACP normal and working properly.					0.00		0.00
4380000 Sales	Electronic Technician Labor				1.5	142.00		213.00
4361000 Sales	System was operating normally upon departure.					0.00		0.00

Returned Check Fee=\$35.00  
Credit Card Processing fee over \$10k=3% processing fee and must be paid by phone.  
ACH payment=No Fee  
Past due invoices may incur a 1.5% LATE FEE.

Phone #	Fax #	E-mail	
727-942-1993	727-943-5919	accountsreceivable@atotalsolution.com	
	Web Site	www.atotalsolution.com	

<b>Subtotal</b>	\$310.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$310.00
<b>Balance Due</b>	\$310.00



**Brletic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
+1 8133611466  
sbrletic@bdiengineers.com



**INVOICE**

**BILL TO**  
Preserve at Wilderness Lake CDD  
Vesta Property Services  
250 International Pkwy., Ste. 208  
Lake Mary, Florida 32746  
United States

**INVOICE** 1290  
**DATE** 11/30/2023  
**TERMS** Net 30  
**DUE DATE** 12/30/2023

**PROJECT NAME**  
Preserve at Wilderness Lake CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Oct 30 – Nov 27]	17:00	115.00	1,955.00
Project Manager	[Nov 1 – Nov 30]	10:30	200.00	2,100.00

BALANCE DUE **\$4,055.00**



**Preserve at Wilderness Lake COMMUNITY DEVELOPMENT DISTRICT  
Nov-23**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	5.50	\$200	S. Brletic	\$1,100.00
Paver Repair Coordination - ROW Use		\$200	S. Brletic	\$0.00
Permitting, Vendor Coordination, Site Visits, Final Inspection	3.00	\$115	J. Whited	\$345.00
Site Visit with CDD staff RE: Drainage	4.00	\$200	S. Brletic	\$800.00
	4.00	\$115	K. Wagner	\$460.00
SWFWMD Statement of Inspection: Site Visit, Reporting, Filing	1.00	\$200	S. Brletic	\$200.00
ERP No. 22522.005 & .008	7.00	\$115	K. Wagner	\$805.00
Cormorant Dock - RFP for Repairs, Bid Solicitation	3.00	\$115	J. Whited	\$345.00
<b>INVOICE TOTAL</b>	<b>27.50</b>			<b>\$4,055.00</b>



CUSTOMER STATES/NOTES

ce

 **Cool Coast**  
Heating & Cooling

**941-926-4710**

7050 15<sup>th</sup> St E, Unit 30, Sarasota, FL 34243

## SERVICE INVOICE

[illegible]**TOTAL MATERIALS** ►

I HAVE AUTHORITY TO ORDER THE WORK WHICH HAS BEEN SATISFACTORILY PERFORMED, AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL THAT MAY BE FURNISHED UNTIL FINAL PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF. SHOULD IT BECOME NECESSARY FOR COOL COAST HEATING & COOLING TO SEEK LEGAL ACTION TO COLLECT ANY AMOUNTS DUE, CUSTOMER AGREES TO PAY ALL COST OF COLLECTION INCLUDING COURT COSTS, FILING FEES, PROCESSING CHARGES AND REASONABLE ATTORNEY'S FEES INCURRED IN THE COLLECTION THEREOF.

CUSTOMER'S SIGNATURE **X**

**A CHARGE OF \$3.50 IF OTHER THAN C.O.D. WILL BE ADDED FOR BILLING**

MECHANIC <i>Joe</i>		LOT NO.	APT. NO.	DATE <i>11/1</i>
NAME <i>Wilderness Lodge</i>			PHONE	
STREET <i>21320 Wilderness Lake Blvd</i>				
CITY <i>And Oakes</i>		STATE <i>FL</i>	ZIP <i>34603</i>	
MAKE	MODEL <i>ASPT 60014A</i>	SERIAL NUMBER <i>150700326</i>		
MAKE	MODEL	SERIAL NUMBER		

**DESCRIPTION OF WORK PERFORMED**

Removed old duct sensor  
and cleaned it out, reconnected  
air wiring and made sure the  
error code was gone which it is  
so now it's back to normal now  
that I took some wire connected  
parts from the new duct detection  
sensor.

ARRIVAL TIME	12PM	<p><b>ASK HOW YOU CAN SAVE 25% DISCOUNT ON THIS BILL!</b></p>	MATERIAL		
DEPARTURE TIME	10:30		HRS. LABOR		
TRAVEL TIME	1.5		SERVICE CHG.		
FINISHING TIME	0:15		FUEL CHG.		
STARTING TIME	12:00PM		BILLING CHG.		
TIME AT JOB	2.25		TOTAL CHARGE SALES		
TOTAL JOB TIME	3.75		TOTAL CASH SALES		

**ASK HOW YOU  
CAN SAVE 25%  
DISCOUNT  
ON THIS BILL!**

**MANUFACTURER'S WARRANTY APPLIES** Thirty (30) days on labor

**PLEASE PAY SERVICE MAN**

**15% RE-STOCKING FEE FOR ALL RETURNED/CANCELLED PARTS**

**TERMS: NET CASH UPON COMPLETION OF WORK.**

**TERMS: UPON PRESENTATION**  
**FINANCE CHARGES:** Balance due over 30 days (1½% INTEREST) PER MONTH  
 (18% ANNUAL RATE) will be imposed





# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
12/6/2023	116030

Bill To
Preserve at Wilderness Lake 21320 Wilderness Lake Boulevard Land O' Lakes, FL 34637

Location/Contact/Phone
Preserve at Wilderness Lake 21320 Wilderness Lake Boulevard Land O' Lakes, FL 34637

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	DU	116041	12/5/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Monthly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during December	1	110.00	110.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$110.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$110.00





www.ghsenvironmental.com  
P.O. Box 55802  
St Petersburg, FL 33732

# Invoice

Date: 12/8/2023  
Invoice #: 2023-601

To:

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

Project: WLP Services

Proposal #: 23-224

P.O. #:

Due Date	Service Date:
1/7/2024	November 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Aquatic Weed Control Program	16.67%	2,875.00
Task 2	Communication and Field Reviews with WLP Staff / CDD	16.67%	166.67
Task 3	Private Resident Consultation	16.67%	65.00
Task 4	Wetland Nuisance/Exotic Species Reduction	16.67%	875.00

<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>	<b>Total</b>	<b>\$3,981.67</b>
<b>Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$3,981.67</b>

## INVOICE

50512

McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604  
(813) 237-8861

Page: 1  
Closing Date: 11/01/2023  
Due Date: 11/25/2023  
Balance Due: 39.90  
Account #: MC12927

The Preserve At Wilderness Lake  
c/o Vesta District Services  
250 International Pkwy., Suite 208  
Lake Mary, FL 32746

Remit To: McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604

DATE	REFERENCE	DESCRIPTION	AMOUNT
<b>The Preserve at Wilderness Lake</b>			
10/17/23	MU-10-881256	Laundry	19.00
10/24/23	MU-10-882085	Laundry	20.90
Subtotal:			<b>39.90</b>

\* indicates a paid invoice

TOTAL DUE

**39.90**

# INVOICE

49350

McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604  
(813) 237-8861

Page: 1  
Closing Date: 10/02/2023  
Due Date: 10/25/2023  
Balance Due: 57.00  
Account #: MC12927

The Preserve At Wilderness Lake  
c/o Vesta District Services  
250 International Pkwy., Suite 208  
Lake Mary, FL 32746

Remit To: McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604

DATE	REFERENCE	DESCRIPTION	AMOUNT
<b>The Preserve at Wilderness Lake</b>			
09/06/23	MU-08-882724	Laundry	19.00
09/13/23	MU-09-880401	Laundry	19.00
09/26/23	MU-09-882284	Laundry	19.00
Subtotal:			<b>57.00</b>

\* indicates a paid invoice

TOTAL DUE

**57.00**

# INVOICE

51772

McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604  
(813) 237-8861

Page: 1  
Closing Date: 12/01/2023  
Due Date: 12/25/2023  
Balance Due: 19.00  
Account #: MC12927

The Preserve At Wilderness Lake  
c/o Vesta District Services  
250 International Pkwy., Suite 208  
Lake Mary, FL 32746

Remit To: McNatt's Cleaners  
6210 N Florida Ave  
Tampa, FL 33604

DATE	REFERENCE	DESCRIPTION	AMOUNT
11/08/23	MU-11-880290	<b>The Preserve at Wilderness Lake</b> Laundry	19.00

\* indicates a paid invoice

TOTAL DUE

19.00



**Invoice:** I-202312-10378  
**Service Total:** \$2672.00  
**Payments Total:**

**Amount Due:** \$2672.00  
**Invoice Date:** 12/1/2023  
**Sent Date:** 12/1/2023

Pasco Sheriff's Office  
 ATTN: Secondary Employment Office Administrator  
 7432 Little Road  
 New Port Richey, FL 34654

