



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

Advanced Meeting Package

Regular Meeting

***Wednesday
December 6, 2023
9:30 a.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

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, December 6, 2023, at 9:30 a.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. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

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

Date of Meeting: Wednesday, December 6, 2023
Time: 9:30 AM
Location: The Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

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

Revised Agenda

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Supervisor Comments**
- VI. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. RedTree Report
 - a. Presentation of County Water Restrictions [Exhibit 2](#)
 - 2. RedTree Landscape Inspection Report [Exhibit 3](#)
 - 3. RedTree Landscape Projects & Proposal Tracker [Exhibit 4](#)
 - 4. RedTree Proposals (if any) [Exhibit 5](#)
 - a. Bus Clearance – Oak Tree Pruning
 - b. Clubhouse Parking Lot – Oak Tree Pruning
 - c. Near 21654 Draycott Way – Oak Tree Pruning
 - d. Various Areas – Dead Tree Removal
 - e. Blvd. at Eagles Crest – Maple Straightening
 - f. **Mulching Program**
 - B. Aquatic Services
 - 1. GHS Environmental Report [Exhibit 6](#)
 - C. District Engineer [Exhibit 7](#)
 - D. District Counsel
 - E. Community Manager
 - 1. **Presentation of Community Manager Report** [Exhibit 8](#)

VI. Staff Reports – continued

F. District Manager

- 1. **Presentation of District Manager & Field Operations Report** [Exhibit 9](#)
- 2. Discussion & Consideration of Full-Time DM/ Community Manager

VII. Consent Agenda

- A. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 1, 2023** [Exhibit 10](#)
- B. **Consideration for Acceptance – The October 2023 Unaudited Financial Report** [Exhibit 11](#)
- C. **Consideration for Acceptance – The October 2023 Operations & Maintenance Expenditures** [Exhibit 12](#)

VIII. Business Items

- A. **Consideration of Swim Kids USA** [Exhibit 13](#)
- B. Consideration of Activities Center AC Replacement Proposal Options
 - 1. Cool Coast Heating & Cooling, Inc.
 - 2. Ierna’s Heating, Cooling & Plumbing[Exhibit 14](#)
- C. Consideration of MRIC Spatial, LLC. Letter Fee Proposal [Exhibit 15](#)
- D. Consideration of Reuben Clarson Consulting Dock Inspection Report Proposal [Exhibit 16](#)
- E. Discussion & Consideration of Newspaper Options for Notices [Exhibit 17](#)
- F. Consideration & Adoption of **Resolution 2024-02**, Appointing Assistant Treasurer [Exhibit 18](#)
- G. Consideration & Adoption of **Resolution 2024-03**, Designating Signatories [Exhibit 19](#)
- H. **Discussion of Newsletter – Ikare Publishing** [Exhibit 20](#)

IX. Supervisors Requests

X. Audience Comments – New Business

XI. Next Meeting Quorum Check: January 3rd, 9:30 AM

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

XII. Adjournment

EXHIBIT 1

Serial Number
23-01923P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Meeting Notice

in the matter of Board of Supervisors Meeting on December 6, 2023

in the Court, was published in said newspaper by print in the

issues of 11/17/2023

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

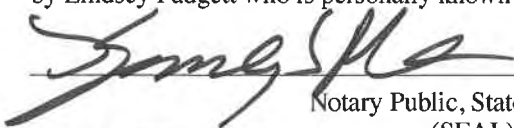


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of November, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



**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, December 6, 2023, at 9:30 a.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 Dolson, District Manager
(321) 263-0132, Ext. 285

November 17, 2023

23-01923P

EXHIBIT 2

District Water Restrictions

Phase I Water Shortage

Always refer to your "city or county" (business/permitting/local-government-water-restrictions) regulations first.

Effective Dates and Areas

- The District's Phase I water shortage restrictions are in effect Nov. 21, 2023 through July 1, 2024, except where stricter measures have been imposed by local governments.
- The following restrictions apply to all of Charlotte, Citrus, DeSoto, Hardee, Hernando, Highlands, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Lake and Levy counties; The City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Lee County.
- As of Dec. 1, 2023, Hillsborough, Pasco and Pinellas counties will be under a Modified Phase I Water Shortage Order limiting water restrictions to once per week.
- Some local governments such as unincorporated Citrus, Hernando and Sarasota counties, and the cities of Dunedin and Venice, have local ordinances that remain on one-day-per-week schedules.

Once-Per-Week Lawn Watering Days and Times for Hillsborough, Pasco and Pinellas Counties

- Lawn watering is limited to no more than once per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - If your address (house number) ends in...

- ...0 or 1, water only on Monday
- ...2 or 3, water only on Tuesday
- ...4 or 5, water only on Wednesday
- ...6 or 7, water only on Thursday
- ...8 or 9*, water only on Friday
- * and locations without a discernible address
- Unless your city or county already has stricter hours in effect, properties under two acres in size may only water before 8 a.m. or after 6 p.m.
- Unless your city or county already has stricter hours in effect, properties two acres or larger may only water before 10 a.m. or after 4 p.m.
- Low-volume watering of plants and shrubs (micro-irrigation, soaker hoses, hand watering) is allowed any day and any time.

Twice-Per-Week Lawn Watering Days and Times

- Lawn watering is limited to no more than twice per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - Even addresses may water on Thursday and/or Sunday before 10 a.m. or after 4 p.m.
 - Odd addresses may water on Wednesday and/or Saturday before 10 a.m. or after 4 p.m.
 - Locations without a discernible address, such as rights-of-way and common areas inside a subdivision, may water on Tuesday and/or Friday before 10 a.m. or after 4 p.m.
- Hand watering and micro-irrigation of plants (other than lawns) can be done on any day and any time.

New Lawns and Plants

- New lawns and plants have a "30-30" establishment period.

- On the day of installation, watering is allowed on any day at any time.
- During the first 30 days, watering is allowed on any day during the allowable hours.
- During the second 30 days, watering is allowed three days per week: even-numbered addresses may water on Tuesday, Thursday and Sunday; odd-numbered addresses may water Monday, Wednesday and Saturday; and locations without a discernable address may water on Tuesday, Friday and Sunday.

Reclaimed Water

- Reclaimed water is only subject to voluntary watering hours, unless restricted by the local government or utility.

Fountains, Car Washing and Pressure Washing

- There are no specific restrictions on fountains, car washing and pressure washing.
- These and other water uses should be conducted as efficiently as possible, such as using a shutoff nozzle on each hose to adhere to the general restriction prohibiting wasteful water use.

Other Requirements

In addition, the following activities should be executed:

- Test irrigation systems for leaks and efficiencies.
- Agricultural users should comply with all permit conditions and Best Management Practices.
- Golf courses should comply with all water use permit conditions and Best Management Practices; fairways/driving ranges should be irrigated twice per week; tees and green areas three times a week; nonplay areas should follow lawn and landscape irrigation days and times.
- All wasteful water use such as hosing down driveways and impervious surfaces, allowing water to flow unattended and using water in a grossly inefficient manner, is

prohibited.

- Water utilities should review and update enforcement procedures, implement the ability to issue and process citations, refer complaints to the District, submit status report of enforcement activities to the District in 60 days and submit all monthly enforcement data to the District monthly.

Report Watering Violation

Use this service to report a water use violation, or you may call us at 1-800-836-0797 (FL only) or (813) 856-5679 (during business hours). and leave a detailed message.

View Water Restrictions Violation Reporting Form » (</form/water-restrictions-violation>)

Contact Us

If you have additional water restrictions questions, contact us by sending an email to **Water.Restrictions@WaterMatters.org**

EXHIBIT 3

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	October 12, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards, Tish Dobson (Vesta Property Services) Redtree Landscape Systems-John Burkett, Joseph Mendoza PSA Horticultural-Tom Picciano

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

These items must be completed by October 30, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on October 31, 2023. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be noted.

SCORE 1-POOR 2-FAIR 3-GOOD

3 MOWING/EDGING/TRIMMING

The turf was being mowed, trimmed and edged in accordance with the specifications. The growth rate of the grass has slowed. Mowing operation will be done every other week beginning in November.

Rear bed lines were neatly edged and weeded.

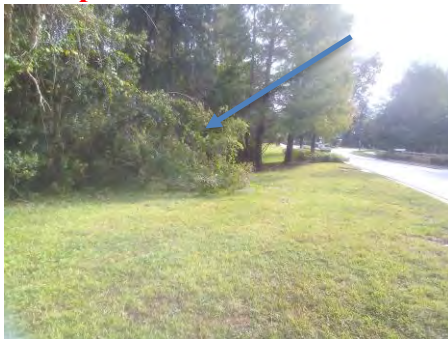
3 WOODLINE MAINTENANCE

Minnow Brook-remove vines.

Completed 10.19.23

Bldv. exit bridge-remove fallen wax myrtle and cut back leaning wax myrtle behind bridge. *Photo below.*

Completed 10.19.23



The woodlines were neatly maintained.

3 TURF COLOR

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

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

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

Stoneleigh park-turf color was a lightly mottled medium green.

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

Oakhurst park-turf color remained a mottled medium green.

Kendall Heath/Waverly Shores-turf color was a lightly mottled medium green.

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

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

October



October



October



September



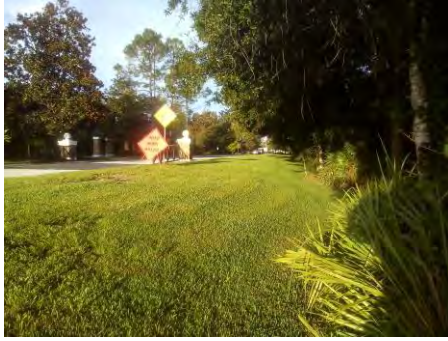
September



September



August



August



August



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass was fair. The density of the St. Augustine turf was good.

Boulevard from Lodge to main entry-the density remained strong except for some dead sections of turf which are scheduled for replacement.

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density still ranged from fair to good. Warranty sod has been installed.

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

Oakhurst park-the density of the common Bermudagrass ranged from fair to good. It remains heavily weeded due to excessive moisture, compaction, and usage. It may be advisable to overseed this lawn on a yearly basis if the soccer field will be heavily used. The density of the St. Augustine turf remained strong.

Night Heron/Caliente intersection-the density still ranged from fair to good. This area appears to have some soil compaction issues.

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. Crabgrass has infested some of the front lawn areas adversely affecting the density. Warranty sod has been installed.

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 strong.

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

2 TURF WEED CONTROL

Now that the air temperature is cooling, broadleaf weeds can be treated with herbicide without damaging the turf.

Lodge-crabgrass is growing in still all high visibility areas. Properly timed applications of pre-emergent herbicide will help to reduce grassy weed germination.

Lodge cut drive-spot treat broadleaf weeds.