THE PRESERVE AT WILDERNESS LAKE  
 CDD  
 21320 WILDERNESS LAKE BLVD.  
 LAND O'LAKES, FL 34637

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
10/31/2023	SANDIFER, WILLIAM - 6587	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
11/1/2023	CANTAGALLO, JAMES - 5191	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
11/8/2023	MYERS, MATTHEW - 2080	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
11/10/2023	CANTAGALLO, JAMES - 5191	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$68.00	\$272.00
11/15/2023	BROWN, TYLER - 5563	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
11/17/2023	KEENE, JUSTIN - 5802	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$58.00	\$232.00
11/18/2023	CHARLES, JACOB - 6930	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$58.00	\$232.00
11/22/2023	BROWN, TYLER - 5563	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
11/23/2023	RAMOS, CHRISTOPHER - 5090	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$68.00	\$272.00
11/24/2023	KEENE, JUSTIN - 5802	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$68.00	\$272.00
11/29/2023	DAVILA, CHRISTOPHER - 3067	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
					<b>Total:</b>	<b>\$2672.00</b>

**Questions regarding Invoice Charges please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:**

**Questions regarding Payment please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** ExtraDuty@pascosheriff.org

**Make Checks Payable To:**

Pasco Sheriff's Office

**Mail Checks To:**

Pasco Sheriff's Office  
ATTN: Extra Duty Program  
7432 Little Road New Port Richey, Florida 34654

**Invoice #:** I-202312-10378

**Invoice Total:** \$2672.00

**Invoice For:** THE PRESERVE AT WILDERNESS  
LAKE CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

**Invoice 15728**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$1,195.25

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 11/3/23:		0.00	0.00
Dunkin Donuts			
16 Zones repaired / 1, 2, 3, 4, 5, 7, 10, 11, 13, 14			
<b>Sales</b>	13	18.75	243.75
6" pop ups			
<b>Sales</b>	4	45.00	180.00
6" rotors			
<b>Sales</b>	2	0.75	1.50
90 Threaded 1/2"			
<b>Sales</b>	14	55.00	770.00
Labor - technician			

**TOTAL DUE \$1,195.25**

THANK YOU.

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

**Invoice 15651**



**BILL TO**

Wilderness Lake Preserve, HOA  
C/o Vesta Property Services  
1020 E Brandon Blvd Ste 207  
Brandon, FL 33511

DATE  
11/30/2023

PLEASE PAY  
\$30.00

DUE DATE  
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows 11/6/23:		0.00	0.00
Volleyball park Zone 2, one broken nozzle			
<b>Sales</b>	1	2.50	2.50
Nozzle, 10 1/2			
<b>Sales</b>	0.50	55.00	27.50
Labor- technician			

**TOTAL DUE \$30.00**

THANK YOU.



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

**Invoice 15650**



**BILL TO**

Wilderness Lake Preserve, HOA  
C/o Vesta Property Services  
1020 E Brandon Blvd Ste 207  
Brandon, FL 33511

DATE  
11/30/2023

PLEASE PAY  
\$59.75

DUE DATE  
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 11/6/23:		0.00	0.00
Volley Ball Park			
1 Broken rotor, zone 1			
<b>Sales</b>	1	45.00	45.00
6" Hunter rotor			
<b>Sales</b>	1	1.00	1.00
1/2" 90° elbow			
<b>Sales</b>	0.25	55.00	13.75
Labor - technician			

**TOTAL DUE \$59.75**

THANK YOU.

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

**Invoice 15636**



<b>BILL TO</b> Wilderness Lake Preserve, HOA C/o Vesta Property Services 1020 E Brandon Blvd Ste 207 Brandon, FL 33511	<b>DATE</b> 11/30/2023	<b>PLEASE PAY</b> \$2,979.90	<b>DUE DATE</b> 11/30/2023
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 11/9/23:		0.00	0.00
Zones repaired: 1, 2, 3, 4, 5, 13, 16			
<b>Sales</b> Nozzles	26	2.50	65.00
<b>Sales</b> 6" pop ups	12	22.50	270.00
<b>Sales</b> 6" rotors	4	45.00	180.00
<b>Sales</b> Node 100	4	240.00	960.00
<b>Sales</b> 9 Volt batteries	2	9.95	19.90
<b>Sales</b> Labor - technician x2	27	55.00	1,485.00

**TOTAL DUE \$2,979.90**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

**Invoice 15652**



**BILL TO**

Wilderness Lake Preserve, HOA  
C/o Vesta Property Services  
1020 E Brandon Blvd Ste 207  
Brandon, FL 33511

DATE  
11/30/2023

PLEASE PAY  
\$60.75

DUE DATE  
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 11/6/23:		0.00	0.00
Volleyball park Pipe break repair			
<b>Sales</b> 1/2" coupling	2	1.75	3.50
<b>Sales</b> Flex pipe, per foot	1	2.25	2.25
<b>Sales</b> Labor - technician	1	55.00	55.00

TOTAL DUE

**\$60.75**

THANK YOU.

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

**Invoice 15596**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$1,500.00

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
<b>Arbor Care</b> Tree trimmed at Waters Edge Monument - first house on the right, inside the gate - 7117 Timber Ridge Way	1	1,500.00	1,500.00

**TOTAL DUE \$1,500.00**

THANK YOU.

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

**Invoice 15624**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$250.00

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Arbor Care</b> Arbor care performed as per approved proposal dated 11/7/23:  Boulevard at Eagles Crest  Straighten and stake large Maple tree. Includes all labor and materials.	1	250.00	250.00

**TOTAL DUE \$250.00**

THANK YOU.

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

**Invoice 15635**



<b>BILL TO</b> The Preserve at Wilderness Lake CDD 250 International Parkway Suite 208 Lake Mary, FL 32746 USA	<b>DATE</b> 11/30/2023	<b>PLEASE PAY</b> \$3,230.00	<b>DUE DATE</b> 01/14/2024
--	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b> Irrigation repairs performed during monthly inspection on 11/6/23:  Repairs made after inspection on zone #'s 1, 2, 4, 5, 6, 17, 18, 20, 21, 37, 38	0	0.00	0.00
<b>Sales</b> 6" pop ups	7	18.75	131.25
<b>Sales</b> Nozzles	28	2.50	70.00
<b>Sales</b> 6" rotor	17	45.00	765.00
<b>Sales</b> 12" pop up	7	22.50	157.50
<b>Sales</b> Drip couplers	3	0.50	1.50
<b>Sales</b> 1/2" tee	1	1.00	1.00
<b>Sales</b> 1/2" ST 90	2	1.25	2.50
<b>Sales</b> 1/2" PVC White SCH 40, per foot	15	0.75	11.25
<b>Sales</b> Labor - technician	38	55.00	2,090.00

**TOTAL DUE \$3,230.00**

THANK YOU.

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

Invoice 15639



BILL TO

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$1,382.25

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 9/26/23:		0.00	0.00
DD Controller			
Zones: 5, 6, 3,			
Zone 6 not working, bad solenoid - located valve and replaced solenoid			
Sales	14	18.75	262.50
6" pop up			
Sales	5	2.50	12.50
Nozzle			
Sales	2	1.50	3.00
King nuts			
Sales	1	25.00	25.00
Hunter 24 volt solenoid			
Sales	22	1.50	33.00
1/2" flex, per foot			
Sales	12	1.25	15.00
1/2" ST 90			
Sales	18.75	55.00	1,031.25
Labor - technician			

TOTAL DUE

\$1,382.25

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

**Invoice 15638**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$2,993.75

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 11/2/23:		0.00	0.00
Lodge			
#11 Repairs			
<b>Sales</b>	30	1.00	30.00
drip line, per foot			
<b>Sales</b>	1	45.00	45.00
6" rotor			
<b>Sales</b>	1	18.75	18.75
6" pop up			
<b>Sales</b>	1	5.50	5.50
maxi jet			
<b>Sales</b>	10	0.50	5.00
Drip line, in line coupling			
<b>Sales</b>	8	0.25	2.00
Soil staples			
<b>Sales</b>	52.50	55.00	2,887.50
Labor - technician			

TOTAL DUE \$2,993.75

THANK YOU.



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

**Invoice 15647**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$32.50

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b> Irrigation repairs performed as follows on 11/6/23:  Deerfield Clock Zones 1 & 8		0.00	0.00
<b>Sales</b> Nozzle	2	2.50	5.00
<b>Sales</b> Labor - technician	0.50	55.00	27.50

**TOTAL DUE \$32.50**

THANK YOU.