Completed 10.16.23.

Main exit and exit-spot treat broadleaf weeds.

Completed 10.16.23.

Americus-spot treat broadleaf weeds.

Completed 10.16.23.

Caliente/Night Heron-spot treat broadleaf weeds.

Completed 10.16.23.

Oakhurst park soccer field-spot treat broadleaf weeds.

Completed 10.16.23.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was neatly mowed and trimmed in accordance with the specifications. Its growth is beginning to slow. The color of the lawn areas was generally a mottled medium green and there was a slight loss of color over the past month. There was an increase in the volume of broadleaf weeds in some of the high visibility turf. The air temperature is now cool enough to successfully control them. There were no indications of any significant insect activity, but there were signs of disease presence.

Deerfield entry and exit side-replace dead sod. WARRANTY WORK. **Completed.**

Main exit-treat multiple ant mounds along curb.

Completed 10.16.23.

Pine Knot-monitor for disease activity.

Completed 10.16.23.

Eagles Crest monument-possible disease activity.

Completed 10.16.23.

Lodge exit drive-possible disease activity. *Photo below.*

Completed 10.16.23.



Blvd entry at pediatric office-replace dead turf along parkway. WARRANTY WORK. *Photo below.*

Completed.



3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Natures Ridge entry-deep root fertilize the two ligustrum tree. They have poor color. *Photo below.*

Completed 10.16.23.



Blvd. at Eagles Crest-large maple needs to be straightened. This will require both the use of machinery and hand digging. A proposal would be required for this work. *Photo below.* **Proposal attached.**



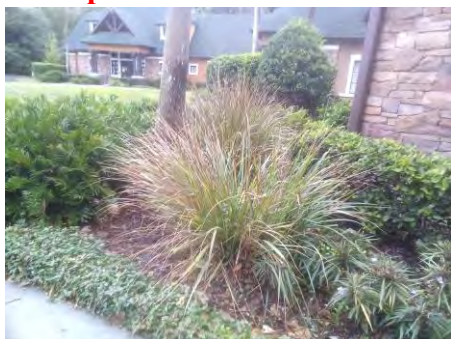
Main entry and exit bridges-replace dead society garlic. WARRANTY WORK. **In process**

Main entry median-treat ligustrum trees for disease activity and remove dead section.

Completed 10.16.23.

Lodge- treat Fakahatchee grass on front left corner for spider mite. *Photo below.*

Completed 10.16.23.



Citrus Blossom common area- remove dead wax myrtle.

Removed.

Lodge patio-continue to treat disease activity on jatropha. *Photo below.*

Completed 10.16.23.



Butterfly garden-the health of plants in the butterfly garden was good. *Photo below.*



Natures Ridge-remove dead Palatka holly.

3 BED / CRACK WEED CONTROL

Stoneleigh park lift station-remove bed weeds and weed trees. *Photo below.*

Completed.



Minnow Brook median-remove bed weeds. **Completed 10.23.23**

Cormorant Cove dock-remove beds in the two sycamore beds. **Completed 10.23.23**

Natures Ridge-remove bed weeds. **Completed 10.19.23**

Lodge patio-remove vines from schilling hollies and azaleas. **Completed 10.23.23**

Blvd. median at Pine Knot-remove bed weeds. **Completed 10.23.23**

Citrus Blossom playground-remove bed weeds along fence line and at playground equipment.
Completed 10.23.23

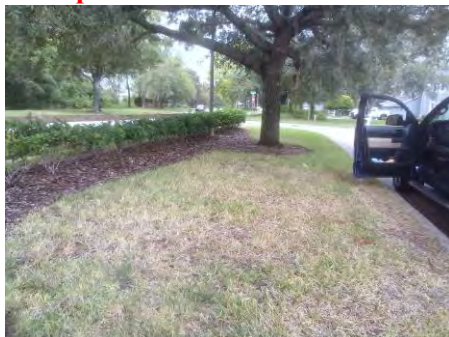
2 IRRIGATION MANAGEMENT

Butterfly garden pathway-dripline leak by firebush.

Completed 10.30.23

Americus-check system for proper operation. Sections of turf are dry. *Photo below.*

Completed 10.30.23



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.

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

Natures Ridge-prune shrubs on backside of fence and remove dead holly. **Completed 10.30.23**

Behind ranger station-thin out palmetto. **Completed 10.30.23**

Stoneleigh park lift station-prune wax myrtles. **Completed 10.30.23**

Deerfields monument-prune dead sections out of foxtail ferns. **Completed 10.23.23**

Deerfields entry-prune hedge around pump station. **Completed 10.23.23**

Sparrow Wood monument-prune dead sections out of juniper. **Completed 10.26.23**

21917 Waverly Shores-prune lorapetalum to a consistent height. **Completed 10.23.23**

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



3 TREE PRUNING

Eleanor Wood pond-remove hanging branch. **Completed 10.26.23**

Roundabout median-remove moss from crape myrtles. **Completed 10.23.23**

Cardinalwood-prune ligustrum trees. **Completed 10.31.23**

Oakhurst park along picket fence-elevate tree hanging over the road by center median.

In process.

21819 Waverly Shores-elevate low hanging branches over parkway.

In process.

General work order-remove sucker growth from crape myrtles.

Noted.

3 CLEANUP/RUBBISH REMOVAL

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

3 APPEARANCE OF SEASONAL COLOR

The newly installed seasonal display of marigolds and blue salvia was providing a nice curb appeal. The plants were healthy and properly spaced. They have not yet filled in the bed space. The beds were essentially weed free. When this display is removed in preparation for the Holiday Season planting, all the flower beds are to be redressed with fresh potting mix and brought up to the appropriate height.

October

October



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

Tish Dobson and Mendoza are to communicate daily to coordinate activities and report status.

PROPOSALS

NEW Blvd. at Eagles Crest-Submit a proposal to straighten large maple. *Photo below.* Attached to this report.



SUMMARY

Redtree performed to contractual standards for this inspection. The turf was neatly mowed and trimmed in accordance with the specifications. Its growth is beginning to slow. The color of the lawn areas was mostly a mottled medium green with a slight loss of color over the past month. The density was good in most turf panels. There was an increase in the volume of broadleaf weeds in the high visibility turf. The air temperature is now cool enough to successfully control them. There were no indications of any significant insect activity, but it appears some new disease is now present. Most of the shrubs were healthy and actively growing. None of the shrubs required pruning outside of the normal monthly schedule. There was some relatively minor tree pruning and woodline work that needed to be performed. The bed and crack weeds were well managed. There was one irrigation leak noted and a large section of the lawn appeared very dry and required further investigation The newly installed flower display of marigolds and blue salvia was providing a nice curb appeal.

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

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

Signature John Burkett

Print Name John Burkett, Client Care Specialist

Company RedTree Landscape Systems

Date 11.03.23

5 Section Schedule

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

Bed Map Notes

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

EXHIBIT C

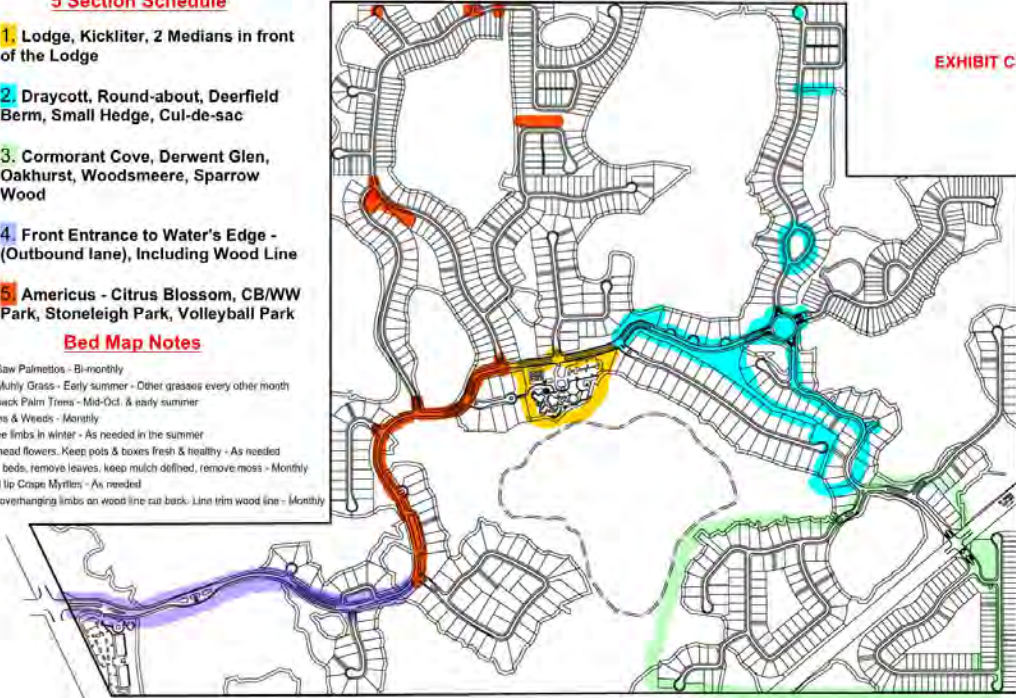


EXHIBIT 4

Landscape Projects & Proposal Tracker

Project/Proposal Requested	Date Requested	Date Received	Date Approved	Completion Date
Moss Ledge Run Tree Trimming		1/27/2023	Hold	
Tennis Court Tree Trimming		2/20/2023	Hold	
Grasmere Berm Sod Replacement		3/16/2023	5/24/2023	
Replace Hybrid Irrigation Controller		3/27/2023	5/8/2023	5/15/2023
Pine Tree Removal Butterfly Garden	4/23/2023	4/26/2023	4/26/2023	5/5/2023
3 Pine Tree Removals - Birchholm Court Pine Knott Palmetto Pines	4/26/2023	5/1/2023	5/8/2023	7/27/2023
Fire Bush along Tennis Court	4/13/2023	5/2/2023	5/10/2023	5/25/2023
Pine Encroachment - Draycott Berm	4/13/2023	5/4/2023	5/10/2023	
Remove Dead Maple - Stoneleigh Park	4/13/2023	5/11/2023	5/11/2023	5/22/2023
Butterfly Garden & Rear Amenities Bldg.	4/13/2023	5/18/2023	5/29/2023	
Neighborhood Park Scrubber Valve		5/23/2023	5/25/2023	6/6/2023
Palm Tree Trimming Project	5/11/2023	5/27/2023	6/1/2023	6/1/2023
Draycott Berm Irrigation Controller	5/11/2023	6/5/2023	Verbal on 6/5/2023 - Executed on 6/20/2023 (Vacation)	6/27/2023
Draycot Berm Dead Pines	5/11/2023	6/19/2023	6/19/2023	7/27/2023
Lodge Oak Tree Removal	6/19/2023	6/19/2023	6/19/2023	7/27/2023
Two Pine Tree Removal Across from Lakewood Retreat	5/11/2023	6/21/2023	6/21/2023	7/27/2023
Lakewood Retreat Monument Landscape Proposal	3/6/2023	6/21/2023	7/5/2023	Under revision
Oakhurst Monument Pine Tree Removal	6/8/2023	6/28/2023	6/28/2023	7/27/2023
Replace the Dwarf Hawthorn at the rear of the Fitness Center with Firebush	7/13/2023	8/1/2023	8/1/2023	
Pool Deck and Lanai Pots	7/13/2023	8/19/2023		Under revision
Azaleas Rear AC - Warranty	7/13/2023			Sent reminder
Thryallis Rear AC - Warranty	7/13/2023			Sent reminder
Milk Weed Front of B.G.	7/13/2023		8/29/2023	Sep-23
Remove failing Bottle Brush at Lagoon Pool - Replace with Pringle	7/13/2023			Sent reminder for proposal
Pool deck entrance from the driveway, move Azaleas and replace with sod.	8/10/2023	8/22/2023	9/3/3023	In progress.