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

**Invoice 15637**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$1,054.50

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 11/16/23:		0.00	0.00
Lodge			
Zones repaired: 1, 2, 14			
<b>Sales</b>	8	18.75	150.00
6" pop ups			
<b>Sales</b>	10	2.50	25.00
Nozzles			
<b>Sales</b>	62	1.00	62.00
Drip line, per foot			
<b>Sales</b>	2	0.75	1.50
Threaded 1/2" 90			
<b>Sales</b>	3	1.50	4.50
1/2" flex, per foot			
<b>Sales</b>	6	0.50	3.00
Straight drip line connectors			
<b>Sales</b>	4	2.25	9.00
TEE drip line connectors - combo tees			
<b>Sales</b>	8	0.25	2.00
Soil staples			
<b>Sales</b>	14.50	55.00	797.50
Labor - technician			

TOTAL DUE

**\$1,054.50**

THANK YOU.



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

**Invoice #** 415587  
**Date** 11/30/2023  
**Terms** Net 30  
**Due Date** 12/30/2023  
**Memo** November 2023 Perso...

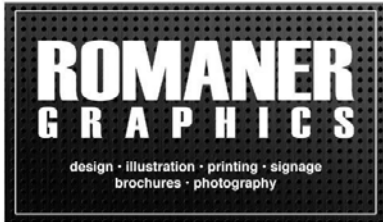
### Bill To

The Preserve @ Wilderness Lake Community Developm...  
250 International Parkway Suite 280  
Lake Mary FL 3274

Description	Quantity	Rate	Amount
General Management & Oversight	1	3,300.00	3,300.00
Gross Wages Nov 2023 + burden	1	23,545.85	23,545.85
GM Wages Nov 2023	1	5,416.00	5,416.00
Qwick Temp Labor Nov 2023	1	4,116.68	4,116.68

Thank you for your business.

**Total** 36,378.53



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 21986

TO: Wilderness Lake Preserve  
COMPANY NAME: \_\_\_\_\_  
DATE: 11/29/23

Replace ballasts in Nature Center ceiling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total: \$420.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROMANER  
GRAPHICS  
Thank You,



Ierna's Heating, Cooling & Plumbing, Inc.  
18843 US Hwy 41 N  
Lutz, FL 33549  
813-948-6355  
#CAC1013676/#CFC1429475

**BILL TO**

Wilderness Lake Preserve  
21320 Wilderness Lake Boulevard  
Land O Lakes, FL 34637 USA

INVOICE  
3077592

INVOICE DATE  
Nov 30, 2023

**JOB ADDRESS**

Wilderness Lake Preserve  
21320 Wilderness Lake Boulevard  
Land O Lakes, FL 34637 USA

Completed Date:

Payment Term: Due Upon Receipt

**DESCRIPTION OF WORK**

11/30 Tommy: Shut down water to building and drain system. Remove and replace compression stop servicing pressure assist toilet in women's restroom in gym. 1 year labor warranty. Tested for functionality and leaks. 308.00. Billable account.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
D-FEE	Dispatch Fee: Dispatch Fee	1.00	\$89.00	\$89.00
DG005	ADD ON TASK - EMERGENCY SHUTOFF VALVE: REPLACE EMERGENCY SHUTOFF VALVE AS AN ADD ON TASK TO A FAUCET INSTALL	1.00	\$219.00	\$219.00

POTENTIAL SAVINGS	\$46.20
SUB-TOTAL	\$308.00
TAX	\$0.00
TOTAL DUE	\$308.00
BALANCE DUE	\$308.00

Thank you for choosing Ierna's Heating and Cooling!

**CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 11/30/2023



# INVOICE

## BILL TO

Preserve at Wilderness Lake  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746

INVOICE # 21767

DATE 10/01/2023

DUE DATE 10/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50
Annual service - Oct 1, 2023 to Sept 30, 2024	
BALANCE DUE	<b>\$1,537.50</b>



Account Number: 0006240923  
Invoice Number: 23J0006240923  
Activity From: 09/09/23 - 10/08/23  
Billing Date: 10/11/23  
Delivery Address: THE PRESERVE AT WILDERNESS LAKE  
21320 WILDERNESS LAKE BLVD  
WILDERNESS LODGE  
LAND O LAKES FL 34637

Previous Balance	\$39.98
Payments / Credits	\$39.98
Current Activity from 09/09/23 - 10/08/23	\$195.85
<b>Total Account Balance as of 10/11/23</b>	<b>\$195.85</b>

To pay your bill and view your  
upcoming deliveries, visit us at  
**ReadyRefresh.com**



### News for You

Buy 1 case of Saratoga PET or a 1 liter case of Regional Spring Water and get a FREE .5 liter case of Regional Spring Water. Use coupon code "BOGO" upon checkout. Must add .5 liter case to cart to get discount. Terms and conditions apply, see ReadyRefresh.com for details.

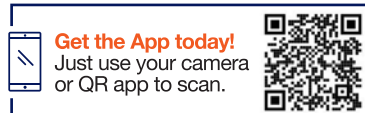
Date	Ticket #	Qty	Description	Amount
9/13	665172		PREVIOUS BALANCE	39.98
			PAYMENT-THANK YOU	-39.98
9/15	IA7622244		RETURNED ELECTRONIC CHECK	39.98
9/12	8609491512	6	ZEPHYRHILLS BRAND SPRING WATER 5 GALLON BOTTLE	95.94
		6	5 GALLON BOTTLE DEPOSIT	36.00
		4	PLASTIC COLD CUPS 9 OZ SLEEVE OF 50	27.96
		9	5 GALLON BOTTLE RETURN	-54.00
		1	DELIVERY FEE	9.99
10/01	J7324798		RENT	39.98
Total Account Balance as of 10/11/23				\$195.85

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080  
College Station, TX 77842



Get the App today!  
Just use your camera  
or QR app to scan.

ACCOUNT NUMBER - 0006240923 INVOICE NUMBER - 23J0006240923

Total Amount Due by 10/30/23 **\$195.85**

Amount Enclosed: \$

501000062409234 0019585 00195852 5

ADDRESS SERVICE REQUESTED

THE PRESERVE AT WILDERNESS LAKE  
AP .  
3434 COLWELL AVENUE  
STE 200  
TAMPA FL 33614-8390

Please send payment to:

ReadyRefresh  
BlueTriton Brands, Inc.  
P.O. Box 856680  
Louisville, KY 40285-6680



Ready  
Refresh



Account Number: 0006240923  
Invoice Number: 23K0006240923  
Activity From: 10/09/23 - 11/08/23  
Billing Date: 11/10/23  
Delivery Address: THE PRESERVE AT WILDERNESS LAKE  
21320 WILDERNESS LAKE BLVD  
WILDERNESS LODGE  
LAND O LAKES FL 34637

Previous Balance \$195.85  
Payments / Credits \$0.00  
Current Activity from 10/09/23 - 11/08/23 \$372.29  
  
Total Account Balance as of 11/10/23 \$568.14

Did you forget about us? Kindly pay upon receipt. Remember, past due accounts are subject to a late fee. Your prompt payment is appreciated. For your convenience, you can pay your bill online. If payment has been made, we thank you.

### News for You

Unwrap savings this season. Save up to 15% on beverages that will bring joy all season long. Add Saratoga, ORIGIN or Splash to your cart and use coupon code HOLIDAY to get this special savings. Add them to your next delivery today!

Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	195.85
10/16	8612451198	2	PRO CLEAN - PROFESSIONAL CLEANING SERVICE	189.98
11/06	8613595720	4	PLASTIC COLD CUPS 9 OZ SLEEVE OF 50	27.96
		4	PRODUCT PROMOTION	-5.56
		6	ZEPHYRHILLS BRAND SPRING WATER 5 GALLON BOTTLE	95.94
		6	5 GALLON BOTTLE DEPOSIT	36.00
		7	5 GALLON BOTTLE RETURN	-42.00
		1	DELIVERY FEE	9.99
11/07	8614902545	1	LATE FEE	20.00
11/01	K7412710		RENT	39.98
Total Account Balance as of 11/10/23				\$568.14

authorized  
by Terri  
Oakley

2 machines  
@ \$19.99 each  
billed monthly  
for as long as  
we have them

Detach below stub and return with your payment

Page 1 of 1

Ready  
Refresh

PO Box 30080  
College Station, TX 77842



Get the App today!  
Just use your camera  
or QR app to scan.

ACCOUNT NUMBER - 0006240923 INVOICE NUMBER - 23K0006240923

Total Amount Due by 11/30/23 \$568.14

Amount Enclosed: \$

501000062409234 0037229 00568144 5

ADDRESS SERVICE REQUESTED

THE PRESERVE AT WILDERNESS LAKE  
AP .  
3434 COLWELL AVENUE  
STE 200  
TAMPA FL 33614-8390

Please send payment to:

ReadyRefresh  
BlueTriton Brands, Inc.  
P.O. Box 856680  
Louisville, KY 40285-6680





Account Number: 0006240923  
Invoice Number: 23L0006240923  
Activity From: 11/09/23 - 12/08/23  
Billing Date: 12/12/23  
Delivery Address: THE PRESERVE AT WILDERNESS LAKE  
21320 WILDERNESS LAKE BLVD  
WILDERNESS LODGE  
LAND O LAKES FL 34637

Previous Balance	\$568.14
Payments / Credits	\$0.00
Current Activity from 11/09/23 - 12/08/23	\$211.87

Total Account Balance as of 12/12/23	\$780.01
--------------------------------------	----------

YOUR ACCOUNT IS PAST DUE and is subject to additional late fees. Water delivery service may be interrupted. Please make your payment today. For your convenience, you can pay your bill online. If payment has been made, we thank you.



### News for You

BlueTriton Brands and ReadyRefresh have partnered with Disney's new movie WISH now in theaters. Go to [rewardsdrop.com](https://rewardsdrop.com) today and sign up for a chance to win an exclusive Disney Experience trip, free movie tickets to Disney's WISH, merchandise and more.

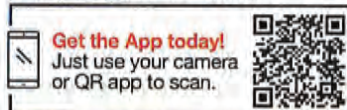
Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	568.14
12/05	8615376822	4	PLASTIC COLD CUPS 9 OZ SLEEVE OF 50	27.96
		6	ZEPHYRHILLS BRAND SPRING WATER 5 GALLON BOTTLE	95.94
		6	5 GALLON BOTTLE DEPOSIT	36.00
		3	5 GALLON BOTTLE RETURN	-18.00
		1	DELIVERY FEE	9.99
12/07	8616795459	1	LATE FEE	20.00
12/01	L7498493		RENT	39.98
PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.				
Total Account Balance as of 12/12/23				\$780.01

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080  
College Station, TX 77842



ACCOUNT NUMBER - 0006240923 INVOICE NUMBER - 23L0006240923

**AUTO-PAY**

*Thank You!*

501000062409234 0021187 00780016 5

ADDRESS SERVICE REQUESTED

THE PRESERVE AT WILDERNESS LAKE  
AP .  
3434 COLWELL AVENUE  
STE 200  
TAMPA FL 33614-8390

Please send payment to:

ReadyRefresh  
BlueTriton Brands, Inc.  
P.O. Box 856680  
Louisville, KY 40285-6680

# Invoice

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

DATE	INVOICE #
11/7/2023	0000174797

BILL TO: (Attention Accounts Payable)
Wilderness Lake Preserve C/o Vesta District Services 250 International Pkwy.,Ste208 Lake Mary, FL 32746

SHIP TO:
Wilderness Lake Preserve 21320 Wilderness Lake Blvd Land O Lakes, FL 33543

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number		SERVICE DATE	
	Net 15	12/29/2023	Valez					
ITEM	DESCRIPTION				QTY	RATE		AMOUNT
4230000 Sales	ATS performed the following on Nov. 7, 2023					0.00		0.00
4281000 Sales	Inspect Back-flow 3/4"				1	85.00		85.00
4281000 Sales	Inspect Back-flow 1"				1	85.00		85.00
4281000 Sales	Inspect Back-flow 6"				1	160.00		160.00
4230000 Sales	See Deficiency Summary section of the 6" back flow inspection report for details.					0.00		0.00
4230000 Sales	A Follow-up service call will be required for deficiencies.					0.00		0.00

--

Returned Check Fee=\$35.00  
Credit Card Processing fee over \$10k=3% processing fee and must be paid by phone.  
ACH payment=No Fee  
Past due invoices may incur a 1.5% LATE FEE.

Phone #	Fax #	E-mail
727-942-1993	727-943-5919	accountsreceivable@atotalsolution.com
	Web Site	www.atotalsolution.com

<b>Subtotal</b>	\$330.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$330.00
<b>Balance Due</b>	\$330.00

**Ideal Network Solutions, Inc.**  
**P.O. Box 48753**  
**Tampa, FL 33646**

**Invoice**

Date	Invoice #
12/18/2023	7045

Bill To  
  
The Preserve at Wilderness Lake  
250 International Parkway Suite 208  
Lake Mary, FL 32746

Terms	Project
Due on receipt	

Item	Quantity	Description	Rate	Amount
Network Support	2	December 13, 2023 Fixed Network down issues Tech: DJ	95.00	190.00
Thank you for your business.			<b>Total</b>	<b>\$190.00</b>

Phone #	Fax #	E-mail	Web Site
813-928-8794	813-975-9182	acct@idealnwork.net	www.idealnwork.net

# INVOICE

**PSA Horticultural**  
8431 Prestwick Pl  
Trinity, FL 34655

tom@psagrounds.com  
(727) 505-1532



## The Preserve at Wilderness Lake CDD c/o Vesta Property Services

Bill to	Ship to
The Preserve at Wilderness Lake CDD c/o Vesta Property Services 250 International Pkwy., Ste. 208 Lake Mary, FL 32746	The Preserve at Wilderness Lake CDD c/o Vesta Property Services 250 International Pkwy., Ste. 208 Lake Mary, FL 32746

**Invoice details**  
Invoice no.: 1449  
Terms: Net 30  
Invoice date: 12/15/2023  
Due date: 01/14/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/14/2023	<b>Preserve at Wilderness Lake CDD monthly landscape inspection</b> December 2023 Landscape Inspection		1	\$1,100.00	\$1,100.00

Total	\$1,100.00
-------	------------

**Note to customer**  
We truly appreciate your business!

PSA Services:  
Specification Development  
Landscape Inspections  
Special Project Consulting

# INVOICE

State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603

trapperjerry@gmail.com  
813-390-9578



## Preserve at Wilderness Lakes CDD

**Bill to**  
Preserve at Wilderness Lakes CDD  
C/O Vesta District Services  
250 International Pkwy.  
Suite 208  
Lake Mary, Florida 32746

**Invoice details**  
Invoice no.: 1834  
Terms: Net 15  
Invoice date: 12/16/2023  
Due date: 01/01/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>State Wildlife Service</b> Service for December 2023  3 TRAPS/ 5 cameras are currently in use.  LTD: Hogs Removed: 182 29 piglets YTD: Hogs Removed: 12 MTD: Hogs Removed: 0  Note: We are doing all we can to eliminate the hog population in your community.		1	\$1,200.00	\$1,200.00

**Total** **\$1,200.00**

### Note to customer

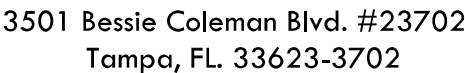
Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:  
Jerry Richardson, Phone 813-390-9578; email -  
trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.  
Termination fees may apply.



Date	Invoice #
12/15/2023	17324

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

Main Number: 813-769-4694  
Fax Number: 813-769-4695  
Toll Free Number: 855-4-VOIPME  
(855-486-4763)

Terms	Due Date	P.O. No.	Account #
Due on receipt	12/15/2023		PWL21320

[illegible]

<b>Total</b>	\$330.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$330.00

VISIT US AT [WWW.INTELGY.COM](http://WWW.INTELGY.COM)



State of Florida  
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)  
Sales Tax - [Click for Help](#) NODE: 2

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8014999201-4

Confirmation Number: 231218444332

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8014999201-4	11/2023	12/18/2023 2:06:57 PM ET

Location Address

21320 WILDERNESS LAKE BLVD  
LAND O LAKES, FL 34637-7879

THE PRESERVE AT WILDERNESS LAKE  
COMMUNIT  
WILDERNESS LAKE PRESERVE CDD  
3550 BUSCHWOOD PARK DR STE 135  
TAMPA, FL 33618-4459

Contact Information	
Name	Al Zhang
Phone	( 352 ) 451 - 7995
Email	azhang@vestapropertyservices.com

Debit Date:	12/19/2023
Amount for Check:	\$155.80
Bank Routing Number:	267090594
Bank Account Number:	9856015814
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	WILDERNESS LAKE PRESERVE CDD

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Al Zhang
Phone Number:	352-451-7995
EEmail Address:	azhang@vestapropertyservices.com

- Gross Sales \$ 2122.98  
(Do not include tax)
- Exempt Sales \$ 0.00  
(Include these in Gross Sales, Line 1)
- Taxable Sales/Purchases \$ 2122.98  
(Include Internet/Out-of-State Purchases)

Discretionary Sales Surtax Information	
A. Taxable Sales and Purchases <b>Not</b> Subject to Discretionary Sales Surtax	\$ 0.00
B. Total Discretionary Sales Surtax Due	\$ 22.83

- Total Tax Due \$ 159.79  
(Include Discretionary Sales Surtax from Line B)
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 159.79
- a. **Less (-)** Collection Allowance; or if Late, \$ 3.99
- b. **Plus (+)** Penalty and Interest \$ 0.00
- Amount Due With Return \$ 155.80

You have chosen not to donate your collection allowance to education.