Thin Saw Palmettos near Tennis Courts	8/10/2023			In progress.
Lodge Magnolia Bed - Fill in the gaps with Fire Bush and Loropetalum - 50/50 split	8/10/2023	8/22/2023	9/3/2023	
Oak tree bed enhancement - Meet with Beth and Kevin	8/1/23	9/17/2023 - Revised Proposal rcvd. 9/27/2023		
Add Fire Bush or Loropetalum under the Lodge window near the water faucet.	8/10/2023	8/22/2023	9/3/2023	
Sod replacement - In front of the AC - Warranty	8/10/2023	8/23/2023	8/22/2023	Waiting for sod.
Remove dead Palm tree behind the Nature Center	8/10/2023	8/22/2023	8/22/2023	August 2023.
19 dead Pine Trees - Remove	8/1/2023	8/17/2023	8/27/2023 - Approved removal by priority. All sections under the DM's threshold.	August 2023.
Remove branches from the roof line at the entrance of Water's Edge	8/10/2023	8/22/2023	8/22/2023	In progress.
Trim Oak tree branches on the outbound lane of Water's Edge. Call homeowner.	8/10/2023	8/22/2023	8/22/2023	September 2023.
Remove the three dead Anise shrubs at the lift station on WL Blvd.	8/10/2023			Sent reminder
Replace the dead Viburnum shrubs on WL Blvd. Multiple locations- Warranty	8/10/2023			Sent reminder
Sod replacement - WL Blvd. and Neighborhood Park - Warranty	7/13/2023	8/23/2023		Waiting for sod.
Deerfield's Berm move irrigation out of the hedge.	7/13/2023	8/18/2023	8/22/2023	Sent a reminder
Roadway construction sod replacement.	7/13/2023	8/16/2023	Forwarded to the engineer.	ACPLM is replacing the sod in October 2023
Clean out/thin Saw Palmettos behind the pool equipment pond.	9/21/2023			

Tennis Court Guava beds - Proposal to removed the Guava hedge, romove mulch, prune oaks, add sod, adjust irrigation.	9/21/2023			
Water's Edge entrance/exit beds - Add Azaleas	9/21/2023			
Wild Oak Lane/Osprey Point/Quail Trace/Hawk Wind Trails/Eagles Watch/Heron's Wood Monument Islands - Proposal to enhance the bed.	9/21/2023			
Large Maple straightening - Boulevard at Eagles Crest	10/12/2023	11/7/2023		

EXHIBIT 5



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5532 Auld Lane, Holiday FL 34690

BUS CLEARANCE REQUESTED
OAK TREE PRUNING PROPOSAL
FOR
PRESERVE AT WILDERNESS LAKE CDD

Attention: Ms. Tish Dobson – District Manager

November 16, 2023

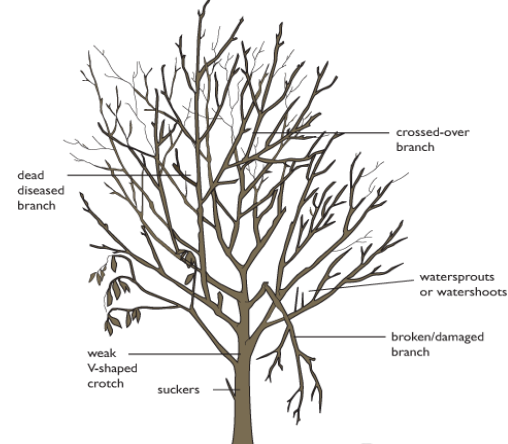
Rationale

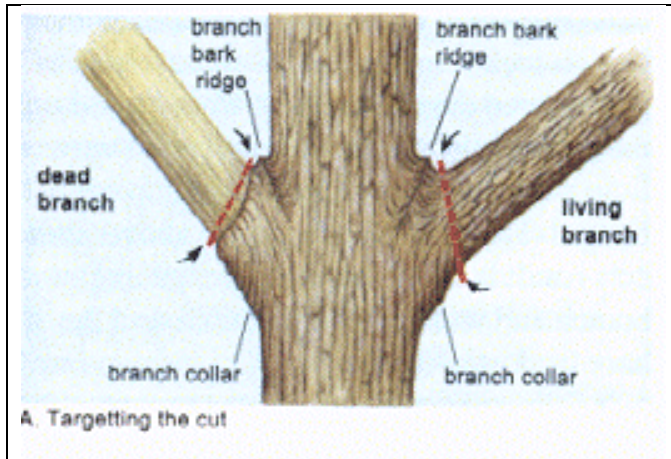
The Pasco School Board contacted the District regarding large, overgrown tree canopies that are contacting the roofs of their school buses while the travel through the District. The District has been asked to properly prune the trees in question so as to allow safe passage for buses.

The identified tree canopies are overgrown and in drastic need of proper drop-crotch pruning so as to provide corrective branching habit, interior wind passage, beneficial sunlight to turfgrass below, beneficial street light flow so that the areas underneath are safely lit at night, and proper clearance for buses, trucks and emergency vehicles.

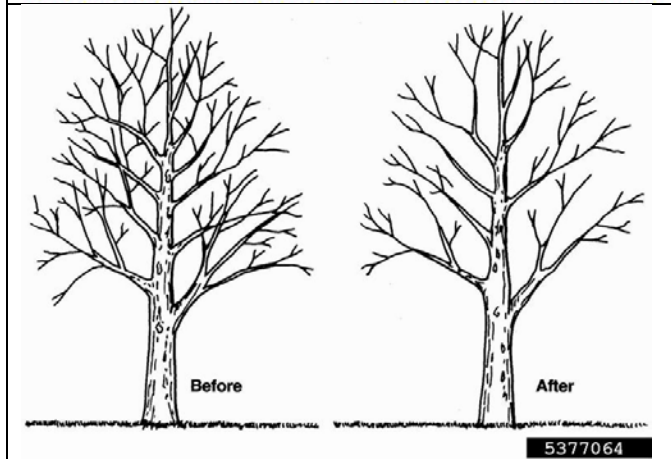
Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

	<ul style="list-style-type: none">• Removal of all damaged limbs.• Removal of all diseased limbs.• Removal of all dead limbs.• Removal of all mistletoe.• Removal of all sucker growth.• Removal of watersprout growth.• Removal of cross-over branches.
---	--



- Proper limb removal at the branch bark ridge and collar.
- Proper drop-crotch pruning to ensure the health of the tree.



- Structural elevation to provide proper clearance for pedestrians on landscape areas.
- Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.
- Includes debris removal, hauling fees and dumping fees for all debris.

CDD Property Where Trees are Located	Tree Type	Quantity	Price Per Tree	Price Per Area
Cormorant Cove Drive & Night Heron Drive	Oak	9	\$ 275.00	\$ 2,475.00
Moss Ledge	Oak	19	\$ 275.00	\$ 5,225.00
Waverly Shores	Oak	6	\$ 275.00	\$ 1,650.00
Minnow Brook	Oak	1	\$ 275.00	\$ 275.00
Eleanor Wood / Grasmere	Oak	9	\$ 275.00	\$ 2,475.00
Deerfields	Oak	6	\$ 275.00	\$ 1,650.00
Americus Island	Oak	7	\$ 275.00	\$ 1,925.00
Pine Knot Island	Oak	5	\$ 275.00	\$ 1,375.00
Kendall Heath Park Area	Oak	4	\$ 275.00	\$ 1,100.00
Corner of Night Heron & Caliente	Oak	1	\$ 275.00	\$ 275.00
TOTAL:		67		\$ 18,425.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**CLUBHOUSE PARKING LOT
OAK TREE PRUNING PROPOSAL
FOR
PRESERVE AT WILDERNESS LAKE CDD**

Attention: Ms. Tish Dobson – District Manager

November 16, 2023

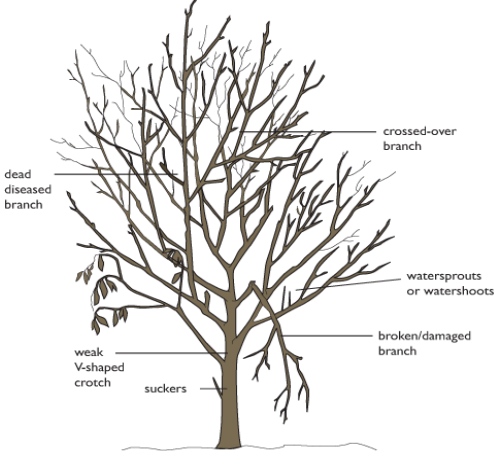
Rationale

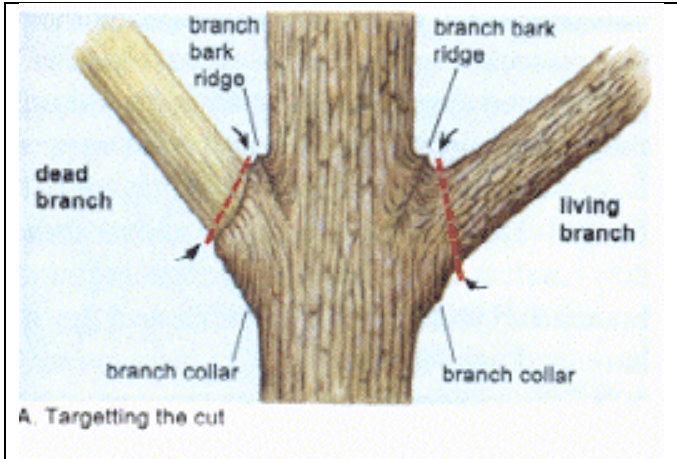
There are multiple large oak trees in the clubhouse parking lot area that were identified during the November landscape inspection as interfering with higher vehicle traffic and / or light flow from light poles.

The identified tree canopies are overgrown and in drastic need of proper drop-crotch pruning so as to provide corrective branching habit, interior wind passage, beneficial sunlight to turfgrass below, beneficial street light flow so that the areas underneath are safely lit at night, and proper clearance for buses, trucks and emergency vehicles.

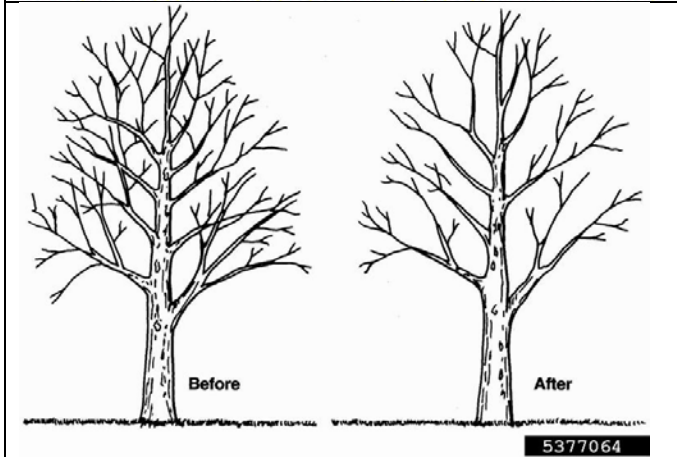
Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

 A diagram of a tree with various pruning points labeled. The labels include: "dead diseased branch" (pointing to a branch on the left), "crossed-over branch" (pointing to a branch crossing another), "watersprouts or watershoots" (pointing to small branches at the base of a main branch), "broken/damaged branch" (pointing to a branch that has snapped), "weak V-shaped crotch" (pointing to a branch joint), and "suckers" (pointing to small branches growing from the trunk).	<ul style="list-style-type: none">• Removal of all damaged limbs.• Removal of all diseased limbs.• Removal of all dead limbs.• Removal of all mistletoe.• Removal of all sucker growth.• Removal of watersprout growth.• Removal of cross-over branches.
--	---



- Proper limb removal at the branch bark ridge and collar.
- Proper drop-crotch pruning to ensure the health of the tree.



- Structural elevation to provide proper clearance for pedestrians on landscape areas.
- Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.
- Includes debris removal, hauling fees and dumping fees for all debris.

Tree Type	Quantity	Unit Price	Total Price
Oak Trees	11	\$275.00	\$3,025.00
Total:			\$3,025.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

NEAR 21654 DRAYCOTT WAY
OAK TREE PRUNING PROPOSAL
FOR
PRESERVE AT WILDERNESS LAKE CDD

Attention: Ms. Tish Dobson – District Manager

November 16, 2023

Target Area



Scope of Work

- Drop crotch limb removal of large limbs hanging close to resident's home.
- Roping measures to ensure no damage to home.
- Debris removal, hauling fees and dumping fees.

Total Project Price: \$850.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

VARIOUS AREAS
DEAD TREE REMOVAL PROPOSAL
FOR
PRESERVE AT WILDERNESS LAKE CDD

Attention: Ms. Tish Dobson – District Manager

November 16, 2023

Scope of Work

- Removal of trees in question.
Flush cutting of stump.
Debris removal, hauling fees and dumping fees.

Tree Locations & Pricing

Table with 5 columns: CDD Property Where Trees are Located, Tree Type, Quantity, Price Per Tree, Price Per Area. Includes rows for Lodge Area, Draycott Berm, Pine Knot, WLB - Across from Lakewood Retreat, Deerfield Circle, Deerfield Berm, Behind 7510 Deer Path Lane (in wetland), and a TOTAL row.

Authorized Signature to Proceed

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**Maple Straightening Proposal
Boulevard at Eagles Crest
Preserve at Wilderness Lake CDD**

Attention: Tish Dobson, District Manager

November 7, 2023

Scope of Work

Straighten and stake large Maple tree on Blvd. at Eagles Crest



- Straighten and stake large Maple tree (see photo above).
- Includes all labor and materials.

PRICE: \$250.00

Authorized Signature to Proceed

Date of Authorization

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



The New Standard in Landscape Maintenance

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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

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

EXHIBIT 6



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

November 28, 2023

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

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

Dear Mrs. Dobson,

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

Dates Worked Performed: October 25, November 3, 10, 15, 22 and 28

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 meeting with T. Dobson, S. Brletic and K. Wagner to review and discuss various drainage structures throughout the community (i.e. Draycott, Cormorant Cove, Wetland M).
4. Reviewed conservation area behind 7543 Grasmere Drive with T. Dobson and discussed with the owners and their contractor about the required restoration of the buffer owned by the resident.
5. Coordination with T. Dobson for the replacement of rusted out grates on BB-I1 and BB-P3.
6. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
7. Performed maintenance activities on the following stormwater structures: BB-I1, BB-I2, BB-I4, CS-K1, W-19, BB-L1, BB-L2, BB-L4, W-17, BB-Q1, W-29, W-32, CS-R1, CS-T1, W-36, W-40 and CS-38.
8. Phone and email correspondence with WLP staff.
9. Prepared and submitted monthly summary report.

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

Sincerely yours,

GHS Environmental










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

Chuck Burnite
Senior Environmental Scientist

THE PRESERVE AT WILDERNESS LAKES CDD

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

Legend

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

Wood Line Trimming Areas

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

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

Date: September 18, 2020



Not to Scale



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

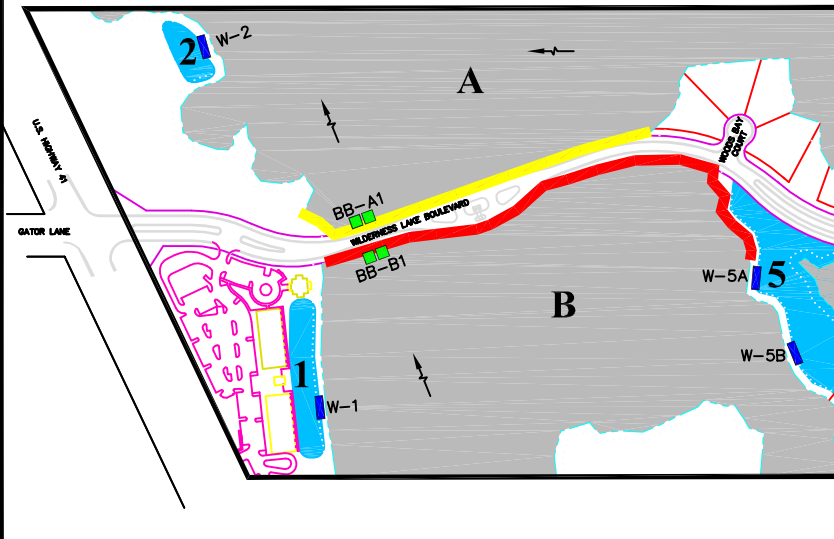
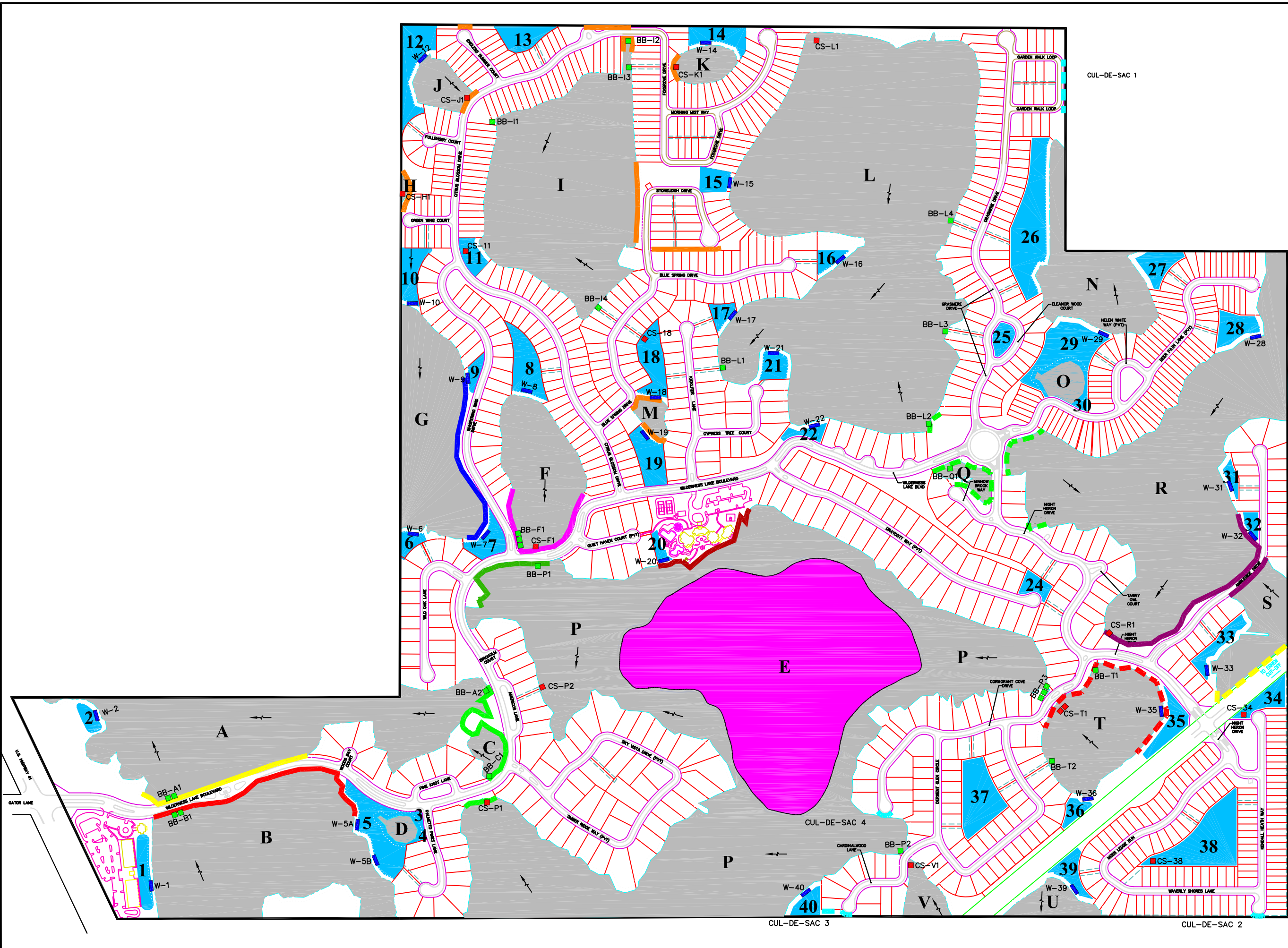


EXHIBIT 7

**Preserve at Wilderness Lake CDD
ENGINEER'S REPORT FOR December 6th, 2023 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. BDi is awaiting response or notice of acceptance.