Payment you have authorized 155.80

# The LAKER / Lutz NEWS

The Laker / Lutz News  
2020 N Loop W Suite 220  
Houston, TX 77018  
813.909.2800

## Invoice

Acct # 33780  
Invoice # 53481  
Invoice Date: 4/12/2023  
Due Date: 5/2/2023

Total Balance Due by 5/2/2023

**\$52.00**

Carmen Torres  
Wilderness Lake Preserve  
3434 Colwell Ave  
Tampa, FL 33614

Date	Pub	Type	Description	Price	Disc	Applied	Total
4/12/23	LZN	Sale	Sm Class Community Yard Sale L/L- Class Displav Small: Clr: Process	\$13.00			\$13.00
4/12/23	LLOL	Sale	Sm Class Community Yard Sale L/L- Class Displav Small: Clr: Process	\$13.00			\$13.00
4/12/23	LWC	Sale	Sm Class Community Yard Sale L/L- Class Displav Small: Clr: Process	\$13.00			\$13.00
4/12/23	LZDC	Sale	Sm Class Community Yard Sale L/L- Class Displav Small: Clr: Process	\$13.00			\$13.00

Please make check payable to The Laker / Lutz News  
PLEASE NOTE REMITTANCE ADDRESS HAS CHANGED:  
The Laker / Lutz News  
2020 N Loop W Suite 220, Houston, TX 77018

**Total Charges** \$52.00  
Discount  
Payments Applied  
**Current Invoice Due** \$52.00

.....  
**Please return this portion with your payment.**

CC#: \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Invoice Date: 4/12/2023 Name on Card: \_\_\_\_\_ CVV \_\_\_\_\_  
Invoice # 53481 Billing address: \_\_\_\_\_  
Account # 33780 City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_  
Cardholder's Signature: \_\_\_\_\_

Amount Enclosed \_\_\_\_\_

**Remit Payment to:**  
The Laker / Lutz News  
2020 N Loop W Suite 220  
Houston, TX 77018

Total Balance Due by 5/2/2023 **\$52.00**



Cool Coast Heating & Cooling, Inc.  
 7050 15th St E #30  
 Sarasota, FL 34243  
 office@coolcoast.net

# Invoice



## BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10379	09/26/2023	\$629.00	10/26/2023	Net 30	

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/26/2023	<b>Maintenance</b> PERFORMED FULL MAINTENANCE ON ALL 8 UNITS Maintenance checklist performed including: -checked T-stat -checked blower wheel and fan housing -checked evaporator coils and drain pans -checked temp splits -changed A/C filters -checked and cleaned C/U coils -cleaned and flushed drain lines -checked AMP draw on caps and motors -checked levels of 410A (or R22) Checked all systems and motor operations, system is cooling properly at this time. ** system working at this time, no special notes NEXT QUARTERLY MAINTENANCE DUE DEC 2023	1	629.00	629.00
09/26/2023	<b>Filters</b> FILTERS USED: 3- 30X24X1 2-16X16X1 2-20X20X1 1-12X12X1 1-14X14X1 3-20X25X1	1	0.00	0.00

BALANCE DUE

**\$629.00**

**LTAM1014866**

Invoice Date:	Dec 13 2023
Customer No:	253200
Location No:	253200
Route: 05	Stop: 160
Terms:	Net 10 EOM

Phone : 813-995-2437

[illegible]

Sub Total	\$163.16
Tax EXEMPT	\$0.00
<b>Invoice Total</b>	<b>\$163.16</b>

LPSS WORKWAVE 600-762-0301 © Copyright 2018 WORKWAVE All Rights Reserved

Himes Electrical Service, Inc.

P. O. Box 516  
Lutz, Florida 33548

Invoice

Date	Invoice
12/19/2023	23890

Bill To
Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Ship To
Preserve at Wilderness Lakes 21320 Wilderness Lake Blvd. LOL, FL

Work Order	Purchase Order	Terms	Due Date	Rep
12448		Net 30	1/18/2024	JKH

Quantity	Description	Rate	Amount
1	Per Proposal 12/13, 12/18  Ran power to (2) automatic doors in the Nature Center.  All work is complete.	880.00	880.00

Thank you for your business.	<b>Total</b>	\$880.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$880.00

Phone #	Fax #
813-909-1927	813-909-9776

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

**Invoice 15749**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
12/11/2023

PLEASE PAY  
\$1,165.00

DUE DATE  
01/25/2024

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
<b>Landscape Maintenance:Grounds Maintenance Services</b>	1	1,165.00	1,165.00
December 2023 Monthly Pest Control services			

**TOTAL DUE \$1,165.00**

THANK YOU.

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

**Invoice 15782**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

**DATE**  
11/30/2023

**PLEASE PAY**  
\$150.00

**DUE DATE**  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows:		0.00	0.00
Check new sod on Blvd - DD Timer A - Zones 3, 5, 6			
<b>Sales</b> nozzle	2	2.50	5.00
<b>Sales</b> Water's Edge Zone's # 2, 13, 16 6" rotor with 3/4 x 1/2" poly	1	45.00	45.00
<b>Sales</b> Park Heron Cove Zone's # 6, 7, 8, 9 6" rotor with 3/4 x 1/2" poly nipple	1	45.00	45.00
<b>Sales</b> Labor - technician	1	55.00	55.00

**TOTAL DUE**

**\$150.00**

THANK YOU.

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

**Invoice 15811**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

DATE  
11/30/2023

PLEASE PAY  
\$6,750.00

DUE DATE  
01/14/2024

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:		0.00	0.00
<b>Landscape Construction</b>	3,000	2.25	6,750.00
Installation of (3,000) winter annual flowers - Petunia / alyssum			

**TOTAL DUE \$6,750.00**

THANK YOU.



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

**Invoice 15494**



**BILL TO**

The Preserve at Wilderness Lake CDD  
250 International Parkway Ste 208  
Lake Mary, FL. 32746

DATE  
12/01/2023

PLEASE PAY  
\$15,000.00

DUE DATE  
01/15/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b> Monthly Grounds Maintenance	1	12,900.00	12,900.00
<b>Landscape Maintenance:Irrigation Repair</b> Monthly Irrigation System Inspections	1	1,100.00	1,100.00
<b>Arbor Care</b> Monthly Hardwood Tree Pruning	1	1,000.00	1,000.00

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

**TOTAL DUE \$15,000.00**

THANK YOU.

## Prashant Jaiswal

---

**From:** Velma Pearson (vpearson@vestapropertyservices.com) <system@sent-via.netsuite.com>  
**Sent:** Monday, December 11, 2023 12:24 PM  
**To:** vestadistrictinvoices@payableslockbox.com  
**Subject:** Vesta Property Services: Invoice #415874



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### Bill To

The Preserve @ Wilderness Lake Community Development District  
c/o Vesta District Services  
250 International Parkway  
Suite 280  
Lake Mary FL 32746

## Invoice

Date 12/01/2023  
Invoice # 415874  
Terms Net 30  
Due Date 12/31/2023  
Memo Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
District Management Services	1		2,089.00
Government & Trust Fund Accounting Services	1		2,167.00
General Administration Services	1		739.50
Financial & Revenue Collections	1		477.00
Credit for over charge of Administration Services @ \$.50	2	(0.50)	(1.00)
Total			5,471.50
<b>Amount Due</b>			5,471.50



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

### **Bill To**

The Preserve @ Wilderness Lake Community Developm...  
c/o Vesta District Services  
250 International Parkway  
Suite 280  
Lake Mary FL 32746

**Date** 12/11/2023

**Invoice #** 415856

### **In Reference To:**

**Billable Expenses - Oct 2023**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:**  
**VESTA DISTRICT SERVICES**  
*c/o Vesta Property Services, Inc.*  
**245 Riverside Avenue, Suite 300**  
**Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
WAL-MART - BDH 22.06, HH 72.94, Parade 190.91, S.Arrival 72.75, BWS 72.75	1	431.41	431.41
CONSTANTCONTACT - Eblast Program	1	81.00	81.00
ADOBE SYSTEMS - Adobe	1	19.99	19.99
DPFG to Jaime Corbitt	1	11.67	11.67
Glow in the dark UV light, arts and crafts paper roll	1	131.93	131.93
Pop up canopy, Halloween part decorations, craft stickers	1	258.50	258.50
DPFG to Tish Dobson	1	11.67	11.67
Paper towels, canopy, bird food, toilet paper, hamster bedding	1	300.80	300.80

**Total** 1,246.97



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

**Invoice #** 415913  
**Date** 12/01/2023  
**Terms** Net 30  
**Due Date** 12/31/2023  
**Memo** General Management &

### Bill To

The Preserve @ Wilderness Lake Community Developm...  
250 International Parkway Suite 280  
Lake Mary FL 3274

Description	Quantity	Rate	Amount
General Management & Oversight - Increase for October 2023	1	700.00	700.00
General Management & Oversight - Increase for November 2023	1	700.00	700.00

Thank you for your business.