Draycott Drainage

BDi held a second site visit with the district manager and the aquatics manager for the community. A revised scope of work has been created to solicit revised maintenance bids. The revised bids have not been received as of this report.

Cormorant Dock Rehab

BDi asked for the inspection report to be revised to be directed the correct entity and person as directed by the board. A revised report is attached. No additional bids for the recommended work in the report have been received as of this report. Several additional vendors have been contacted including the ones advised by the district manager at the last meeting. Any received proposal before the meeting will be brought in under separate cover.

Pine Knot Lane Swale Issue

The survey work has not been completed but has been scheduled. Once complete and received, BDi will perform a design plan with two options for a potential project to resolve the erosion and drainage issues discussed at the last meeting.

SWFMWD Statement of Inspection

BDi performed the site visit for the two SWFMWD ERP inspections that are due. Reports are in the process of being prepared along with any deficiencies that would hold recertification. The deficiency punchlist will be presented to the district manager and the aquatics team. Once that work is complete, the certification will then be filed.

November 2, 2023

Preserve at Wilderness Lake CDD
c/o Tish Dobson, District Manager
Vesta Property Services
250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
Email: jwhited@bdiengineers.com

**Re: Dock Inspection Proposal for Wilderness Lake Preserve at
21330 Wilderness Lake Blvd, Land O' Lakes, FL 34637**

To whom it may concern,


We propose to inspect approximately 1,900 sq. ft. of dock and boardwalk at the above referenced location and provide a written report consisting of the construction and condition of the dock including decking, caps, stringers, hardware, and pilings. Any structural defects or maintenance items will be noted and a conservative time frame for any repairs/replacement (if any). A written plan for maintenance and/or replacement will be completed as needed with a useful life expectancy estimate of the dock system provided. Pilings can be inspected with underwater divers through Gulf & Bay Dock Wraps as needed for an additional fee. No dock area electrical or plumbing is included.

The fee for the inspection and report is.....\$1,700.00
payable upon receipt of the report.

If you should have any questions or comments, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Sincerely,

REUBEN CLARSON CONSULTING, INC.



John B. Adams, Jr., PE
Vice President

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Reuben Clarson Consulting is authorized to perform the work as specified above. Payment will be made as outlined in this proposal. Reuben Clarson Consulting may withdraw this proposal if not accepted within thirty (30) days.

Signature/Title: _____ Date: _____



September 7, 2023

Preserve at Wilderness Lake CDD
c/o Tish Dobson, District Manager
Vesta Property Services
250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
Email: jwhited@bdiengineers.com

**Re: Dock Inspection Report for Wilderness Lake Preserve at
21539 Cormorant Cove Dr, Land O' Lakes, FL 34637**

To whom it may concern,

This letter provides a summary of the field inspection performed on August 28, 2023, of the dock and boardwalk system located at the above referenced address. The following is a summary of findings and recommendations. All right and left directions given in this report are orientated to facing the water.

Existing Dock Conditions/Construction

- 260 sq. ft Main Platform
- 120 sq. ft. Lower Platform
- 693 sq. ft. Walkout
- 330 sq. ft. Boat Roof
- Composite Decking (2" x 6")
- Double Exterior Stringers (2" x 8")
- Single Interior Stringers (2" x 8")
- Caps (3" x 10")
- Wood Pilings (6" diameter)
- Railings (34" high)

Approximately 1,073 sq. ft. of dock superstructure consisting of composite decking and railings (2" x 6"). The dock substructure consists of double exterior stringers (2" x 8"), single interior stringers (2" x 8"), caps (3" x 10"), and 6" diameter unwrapped pilings. Exterior stringers and caps are starting to degrade from sun and water exposure.

The lower platform consists of 2" x 8" and 3" x 10" boards with 2" x 6" composite decking connected to stringers and caps. A splitting cap board was evident. Some of the bolts, nuts, washers, and nails connecting the stringers and caps to pilings in this platform were rusted to the point that they are less structurally supportive than originally designed. One splitting piling was observed along the far-right waterward side of the platform.

The walkout consists of 2" x 8" and 3" x 10" boards with 2" x 6" composite decking connected

780 94th Avenue North, Suite 102, St. Petersburg, FL 33702
T: 727.895.4717 E: Info@ReubenClarsonConsulting.com W: ReubenClarsonConsulting.com

to stringers and a cap. The railings were observed to be leaning and slanted throughout sections of the walkout. Railings shifted when pressure was applied especially near the center of the walkout. Some of the railing boards were splitting. Deterioration in the deck boards was observed.

Approximately 330 sq. ft. of boat roof structure with 3" x 10" and 2" x 8" boards and brackets evident. No splitting of boards was apparent.

Dock Recommendations

The estimated useful life of a wood dock structure is approximately 25-30± years in freshwater. This dock structure has limited useful life remaining. Due to the structural defects found in the dock substructure, we recommend one of the following options to be completed.

Option 1: Repair and Aid in Structurally Supporting Dock Structure

The following maintenance and repair items are recommended for the dock structure.

- Monitor dock boards and railings for additional splitting and movement.
- Add additional bolts to secure railings.
- New or additional SIMPSON Strong-Tie Strong-Drive SDWH TIMBER-HEX HDG Screw or 5/8" diameter HDG bolts should be installed in areas with rusting bolts.
- Monitor the decking for additional deterioration. Replace deteriorated deck boards as needed.
- Replace the splitting piling in the lower platform.

The above recommendations could roughly cost in the \$4,000± ballpark range. It should be noted that the cost to replace stringers, caps, and bolts depends on the selected contractor and is difficult to estimate at this time. Upon completion of the above repairs, we recommend planning to replace the existing dock system within 10-12± years. We recommend monitoring the dock structure for additional structural defects and movement with engineering inspection at least every 3 years. The estimated remaining useful life can be revised upon future inspection as needed.

Option 2: Replacement of Dock Structure (useful life 20-25± years)

We recommend planning on replacement of the existing dock structure in approximately 10-12± years with repairs or approximately 3-5± years without repairs. The cost of dock replacement in today's prices is approximately \$60-\$90/sq. ft depending on decking materials, railings, lighting, and other amenities. Therefore, the total cost for replacement in today's prices ranges from approximately \$84,180 to \$126,270±.

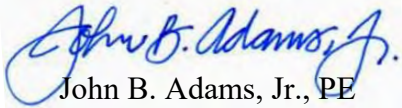
Other Possible Costs:

It should be noted that the above estimates for repair and/or replacement do not include costs for permitting and engineering that vary based on municipalities.

If you should have any questions or comments, please do not hesitate to contact me. We appreciate the opportunity to provide this report.

Sincerely,

REUBEN CLARSON CONSULTING, INC.



John B. Adams, Jr., PE
FL Professional Engineer No. 53963

Dock Photos

View of the Walkout



Splitting Railing



View of the Walkout



Deteriorated Boards



Splitting Piling

Main Deck and Lower Platform





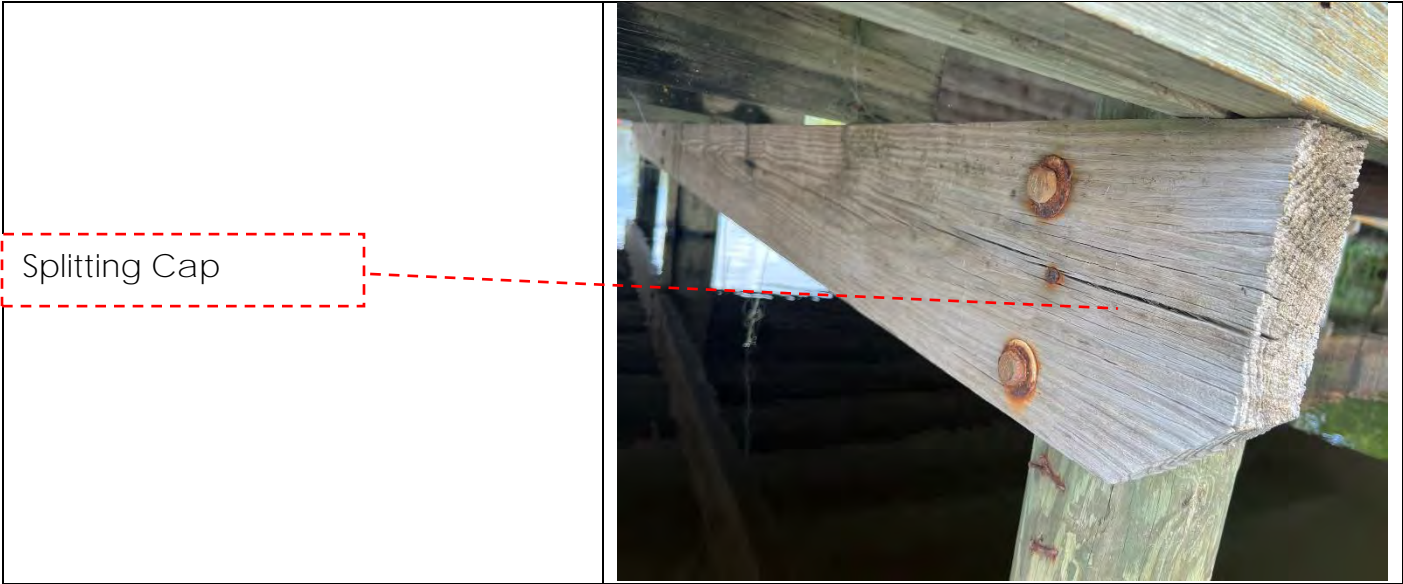


EXHIBIT 8



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

November 2023 Clubhouse Operations / Maintenance Updates:

- Deep cleaned the Nature Center rugs.
- Replaced light bulbs in the breezeways and on the lanais.
- Pressure washed the Lodge walkways, lanais, and windows.
- Reported several irrigation breaks to RedTree.
- Pressure washed all the park benches, playground equipment, pool deck, pool deck columns, pool equipment clam shell covers, and poolside furniture.
- Repaired several landscape lights throughout the community.
- Repaired several windscreens on the Tennis Courts.
- Added additional steppingstones to the walkways.
- Repaired and repainted the outdoor holiday décor.
- Repainted the fence lines in the community.
- Repaired several holes in the Men's Locker Room.
- Repaired several Gym Wipe dispensers.
- Cleaned the interior on exterior of the Ranger Station.
- Disposed of several animals that were hit on Wilderness Lake Blvd.
- Removed trash from the ponds and Bay Lake.
- Removed rust from the pillars and rear entrance monuments.
- Repaired several fence lines.
- Repaired several toilets in the Women's Locker Room.
- Repaired several poolside chairs.
- Reported multiple street light outages to Duke Energy.
- Set up the holiday décor in all the buildings.
- **Setup for the following events:** CDD, HOA, and ARC meetings, Business Expo, Blood Drive, Caring & Sharing Feast, Sip & Paint, Ice Cream Social, Comedy Show, Turkey Trot, Snowman Craft, and various resident events.

1st Quarter 2023/2024 Projects:

- Replace several poolside shade structures and umbrellas: **In progress.**
- Update the website: **Continually updated.**
- Add additional swing mats under the swings throughout the community: **On backorder.**
- Partner with a newsletter media company: **IKare will create an online version only.**
- Consider Cleaning Services proposals: **Electro Sanitation's contract commenced in mid-October.**
- Add two ADA doors to the Nature Center. (Front and rear): **Installation scheduled for December.**
- Tennis & Pickleball Courts LED lighting project: **Commenced on Monday, December 4th.**

Contractors:

Arrow Exterminators:

Eliminated two inground Yellow Jacket bee nests that were located within 12 inches of the sidewalk on Wilderness Lake Blvd.



Wilderness Lake Preserve Community Development District (CDD)

A Total Solution, Inc:

Attempted to connect the new phone line to the security equipment.

Cool Coast:

Submitted a proposal to replace one of the AC units in the Activities Center.

DCSI, Inc:

Order an additional 100 access cards.

Fitness Logic:

Performed routine maintenance on all fitness equipment.

Replaced the cable on the Lat machine.

Himes Electric:

Repaired several landscape lighting issues at the Water's Edge entrance.

Ierna's Heating, Cooling, and Plumbing:

Repaired two shutoff valves in the Fitness Center Women's Locker Room.

Submitted a proposal to replace on the Activities Center's AC units.

Magnum Doors:

Scheduled to install the ADA door hardware on Wednesday, December 13th.

Phoenix Pools:

Completed the touch pad repair on the Splash Pad.

RedTree:

Working through the deficiencies that were identified on the Landscape Inspection.

Installed the winter rotation.

Assessed and marked the declining sod for replacement.

Assessing and trimming the CDD owned trees to contract in the following areas:

- Moss Ledge
- Waverly Shores
- Minnow Brook
- Eleanor Wood/Grasmere
- Oaks at the entrance to the Deerfields
- Americus Median
- Pine Knot Median
- Kendall Heath Park

Romaner Graphics:

Replaced several burnt ballasts in the Nature Center.



Wilderness Lake Preserve Community Development District (CDD)

Site Masters of Florida, LLC:

Submitted a proposal to repair Structure BB-I1 and BB-P3 grates. **Cost: \$2,400.00 – Approved by the District Manger.**

SRV Legal:

Reviewed and approved the SWFWMD “No Objection” letter regarding the Minnow Brook Way setback area.

Pasco Sheriff’s Special Detail Report on Citations & Warnings:

- See Report Under Separate Cover.

Scheduled Room Usage/Rentals (June):

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

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

- 11/1 – Private Rental – AC
- 11/2 – Resident Event – Lodge
- 11/4 – Business Expo – Lodge, AC, & NC
- 11/5 – Private Rental – AC
- 11/6 – Lodge Event – NC
- 11/7 – Girl Scouts – NC
- 11/11 – Private Rental – NC
- 11/11 – Blood Drive – Lodge
- 11/12 – Caring & Sharing Feast – AC
- 11/13 – ARC Meeting – AC
- 11/13 – Lodge Event – NC
- 11/15 – Resident Event – AC
- 11/17 – Lodge Event – AC
- 11/18 – Lodge Event – AC
- 11/18 – Lodge Event – Theater
- 11/19 – Private Rental – AC
- 11/19 – Private Rental – NC
- 11/20 – Lodge Event – AC
- 11/21 – Girl Scouts – NC
- 11/23 – Turkey Trot – Wilderness Lake Blvd.
- 11/26 – Private Rental – AC
- 11/27 – Lodge Event – NC
- 11/27 – ARC Meeting – AC



Wilderness Lake Preserve Community Development District (CDD)

11/28 – HOA Meeting – AC

11/30 – Lodge Event – AC

Upcoming Events:

➤ **December:**

- Santa's Arrival – 12/2
- Lighting of the Menorah – 12/7
- Grill & Chill – 12/8
- Breakfast with Santa – 12/16
- Best Decorated House Contest – 12/20
- Gingerbread House Decorating and Holiday Workshop – 12/22
- Pizza by the Slice – 12/29
- Bounce in the New Year – 12/30

➤ **January:**

- Taco Dinner – 1/5
- Comedy Show – 1/6
- Health Screening Seminar – 1/13
- Sip & Paint – 1/19
- Blood Drive – 1/20
- Spaghetti Dinner – 1/26
- Comedy Show (Johnny Bird) – 1/27

Wetland Buffer Encroachments:

The following addresses have removal of vegetation that will require remediation.

7520 Deer Path Lane

7537 Grasmere Drive

Event reconciliation Report
10/1/2023 - 9/30/2024

October Events	Date	# of Attendees	Budget	Revenue	Paid to Vendors	Debt. Card	Total for each Month
Story Time	October	No Sign-In	\$ 100.00			\$ 27.59	
Grill & Chill	10/6/2023	8	\$ 30.00	\$ -		\$ (25.46)	
Comedy Show	10/7/2023	17	\$ 25.00	\$ -	\$ -	\$ -	
Oktoberfest	10/14/2023	300+/-	\$ 3,000.00	\$ 425.00	\$ (2,247.90)	\$ (718.98)	
Taco Tuesday	10/17/2023	25		\$ 100.00	\$ -	\$ (178.00)	
Sip & Paint	10/20/2023	4	\$ -	\$ 15.00	\$ -	\$ -	
Garage Sale	10/21/2023	300 guests	\$ 320.00	\$ 75.00		\$ (307.80)	
Haunted House	10/27/2023	250+/-	\$ 500.00	\$ 337.00		\$ (276.06)	
Halloween Costume Parade	10/28/2023	250+/-	\$ 300.00			\$ (283.62)	
Spooky House Contest	10/25/2023	4	\$ 40.00			\$ (22.06)	
Yoga	October						
Misc. Shopping for the Month	October					\$ (5.75)	
				\$ 952.00			\$ (4,038.04)
November Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time	November	No Sign-In	\$ 100.00			\$ (29.80)	
Business Expo & Holiday Shopping	11/4/2023	23 Booths 275 guests	\$ 250.00	\$ 230.00		\$ (167.46)	
Caring & Sharing Feast	11/12/2023	22		\$ -	\$ -	\$ (109.38)	
Paint & Sip with Mr. Joe	11/17/2023	15	\$ 150.00	\$ 42.00		\$ (42.26)	
Ice Cream Social	11/18/2023	10		\$ 10.00		\$ (26.31)	
Turkey Trot	11/23/2023	50+	\$ 300.00		\$ -	\$ (156.67)	
Yoga	November						
Misc. Shopping for the Month	November					\$ (417.63)	
				\$ 282.00			\$ (949.51)
December Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time	December		\$ 100.00				
Santa Arrival & Tree Lighting	12/2/2023		\$ 1,500.00			\$ (591.72)	
Breakfast with Santa	12/16/2023		\$ 2,500.00			\$ (102.50)	
Best Decorated House	12/20/2023		\$ 50.00				
Gingerbread House Workshop	12/22/2023		\$ 375.00			\$ (359.76)	

Event reconciliation Report
10/1/2023 - 9/30/2024

Pizza by the Slice	12/29/2023						
Bounce in the New Year	12/30/2023		\$ 900.00				
Yoga	December		\$1,000				
Misc. Shopping for the Month	December						
							\$ (1,053.98)
January Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	January		\$ 100.00				
Taco Dinner	1/5/2024						
Comedy Show	1/6/2024						
Sip & Paint	1/19/2024						
Jonny Bird - The Voice of New Vegas	1/27/2024						
Yoga	January						
Misc. Shopping for the Month	January						
February Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	February		\$ 100.00				
Valentine Celebration	2/10/2024		\$ 1,000.00				
Sip & Paint	2/9/2024		\$ 75.00				
Yoga	February						
Misc. Shopping for the Month	February						
March Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	March		\$ 100.00				
Spring Break (5 Days)			\$ 700.00				
St. Patty's Celebration			\$ 900.00				
Yoga	March						
Misc. Shopping for the Month	March						
April Events	Date	# of Attendees	Budget				
Story Time (4 Wk)	April		\$ 100.00				
Easter Celebration			\$ 3,200.00				
Yoga	April			\$ -			

Event reconciliation Report
10/1/2023 - 9/30/2024

Misc. Shopping for the Month	April			\$ -			\$ -
May Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	May		\$ 100.00				
Cinco de Mayo Celebration			\$ 700.00				
Mother's Day Celebration			\$ 500.00				
Memorial Day BBQ			\$ 2,200.00				
Yoga	May		\$ -				
Misc. Shopping for the Month	May		\$ -				
June Events	Date	# of Attendees	Budget				
Story Time (4 Wk)	June		\$ 100.00				
Pool Party			\$ 1,000.00				
Father's Day Celebration			\$ 250.00				
Snow Cones			\$ 15.00				
Yoga	June						
Misc. Shopping for the Month	June		\$ -				
July Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	July		\$ 100.00				
4 th of July			\$ 1,000.00				
Craft Fair			\$ 200.00				
Yoga	July						
Misc. Shopping for the Month	July		\$ -				
August Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	August		\$ 100.00				
Boo Hoo Breakfast			\$ 100.00				
Back to School Pool Party			\$ 1,000.00				
Yoga	August						
Misc. Shopping for the Month	August		\$ -				
September Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	September		\$ 100.00				
Labor Day BBQ			\$ 1,000.00				
Yappy Hour			\$ 80.00				

**Event reconciliation Report
10/1/2023 - 9/30/2024**

Yoga	September		\$ -				
Misc. Shopping for the Month	September		\$ -				
Proposed Budget			\$ 26,360.00				