**Total** 1,400.00

# ILLUMINATIONS HOLIDAY LIGHTING

Invoice 321223

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

The Preserve at Wilderness Lakes CDD  
c/o Vesta Property Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

(321) 263-0132

JOB DESCRIPTION
Wilderness Lakes Holiday Lighting and Decorations

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Wilderness Lodge	Install clear C9s outlining front of lodge, drive through porch and activity center Install 2 x 48" lighted wreaths with bow over front columns of Activity Center Install 60" lighted wreath with bow centered over front of drive thru Install lighted garland with bows on front entrance door (Lodge, Activity and Nature Center)  Install 2 x 36" lighted wreaths with bow on front entrance sign to clubhouse	\$12,000.00
Front Entrance	<b>(both entrance and exit side)</b> Install clear C7s on trellises Install 2 x 36" lighted wreaths with bow on each side of front sign Install clear mini lights in palms behind entrance sign	
Back Entrance	<b>(both entrance and exit side)</b> Install clear C7s on trellises Install 2 x 36" lighted wreaths with bow on each side of front sign Install clear mini lights in palms behind entrance sign	
	<b>TOTAL</b>	\$12,000.00
Requires 50% deposit	<b>DEPOSIT PAID</b>	\$6,000.00
<b>BALANCE DUE</b>		<b>\$6,000.00</b>

\* Price includes rental of materials, labor, installation, service and removal.

\* Remaining balance of project due upon receipt of invoice after installation.

\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay  
PREPARED BY

12/11/2023  
DATE



## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

Invoice # : U111D111

Date : 12/15/2023

Time : 9:33 AM

Totalizer : 1014456.3 - 1015071.9

Driver : 2

Truck : 3318

Begin % : 49

Ending % : 80

28.2656800, -82.4633847

Qty	Description	Amount
615.6 Gal	Propane	\$1,175.80

Capacity	Equip ID
1000.00	858029
1000.00	858031

**Taxes** **\$0**

**Total Due** **\$1175.80**

Full Payment Due on 12/25/2023



## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

Invoice # : U111D041

Date : 12/8/2023

Time : 12:59 PM

Totalizer : 1006702.5 - 1007556.7

Driver : 2

Truck : 3318

Begin % : 37

Ending % : 80

28.2656922, -82.4633963

Qty	Description	Amount
854.2 Gal	Propane	\$1,631.52

Capacity	Equip ID
1000.00	858029
1000.00	858031

**Taxes** **\$0**

**Total Due** **\$1631.52**

Full Payment Due on 12/18/2023



## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

Invoice # : U111C849

Date : 11/24/2023

Time : 9:06 AM

Totalizer : 985923.2 - 986221.1

Driver : 2

Truck : 3318

Begin % : 65

Ending % : 80

28.2656675, -82.4634378

Qty	Description	Amount
297.9 Gal	Propane	\$566.01

Capacity	Equip ID
1000.00	858029
1000.00	858031

**Taxes** **\$0**

**Total Due** **\$566.01**

Full Payment Due on 12/4/2023





## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

Invoice # : U111C942

Date : 12/1/2023

Time : 10:26 AM

Totalizer : 995530.0 - 996036.2

Driver : 2

Truck : 3318

Begin % : 45

Ending % : 70

28.2656457, -82.4634015

Qty	Description	Amount
506.2 Gal	Propane	\$966.84

Capacity	Equip ID
1000.00	858029
1000.00	858031

**Taxes** **\$0**

**Total Due** **\$966.84**

Full Payment Due on 12/11/2023

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000034

**Balance Due**  
**\$2,625.00**

**Wilderness Lake Preserve c/o Tish**  
23120 Wilderness Lake Blvd.  
Land O Lakes  
34637 FL

Invoice Date : 17 Dec 2023  
Terms : Due On Receipt  
Due Date : 17 Dec 2023

#	Description	Qty	Rate	Amount
1	Weekly Cleaning Fee \$525/week @ 5 weeks	1.00	2,625.00	2,625.00
Sub Total				2,625.00
Total				<b>\$2,625.00</b>
Balance Due				<b>\$2,625.00</b>

It was great doing business with you!

Payment due upon receipt.

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000033

**Balance Due**  
**\$273.61**

**Wilderness Lake Preserve c/o Tish**  
23120 Wilderness Lake Blvd.  
Land O Lakes  
34637 FL

Invoice Date : 15 Dec 2023  
Terms : Due On Receipt  
Due Date : 15 Dec 2023

#	Description	Qty	Rate	Amount
1	Clubhouse Paper Towels	1.00	25.95	25.95
2	13 Gallon White Trash Bags	1.00	18.96	18.96
3	Mini Jumbo Toilet Paper Roll	2.00	51.95	103.90
4	33 Gallon Black Trash Bags	1.00	19.95	19.95
5	Mr.Clean All Purpose Cleaner	1.00	11.95	11.95
6	Multi fold Paper Towels	1.00	31.95	31.95
7	Tork Paper Towels Rolls	1.00	60.95	60.95
Sub Total				273.61
Total				<b>\$273.61</b>
Balance Due				<b>\$273.61</b>

It was great doing business with you!

Payment due upon receipt.



1752 Maryland Ave. NE  
St. Petersburg, FL 33703  
877-453-3313  
CGC1504215 / EC13002412

# Invoice

Date	Invoice #
12/14/2023	153905

Sold To / Bill To
Vesta District Services 250 International Parkway #205 Lake Mary, FL 32746

Ship To / Installation Location
Wilderness Lake Preserve 21320 Wilderness Lake Blvd Land O Lakes, FL 34637

Due Date	Cust Order #	Terms	Rep	Project
1/13/2024	45171MS	Net 30	MS	Wilderness Lake Pre...

Quantity	Description
2	Tormax 1201 series swing door operator with outswing arm. Dark Bronze Anodized. 39" LH out
4	Panther 4.75 inch square slim profile Push Plate assembly Blue handicap logo and blue "Push to Open" text. With integrated 900MHz transmitter.
2	900 MHz digital receiver
1	Labor, Travel and Warranty

Credit Card may incur a 3.5% surcharge which doesn't exceed our own processing fees. Past Due invoices are subject to service charge of 1.5% per month (18% per annum).	<b>Subtotal</b>	\$6,114.00
	<b>Sales Tax (7.0%)</b>	\$0.00
	<b>Total</b>	\$6,114.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$6,114.00



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

# WILDERNESS LK PRESER

Service Address: **21320 WILDERNESS LAKE BOULEVARD**

Bill Number: 19484868

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350545	01289193
Please use the 15-digit number below when making a payment through your	
035054501289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13324742	10/17/2023	2281	11/16/2023	2442	30	161

## Usage History

	Water
November 2023	161
October 2023	134
September 2023	143
August 2023	71
July 2023	139
June 2023	122
May 2023	453
April 2023	105
March 2023	44
February 2023	28
January 2023	24
December 2022	48

## Transactions

Previous Bill	1,975.64
Payment 11/20/23	-1,975.64 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	21.24
Water Tier 1 13.0 Thousand Gals X \$2.07	26.91
Water Tier 2 12.0 Thousand Gals X \$3.29	39.48
Water Tier 3 13.0 Thousand Gals X \$6.59	85.67
Water Tier 4 123.0 Thousand Gals X \$8.89	1,093.47
Sewer	
Sewer Base Charge	49.76
Sewer Charges 161.0 Thousand Gals X \$6.71	1,080.31
<b>Total Current Transactions</b>	2,396.84
<b>TOTAL BALANCE DUE</b>	<b>\$2,396.84</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350545  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 2,396.84

**Total Balance Due \$2,396.84**  
**Due Date 12/22/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

# WILDERNESS LK PRESER

Service Address: **20750 WILDERNESS LAKE BOULEVARD**

Bill Number: 19484867

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350540	01289193
Please use the 15-digit number below when making a payment through your	
035054001289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13401489	10/17/2023	22	11/16/2023	22	30	0

## Usage History

	Water
November 2023	0
October 2023	0
September 2023	0
August 2023	0
July 2023	0
June 2023	1
May 2023	0
April 2023	0
March 2023	0
February 2023	0
January 2023	0
December 2022	0