Yearly Budget **\$ 30,000.00**
Year-To-Date Expenditures **(\$6,041.53)**

November 26 - December 9, 2023

	Sunday Nov. 26	Monday Nov. 27 Story Time ARCMtg.	Tuesday Nov. 28 HOA Mtg.	Wednesday Nov. 29 Food Truck	Thursday Nov. 30 Snowman Craft	Friday Dec. 1	Saturday Dec. 2 Santa's Arrival Tree Lighting	Total Hours
Tish	Off	Off	8:30-4:00 Mtg	8:30-6:00	8:30-6:00	8:30-6:00	8:30-9:00	
Terri	Off	8:30-5:00	12:30-9:00	Off	8:30-5:00	12:30-9:00	12:30-9:00	40.00
E. Coord.								
Megan	11:30-9:00	12:30-9:00	8:30-5:00	8:30-5:00	Off	Off	2:00-10:00	40.00
Mardy	11:30-5:00	8:30-4:00	4:00-9:00	2:00-9:00	1:00-9:00	Off	1:00-10:00	40.00
Temp	5:00-9:00	5:00-9:00		5:00-9:00	5:00-9:00	9-1 & 5:00-9:00	10-2 & 3-9	34.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
Phillip	Off	Off	8:00-4:30	8:00-4:30	8:00-4:30	7:00-3:30	7:00-3:30	40.00
								234.00
	Sunday Dec. 3	Monday Dec. 4	Tuesday Dec. 5	Wednesday Dec. 6 CDD Mtg.	Thursday Dec. 7 Menorah Lighting	Friday Dec. 8 Grill & Chill	Saturday Dec. 9	Total Hours
Tish	Off	Off	2:00-9:00 Mtg.	8:30-6:00	8:30-4:30 Mtg.	8:30-8:00	8:30-5:00	
Terri	Off	8:30-5:00	12:30-9:00	8:30-5:00	12:30-9:00	12:00-9:00	Off	40.00
E. Coord.								
Megan	12:00-9:00	12:30-9:00	8:30-5:00	12:30-9:00	Off	Off	9:00-5:30	40.00
Mardy	11:30-9:00	8:30-4:00	Off	Off	8:30-7:00	9:00-3:00	1:30-10:00	40.00
Temp		5:00-9:00	9:00-2:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-10:00	26.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:00	7:00-3:00	Off	Off	40.00
Phillip	Off	Off	8:00-4:30	8:00-4:30	8:00-4:30	7:00-3:30	7:00-3:30	40.00
								226.00

AM only	ES - Event Setup
Can't work	*30 minute lunch break required for anyone working at least 6 hours or more
PM only	*1 hour lunch *30 min lunch

December 10 - December 23, 2023

	Sunday Dec. 10	Monday Dec. 11 Story Time ARC Mtg.	Tuesday Dec. 12	Wednesday Dec. 13 Food Truck	Thursday Dec. 14	Friday Dec. 15	Saturday Dec. 16 Santa's Arrival	Total Hours
Tish	Off	Off	8:30- 4:00Mtg	8:30-10:30PM	8:30-4Mtg L. Insp	8:30-6:00	7:30-3:00 Offsite event	
Terri	Off	8:30-5:00	12:30-9:00	Off	12:30-9:00	12:30-9:00	8:30-5:00	40.00
Megan	12:00-9:00	12:30-9:00	8:30-5:00	8:30-5:00	Off	Off	8:30-5:00	40.00
Mardy	Off	8:30-3:00	Off	12:30-9:00	8:30-5:00	8:30-4:00	10:00-10:00	40.00
Temp	12:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-10:00	33.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
Phillip	Off	Off	8:00-4:30	8:00-4:30	8:00-4:30	7:00-3:30	7:00-3:30	40.00
								233.00
	Sunday Dec. 17	Monday Dec. 18	Tuesday Dec. 19	Wednesday Dec. 20 House Decorating	Thursday Dec. 21	Friday Dec. 22 Gingerbread Workshop	Saturday Dec. 23	Total Hours
Tish	Off	Off	8:30-4:00 Mtg.	8:30-8:00	8:30-4 LI & Mtg.	8:00-8:00	8:30-5:00	
Terri	Off	8:30-5:00	12:30-9:00	Off	8:30-5:00	8:30-5:00	1:30-10:00	40.00
Megan	11:30-9:00	1:00-9:00	8:30-5:00	8:30-5:00	Off	Off	1:30-10:00	40.00
Mardy	Off	8:30-5:00	Off	12:30-9:00	12:30-9:00	12:30-9:00	8:30-5:00	40.00
Temp	12:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00		33.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
Phillip	Off	Off	8:00-4:30	8:00-4:30	8:00-4:30	7:00-3:30	7:00-3:30	40.00
								233.00

AM only	ES - Event Setup
Can't work	*30 minute lunch break required for anyone working at least 6 hours or more
PM only	*1 hour lunch *30 min lunch



Pasco Sheriff's Office
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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 10/31/2023

Deputy: **SANDIFER, WILLIAM (6587)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023623757
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	n/a
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols through the neighborhood and positioned my patrol vehicle at the clubhouse to deter trespassing at the pool and gym area. nothing to note occurred. no further action.



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New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/1/2023

Deputy: **CANTAGALLO, JAMES (5191)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023625892
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	not radar certified
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no
Please document a detailed Narrative of events that took place during your detail:	Upon arrival at 2000 hours, I retrieved the key card from the ranger station and made contact with the lodge staff. I stood by while they went to their vehicles at the end of their shift 2100 hours. At 2250 hours, I went to the gym and ensured the two people remaining left. I checked to make sure the doors were secure to the pool area and no one was left in the community center. I walked back to the dock and did not see anyone or signs of foul play. I patrolled the neighborhood and did not observe anyone at the parks. I did not observe any suspicious activity or traffic violators during the detail. I returned the key card to the ranger station at the end of the shift.



Pasco Sheriff's Office
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New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/10/2023

Deputy: **CANTAGALLO, JAMES (5191)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023643257
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	not radar certified
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no
Please document a detailed Narrative of events that took place during your detail:	Upon arrival at 2100 hours, I retrieved the key card from the ranger station and the lodge staff was locking up at my arrival. I stood by while the worker went to their vehicle at the end of their shift. At 2255 hours, I went to the gym and ensured the one person left and the rest of the gym was clear. I checked to make sure the doors were secure to the pool area and no one was left around the community center. I walked back to the dock and did not see anyone or signs of foul play. I patrolled the neighborhood and did not observe anyone at the parks. I did not observe any suspicious activity or traffic violators during the detail. I returned the key card to the ranger station at the end of the shift.



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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/15/2023

Deputy: **BROWN, TYLER (5563)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023652589
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None.
Please document a detailed Narrative of events that took place during your detail:	During this shift I checked in with Lodge staff to ensure nothing was needed and there were no current issues to address. At 9:00pm I confirmed Lodge staff exited the building to their vehicles safely. I conducted constant patrols around the neighborhood. I conducted foot patrols around the lodge, parks, and dock area. At 10:55pm I responded to the gym and ensured gym guest knew it was closing by 11:00pm. I cleared the saunas and bathrooms before making sure all of the entry doors were secured and the lights were turned off. I secured the gym and the guard house before leaving. No incidents to note occurred.



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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/17/2023

Deputy: **KEENE, JUSTIN (5802)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023656460
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I conducted multiple patrols of the community maintaining a visible position. At approximately 2255 hours I responded back to the lodge and conducted a foot patrol. I did not observe anyone in the pool area. I entered the gym and observed 0 occupants except the cleaning company. I did not observe anyone trespassing at any of the amenities after they had closed. No calls for service occurred within the community while on the detail. I did not observe any suspicious activity or traffic violations. It should be noted it rained periodically throughout the detail keeping activity low



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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/18/2023

Deputy: **CHARLES, JACOB (6930)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023658198
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	Provided security as requested. Patrolled the clubhouse area to include the pools, gym, docks, and parks. On arrival I checked in with lodge staff who did not express any special concerns for the night. I returned to the lodge at 10:00pm to ensure staff safely accesses their vehicles. I picked up the access card at the rangers station and returned it accordingly at the end of the night. The dock in Cormorant Cove was checked periodically with no issues. No radar available but I monitored the flow of traffic coming and going from the front of the community. No one was observed in the pools or Jacuzzi after sunset. No trespasses were completed as there were no issues that occurred. I periodically patrolled the community which also did not lead to any enforcement needing to take place.



Pasco Sheriff's Office
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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/22/2023

Deputy: **BROWN, TYLER (5563)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023665813
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No.
Please document a detailed Narrative of events that took place during your detail:	Actively patrolled the neighborhood to ensure a police presence was seen. Also patrolled the Lodge parking lot for any individuals loitering in the area. Conducted foot patrols around the Lodge clubhouse. Ensured residents utilizing the gym exited prior to the gym closing. Secured the gym and shut off the fans, tv's and lights. Completed the detail with additional patrols throughout the entire neighborhood.



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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/23/2023

Deputy: **RAMOS, CHRISTOPHER (5090)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023667111
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	I observed an individual parked in the middle of the road blocking through traffic as he picked up his family from a residence. I explained though he would be briefly parked, he need to park more appropriately as not to block the flow of traffic. I also observed an individual run a stop sign and explained the importance of him yielding to stop signs and paying better attention as a lot of pedestrians were out for walks.
Please document a detailed Narrative of events that took place during your detail:	I conducted routine patrol throughout the community. I also stopped at the club house, locked up the gym and ensured no one was on site.



Pasco Sheriff's Office
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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/24/2023

Deputy: **KEENE, JUSTIN (5802)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023668606
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	5 written warnings issued for parking violations
Please document a detailed Narrative of events that took place during your detail:	<p>Upon arrival, I entered the lobby and checked in with the staff. I then conducted multiple patrols of the community maintaining a visible position. At approximately 2255 hours I responded back to the lodge and conducted a foot patrol. I observed two occupants remaining in the gym and informed them it was closed. They stated they were unaware the gym closed at 11 and left immediately. I did not observe anyone in the pool area. I did not observe anyone trespassing at any of the amenities after they had closed. No calls for service occurred within the community while on the detail. I did not observe any suspicious activity or traffic violations. While on the detail I observed the parking violations:</p> <p>A Black Dodge Truck bearing Florida Tag:3D73D and a Black Infinity Sedan bearing Florida tag: 96901Z on Citrus Blossom Dr</p> <p>A White Kia Sedan bearing Florida Tag: AH70WG, A Black Chevy Truck Bearing Florida Tag:TPS59 and a Gray Ford F150 bearing Florida Tag: BV97MN on Cypress Tree Dr</p> <p>All violations were issued a written warning.</p>



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The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 11/29/2023

Deputy: **DAVILA, CHRISTOPHER (3067)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023677682
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	Not assigned
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No other violations
Please document a detailed Narrative of events that took place during your detail:	On arrival, I spoke with clubhouse staff members to get any updates. During the shift, I patrolled the streets in the community. I conducted foot patrols around the clubhouse. I checked the pool area to make sure no one was using the pool or spa after hours. Around 2300, I made sure everyone was out of the gym and turned off all the lights. There was no other activity to report during this shift.



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 12/1/2023

Deputy: **KEENE, JUSTIN (5802)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023681729
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I checked in with staff. I then conducted multiple patrols of the community maintaining a visible position. At approximately 2255 hours I responded back to the lodge and conducted a foot patrol. I did not observe anyone in the pool area. I entered the gym and observed 0 occupants. I did not observe anyone trespassing at any of the amenities after they had closed. No calls for service occurred within the community while on the detail. I did not observe any suspicious activity or traffic violations.