## Transactions

Previous Bill	32.25
Payment 11/20/23	-32.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Sewer	
Sewer Base Charge	21.81
<b>Total Current Transactions</b>	32.25
<b>TOTAL BALANCE DUE</b>	<b>\$32.25</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350540  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 32.25

**Total Balance Due \$32.25**  
**Due Date 12/22/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

WILDERNESS LK PRESER

Service Address: **21539 CORMORANT COVE DR**

Bill Number: 19484870

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350550	01289193
Please use the 15-digit number below when making a payment through your	
035055001289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410473	10/17/2023	3	11/16/2023	3	30	0

Usage History		
	Water	Irrigation
November 2023		0
October 2023		0
September 2023		0
August 2023		0
July 2023		0
June 2023		0
May 2023		0
April 2023		0
March 2023		0
February 2023		0
January 2023		0
December 2022		0

Transactions	
Previous Bill	10.44
Payment 11/20/23	-10.44 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.44
<b>Total Current Transactions</b>	10.44
<b>TOTAL BALANCE DUE</b>	<b>\$10.44</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350550  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 10.44

**Total Balance Due \$10.44**  
**Due Date 12/22/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

# WILDERNESS LK PRESER

Service Address: **21922 WAVERLY SHORES LANE**

Bill Number: 19484871

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350555	01289193
Please use the 15-digit number below when making a payment through your	
035055501289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410468	10/17/2023	2920	11/16/2023	2924	30	4

Usage History		
	Water	Irrigation
November 2023		4
October 2023		5
September 2023		6
August 2023		6
July 2023		5
June 2023		6
May 2023		5
April 2023		5
March 2023		6
February 2023		5
January 2023		3
December 2022		5

Transactions		
Previous Bill		26.89
Payment 11/20/23		-26.89 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Irrigation		
Water Base Charge		10.44
Water Tier 1	4.0 Thousand Gals X \$3.29	13.16
<b>Total Current Transactions</b>		23.60
<b>TOTAL BALANCE DUE</b>		<b>\$23.60</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350555  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 23.60

<b>Total Balance Due</b>	<b>\$23.60</b>
<b>Due Date</b>	<b>12/22/2023</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
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PASCO COUNTY UTILITIES  
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LAND O' LAKES (813) 235-6012  
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DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

WILDERNESS LK PRESER

Service Address: **7639 GRASMERE DR**

Bill Number: 19484872

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350560	01289193
Please use the 15-digit number below when making a payment through your	
035056001289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13401909	10/17/2023	1	11/16/2023	1	30	0

Usage History			Transactions	
	Water	Irrigation	Previous Bill	10.44
November 2023		0	Payment 11/20/23	-10.44 CR
October 2023		0	<b>Balance Forward</b>	0.00
September 2023		0	Current Transactions	
August 2023		0	Irrigation	
July 2023		0	Water Base Charge	10.44
June 2023		0	<b>Total Current Transactions</b>	10.44
May 2023		0	<b>TOTAL BALANCE DUE</b>	<b>\$10.44</b>
April 2023		0		
March 2023		0		
February 2023		0		
January 2023		0		
December 2022		0		

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350560  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 10.44

**Total Balance Due \$10.44**  
**Due Date 12/22/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

WILDERNESS LK PRESER

Service Address: **0 WAVERLY SHORES LANE**

Bill Number: 19484873

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350565	01289193
Please use the 15-digit number below when making a payment through your	
035056501289193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13409971	10/17/2023	169	11/16/2023	169	30	0

Usage History			Transactions	
	Water	Irrigation	Previous Bill	10.44
November 2023		0	Payment 11/20/23	-10.44 CR
October 2023		0	<b>Balance Forward</b>	0.00
September 2023		0	Current Transactions	
August 2023		0	Irrigation	
July 2023		0	Water Base Charge	10.44
June 2023		0	<b>Total Current Transactions</b>	10.44
May 2023		0	<b>TOTAL BALANCE DUE</b>	<b>\$10.44</b>
April 2023		0		
March 2023		0		
February 2023		0		
January 2023		0		
December 2022		0		

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350565  
Customer # 01289193  
Balance Forward 0.00  
Current Transactions 10.44

**Total Balance Due \$10.44**  
**Due Date 12/22/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESER  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
22-70147

WILDERNESS LK PRESEV

Service Address: **0 WHISPERING WIND DR**

Bill Number: 19484866

Billing Date: 12/5/2023

Billing Period: 10/17/2023 to 11/16/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0350530	01289194
Please use the 15-digit number below when making a payment through your	
035053001289194	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13402056	10/17/2023	300	11/16/2023	355	30	55

Usage History		
	Water	Irrigation
November 2023		55
October 2023		30
September 2023		17
August 2023		48
July 2023		53
June 2023		22
May 2023		0
April 2023		0
March 2023		0
February 2023		0
January 2023		0
December 2022		7

Transactions		
Previous Bill		209.64
Payment 11/20/23		-209.64 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Irrigation		
Water Base Charge		10.44
Water Tier 1	10.0 Thousand Gals X \$3.29	32.90
Water Tier 2	5.0 Thousand Gals X \$6.59	32.95
Water Tier 3	40.0 Thousand Gals X \$8.89	355.60
<b>Total Current Transactions</b>		431.89
<b>TOTAL BALANCE DUE</b>		<b>\$431.89</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0350530  
Customer # 01289194  
Balance Forward 0.00  
Current Transactions 431.89

<b>Total Balance Due</b>	<b>\$431.89</b>
<b>Due Date</b>	<b>12/22/2023</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/22/2023.**

WILDERNESS LK PRESEV  
250 INTERNATIONAL PARKWAY 208  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

## Service address

THE PRESERVE WILDERNESS LAKE  
7739 CITRUS BLOSSOM DR  
SIGN HERONS WOOD

Bill date      Dec 5, 2023  
For service   Nov 3 - Dec 2  
                    30 days

Account number 9100 8746 5155

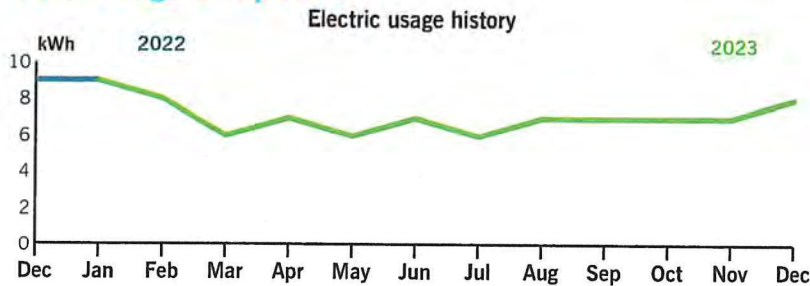
## Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 27</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 26</b>	<b>\$30.79</b>



Thank you for your payment.

## Your usage snapshot



Average temperature in degrees

63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 76° 70° 73°

	Current Month	Dec 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	9	85	7
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

RECEIVED DEC 11 2023

b.def.duke.bills.20231205005545.31.afp-70943-0000000590

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8746 5155**

**\$30.79**  
by Dec 26

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

035472 000000590



THE PRESERVE WILDERNESS LAKE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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## Page 1 of 3

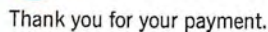
THE PRESERVE WILDERNESS LAKE  
7973 CITRUS BLOSSOM DR  
HERONS GLEN

Bill date      Dec 5, 2023  
For service    Nov 3 - Dec 2  
                    30 days

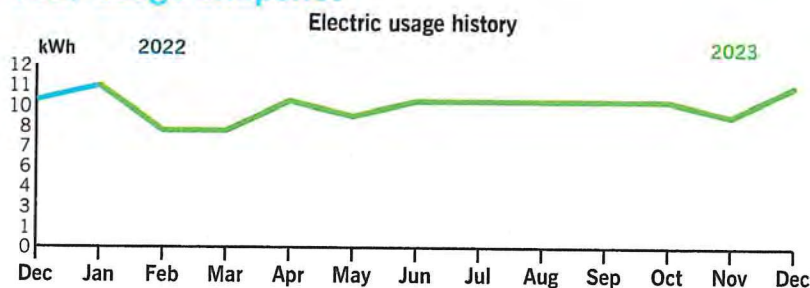
Account number 9100 8746 4930

## Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 27</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 26</b>	<b>\$30.79</b>



## Your usage snapshot



RECEIVED DEC 11 2023

Average temperature in degrees

63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 76° 70° 73°

	Current Month	Dec 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	10	116	10
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number  
9100 8746 4930

**\$30.79**  
by Dec 26

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

035474 000000590



THE PRESERVE WILDERNESS LAKE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

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duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 4

THE PRESERVE WILDERNESS LAKE

Bill date Dec 5, 2023  
For service Oct 27 - Nov 28  
33 days

### Billing summary

Previous Amount Due	\$13,789.50
Payment Received Nov 27	-13,789.50
Current Electric Charges	3,618.54
Current Lighting Charges	10,239.02
Taxes	150.71
<b>Total Amount Due Dec 26</b>	<b>\$14,008.27</b>

If you have questions, you can reach us at [collectivebillingdef@duke-energy.com](mailto:collectivebillingdef@duke-energy.com).

Collective account number **9300 0001 3381**

### Billing summary by account

Account Number	Service Address	Totals
910089534191	21330 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	351.75
910089556460	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	410.58
910089557198	21326 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	300.63
910089584331	000 WILDERNESS LAKES BLVD LAND O LAKES FL 34639	10,294.20
910089643632	21316 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	2,651.11
<b>Total Charges</b>		<b>\$14,008.27</b>

RECEIVED DEC 12 2023

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Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Collective account number  
**9300 0001 3381**

Late payments are subject to a 1.0% late charge.

#### Amount of automatic draft

**\$14,008.27**  
by Dec 26

After 90 days from bill date, a  
late charge will apply.

000001 000000012



THE PRESERVE WILDERNESS LAKE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY, FL 34653-3667  
DISTRICT NO. 6425

PAGE 1

ACCOUNT NO. 6425-023988  
INVOICE NO. 7222125W425  
STATEMENT DATE 12/20/23  
DUE DATE 12/25/23  
BILLING PERIOD 11-11

WILDERNESS LAKE PRESERVE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY, FL 32746

FOR ASSISTANCE CALL  
Customer Service (727) 847-9100  
Fax (727) 841-8539  
One Time Payments (800) 457-1379

### INVOICE STATEMENT

Date	Description	Amount
	<b>Service Location</b> <b>Acct #023988-0001</b>	<b>WILDERNESS LAKE PRESERVE LODGE</b> <b>21320 WILDERNESS LAKE BLVD LAND</b>
12/20/23	BASIC SERVICE CHARGE 1/1/2024-1/31/2024	1.00 6.00YD \$ 423.05
12/20/23	ADMINISTRATION FEE 1/1/2024-1/31/2024	1.00 6.00YD \$ 6.00
12/20/23	FUEL SURCHARGE	\$ 104.00
12/20/23	ENVIRONMENTAL SURCHARGE	\$ 42.91
	<b>Invoice Total</b>	<b>\$ 575.96</b>
	<b>Account Balance</b>	<b>\$ 575.96</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date. \*\*\*\*  
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-023988  
INVOICE NO. 7222125W425  
STATEMENT DATE 12/20/23  
DUE DATE 12/25/23  
PAY THIS AMOUNT 575.96

WRITE  
AMOUNT  
PAID \$

WILDERNESS LAKE PRESERVE  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY, FL 32746

MAIL PAYMENT TO:  
WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY, FL 34653-3667



## Invoice

SUNRISE PROPANE  
10105 HUDSON AVE  
HUDSON, FL 34669  
(727)862-2946

Customer ID: PRESER

Location: 1

Account No: 8043

WILDERNESS LAKE PRESERVE

21320 WILDERNESS LAKE BLVD.

LAND O' LAKES, FL 34639

29.2655802, -82.4633553

Invoice # : U111D200  
Date : 12/21/2023  
Time : 1:45 PM  
Totalizer : 1024629.3 - 1025579.7  
Driver : 2  
Truck : 3318  
Begin % : 32  
Ending % : 80

Qty	Description	Amount
950.4 Gal	Propane	\$1,815.26

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes

Total Due

\$0

\$1815.26

Full Payment Due on 12/31/2023



## EXHIBIT 9



## Proposal #3272

### Preserve at Wilderness Lake Commons and Blvd Mulch 1.24

**Date** 1/26/2024  
**Customer** Tish Dobson | DPGF Management & Consulting | 250 International Drive | Lake Mary, FL 32746  
**Property** Preserve at Wilderness Lake | 21321 Wilderness Lake Blvd | Land O Lakes, FL 34637

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Provide 875 yards of mulch for the Wilderness Lakes Blvd and Commons.

#### Mulch Install

##### Mulch Blowing

Items	Quantity	Unit	Price
Pine Bark Install	875.00	YD	\$49,218.75
Mulch Blowing :			\$49,218.75
PROJECT TOTAL:			\$49,218.75

#### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

## Ex c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation

system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site,

and to secure additional required site information from appropriate government and other authorities.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By \_\_\_\_\_  
**Jason Conte**  
 Date 1/26/2024  
 \_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Tish Dobson**  
 Date \_\_\_\_\_  
 \_\_\_\_\_  
**DPFG Management & Consulting**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**MULCHING PROGRAM PROPOSAL:**  
FOR  
***Preserve at Wilderness Lake CDD***

**Attention: Ms. Tish Dobson – District Manager**

November 8, 2023

**BACKGROUND**

A significant amount of time has passed since we have mulched all of the planter beds on property. As a result, many planter beds have an insufficient amount of mulch, resulting in excessive weed / vine growth and no moisture barrier to protect plant material.

**SCOPE**

- Installation of (1,000) cubic yards of mini pine bark in all planter beds on the property.
- Includes materials, delivery, tax and installation.
- Proposal submitted in accordance with contractual specifications.

**TOTAL COST: \$40,000.00**

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Authorized Signature to Proceed

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/ /  
Date of Authorization

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

# ESTIMATE

**Southscapes Landscape Maintenance Inc**  
PO Box 118  
Lutz, FL 33548

ARhum@southscapesfl.com  
+1 (813) 951-4326  
www.southscapesfl.com

## Wilderness Lake Preserve

**Bill to**  
Wilderness Lake Preserve  
21320 Wilderness Lake Blvd  
Land O Lakes, Florida 34637

**Ship to**  
Wilderness Lake Preserve  
21320 Wilderness Lake Blvd  
Land O Lakes, Florida 34637

**Estimate details**  
Estimate no.: 1089  
Estimate date: 12/09/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/09/2023	<b>Lawn Service</b> Spread 500 yards of pine bark mulch to cover all the planter beds across the community		550	\$55.00	\$30,250.00
				<b>Total</b>		<b>\$30,250.00</b>



## EXHIBIT 10



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

March 2, 2022

Preserve at Wilderness Lake Community Development District  
Rizzetta & Company, Inc.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Preserve at Wilderness Lake Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, 2023, 2024, 2025, and 2026 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022, with optional renewals for the years ending September 30, 2023, 2024, 2025, and 2026.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



Preserve at Wilderness Lake Community Development District  
March 2, 2022  
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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Preserve at Wilderness Lake Community Development District  
March 2, 2022  
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### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

### **Reporting**

We will issue a written report upon completion of our audit of Preserve at Wilderness Lake Community Development District's financial statements. Our report will be addressed to the Board of Preserve at Wilderness Lake Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

### **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Preserve at Wilderness Lake Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Tish Dobson. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.





Preserve at Wilderness Lake Community Development District  
March 2, 2022  
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### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,635, unless the scope of the engagement is changed, the assistance which of Preserve at Wilderness Lake Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the year ending September 30, 2023 will not exceed \$3,635, the fee for the year ended September 30, 2024 will not exceed \$3,820, and the fee for the years ended September 30, 2025 and 2026 will not exceed \$4,000.

In the event we are requested or authorized by of Preserve at Wilderness Lake Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Preserve at Wilderness Lake Community Development District, of Preserve at Wilderness Lake Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Preserve at Wilderness Lake Community Development District

March 2, 2022

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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Preserve at Wilderness Lake Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Preserve at Wilderness Lake Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Preserve at Wilderness Lake Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Preserve at Wilderness Lake Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Preserve at Wilderness Lake Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Preserve at Wilderness Lake Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Preserve at Wilderness Lake Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants FL

Preserve at Wilderness Lake Community Development District  
March 2, 2022  
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett    6815 Dairy Road  
MBA, CPA, CVA, Partner    Zephyrhills, FL 33542  
Marci Reutimann    (813) 788-2155  
CPA, Partner    (813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett Reutimann & Associates, CPAs PA, U.S. 10131 email: [julie@baggett-re.com](mailto:julie@baggett-re.com)

**ADDENDUM TO ENGAGEMENT LETTER  
PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
DATED MARCH 2, 2022**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.



IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

RIZZETTA & COMPANY  
3434 COLWELL AVENUE, SUITE 200  
TAMPA, FL 33614  
PHONE: 813-995-2437

Auditor: \_



Title: Director

Date: March 2, 2022

District: Preserve at Wilderness Lake  
Community Development District

By: 

Title: Chair

Date: 4/6/22