EXHIBIT 9



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

District Manager's Report:

ADA Door (Nature Center):

Installation scheduled for December 13th.

GHS Environmental:

Assessed several areas for violations in the setback area. A second assessment with the District Manager is scheduled for the week of December 3rd.

Ice Cream Freezer:

The ice cream freezer compressor experienced a catastrophic failure. Due to the age of the freezer, a compressor is not available and there isn't a comparable compressor for purchase. Staff is in the process of purchasing a new freezer.

Irrigation:

RedTree completed multiple irrigation breaks throughout the community and at the Lodge. Due to the new SWFWMD irrigation guidelines, the clocks will be adjusted accordingly to allow for proper watering. Once the clocks are adjusted, an eblast will be circulated to the residents for informational purposes.

Landscaping:

Sod and vegetation warranty work is in progress. The sod is being assessed and marked for remediation. Shrubs are in the process of being replaced.

There were two resident (same resident) / landscape crew conflicts that resulted in intervention measures being implemented by the District Manager. SRV Legal was also consulted.

Lightning Strike:

Egis is in the process of reviewing each invoice and advising if additional documentation is required.

Newsletter:

IKare Publishing is only interested in producing a digital newsletter. Additional publishing firms are considering the request to publish a hard copy and digital monthly newsletter.

Staffing:

Update to be discussed during the meeting.

Tennis Court LED Lighting Project:

The LED lighting installation is scheduled for Monday, December 4th - Wednesday, December 6th.

Training:

Staff training is ongoing.

Vesta Manager Training was held on Wednesday, November 8th.



Wilderness Lake Preserve Community Development District (CDD)

Events Update:

- The November 11th **Blood Drive** was successful with eight residents offering up a lifeline (pints of blood) for those in need.
- **Sip & Paint** had 17 artists in the house showing off their skills.
- The **Ice Cream Social** only brought in 10 guests.
- The **Comedy Show** had an excellent showing of 20 guests who thoroughly enjoyed the lineup.
- Thanksgiving morning, 50+ enthusiastic runners joined the staff in trotting and gobbling down Wilderness Lake Blvd. for the **Annual Turkey Trot**. There was plenty of laughter and sore muscles to be had by all.
- The **Snowman Craft** had five aspiring crafters join staff in creating a jolly snowman to adorn their front walkway this holiday season.

Landscape Projects & Proposal Tracker

Project/Proposal Requested	Date Requested	Date Received	Date Approved	Completion Date
Moss Ledge Run Tree Trimming		1/27/2023	Hold	
Tennis Court Tree Trimming		2/20/2023	Hold	
Grasmere Berm Sod Replacement - Warranty work.		3/16/2023	5/24/2023	In progress.
Replace Hybrid Irrigation Controller		3/27/2023	5/8/2023	5/15/2023
Pine Tree Removal Butterfly Garden	4/23/2023	4/26/2023	4/26/2023	5/5/2023
3 Pine Tree Removals - Birchholm Court Pine Knott Palmetto Pines	4/26/2023	5/1/2023	5/8/2023	7/27/2023
Fire Bush along Tennis Court	4/13/2023	5/2/2023	5/10/2023	5/25/2023
Pine Encroachment - Draycott Berm	4/13/2023	5/4/2023	5/10/2023	Tabled
Remove Dead Maple - Stoneleigh Park	4/13/2023	5/11/2023	5/11/2023	5/22/2023
Butterfly Garden & Rear Amenities Bldg.	4/13/2023	5/18/2023	5/29/2023	Ongoing
Neighborhood Park Scrubber Valve		5/23/2023	5/25/2023	6/6/2023
Palm Tree Trimming Project	5/11/2023	5/27/2023	6/1/2023	6/1/2023
Draycott Berm Irrigation Controller	5/11/2023	6/5/2023	Verbal on 6/5/2023 - Executed on 6/20/2023 (Vacation)	6/27/2023
Draycot Berm Dead Pines	5/11/2023	6/19/2023	6/19/2023	7/27/2023
Lodge Oak Tree Removal	6/19/2023	6/19/2023	6/19/2023	7/27/2023
Two Pine Tree Removal Across from Lakewood Retreat	5/11/2023	6/21/2023	6/21/2023	7/27/2023
Lakewood Retreat Monument Landscape Proposal	3/6/2023	6/21/2023	7/5/2023	10/6/2023

Oakhurst Monument Pine Tree Removal	6/8/2023	6/28/2023	6/28/2023	7/27/2023
Replace the Dwarf Hawthorn at the rear of the Fitness Center with Firebush	7/13/2023	8/1/2023	8/1/2023	10/6/2023
Pool Deck and Lanai Pots	7/13/2023	8/19/2023		Under revision
Azaleas Rear AC - Warranty	7/13/2023			10/9/2023
Thryallis Rear AC - Warranty	7/13/2023			10/9/2023
Milk Weed Front of B.G.	7/13/2023		8/29/2023	September 2023
Remove failing Bottle Brush at Lagoon Pool - Replace with Pringle	7/13/2023			10/9/2023
Pool deck entrance from the driveway, move Azaleas and replace with sod.	8/10/2023	8/22/2023	9/3/3023	In progress.
Thin Saw Palmettos near Tennis Courts	8/10/2023			October 2023
Lodge Magnolia Bed - Fill in the gaps with Fire Bush and Loropetalum - 50/50 split	8/10/2023	8/22/2023	9/3/2023	October 2023
Oak tree bed enhancement - Meet with Beth and Kevin	8/1/23	9/17/2023 - Revised Proposal rcvd. 9/27/2023	10/4/2023	Mid- November 2023
Add Fire Bush or Loropetalum under the Lodge window near the water faucet.	8/10/2023	8/22/2023	9/3/2023	October 2023
Sod replacement - In front of the AC - Warranty	8/10/2023	8/23/2023	8/22/2023	10/1/2023
Remove dead Palm tree behind the Nature Center	8/10/2023	8/22/2023	8/22/2023	September 2023

19 dead Pine Trees - Remove	8/1/2023	8/17/2023	8/27/2023 - Approved removal by priority. All sections under the DM's threshold.	August 2023
Remove branches from the roof line at the entrance of Water's Edge	8/10/2023	8/22/2023	8/22/2023	In progress.
Trim Oak tree branches on the outbound lane of Water's Edge. Call homeowner.	8/10/2023	8/22/2023	8/22/2023	September 2023
Remove the three dead Anise shrubs at the lift station on WL Blvd.	8/10/2023			10/1/2023
Replace the dead Viburnum shrubs on WL Blvd. Multiple locations- Warranty	8/10/2023			In progress.
Sod replacement - WL Blvd. and Neighborhood Park - Warranty	7/13/2023	8/23/2023		10/1/2023
Deerfield's Berm move irrigation out of the hedge.	7/13/2023	8/18/2023	8/22/2023	Sent a reminder
Roadway construction sod replacement.	7/13/2023	8/16/2023	Forwarded to the engineer.	October 2023
Clean out/thin Saw Palmettos behind the pool equipment pond.	9/21/2023			October 2023
Tennis Court Guava beds - Proposal to removed the Guava hedge, remove mulch, prune oaks, add sod, adjust irrigation.	9/21/2023	10/26/2023		On hold.
Water's Edge entrance/exit beds - Add Azaleas	9/21/2023		Warranty work.	

Wild Oak Lane/Osprey Point/Quail Trace/Hawk Wind Trails/Eagles Watch/Heron's Wood Monument Islands - Proposal to enhance the bed.	9/21/2023			On hold.
Sod installation at curb by Pediatric office - outside of PWL fence.	10/12/2023	10/26/2023	Warranty work.	In progress.
Splash Pad Pump - (1) 15-gallon Guava	10/12/2023	10/26/2023		On hold.
Splash Pad Pump - (2) 7-gallon Guava	10/12/2023	10/26/2023		On hold.
Wild Oak Lane Hedge Line - (8) 3-gallon Viburnum	10/12/2023	10/26/2023		On hold.
Wild Oak Lane Hedge Line - (8) 7-gallon Viburnum	10/12/2023	10/26/2023		On hold.
Straighten Eagles Crest Maple Tree	10/12/2023	11/7/2023	11/7/2023	Mid- November 2023
Trim Oak tree branches to contract at the following areas: Moss Ledge Waverly Shores Minnow Brook Eleanor Wood/Grasmere Oaks at the entrance to the Deerfields Americus Median Pine Knot Median Kendall Heath Park	10/12/2023			

Project Tracker - November 2023

Current Projects

Date	Project	Task	Update	Update	Estimated Completion Date
9/14/2022	New Sand for Beach Volleyball court	To replenish the sand out at the beach volleyball court	Have obtained three proposals and submitted to District Management.	Expecting proposal from Site Masters to address underlying drainage issues at the court before any new sand is purchased.	Tabled
12/9/2022	Tennis Court Lights	To install new lights throughout the entire tennis facility.	Requested proposal on 12/9/22 and am awaiting receipt. Vendor given OK to address immediate needs on the tennis courts and replace like with like at an NTE of 2k.	Work on the immediate needs to begin week of 1/17/23. Proposal for complete overhaul submitted to District Management for Board review at the April meeting. Options to include replacing just the fixtures with similar bulbs, fixtures plus the ballasts, and a third option for all LED.	Commenced on 12/4/2023
7/13/2023	Water's Edge Monument Island	Replace the tip of the Water's Edge monument island be with concrete. * Meet with Aga.	Vegetation is thriving.	Repainted the monument. Assessing vegetation vs a concrete tip.	Tabled
8/1/2023	ADA doors Nature Center	Add an ADA auto door to front and rear of building.	Proposal approved October 2023.	Product is on order to be installed by end of November.	Commencement Date of 12/13/2023
9/1/2023	Lodge Oak tree bed enhancement.	Landscape proposal and design under review during the October meeting.	Benches on order.		Tree and vegetation install the week of 11/13/2023

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/2022	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Site Masters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first. Tabled at the Oct. & Nov. meeting.	Tabled
2/1/2023	Security Improvements	Add new security cameras to account for several (7) areas in the amenities areas and at the outer parks where we are currently blind.	Met with Convergent for initial consultation and then with DCSI for more specific recommendations as far as hardware is concerned. Proposal pending. Additional proposals forthcoming.	Received proposal from DCSI for new camera system with expanded capabilities beyond the 30 channels our current system provides. Awaiting proposal for the cameras.	Tabled
1/28/2023	Seasonal Security Patrols	Add professional security patrol services during the summer break period of 5/23 – 8/23.	Received multiple bids and presented to the Board at the March meeting. Advised to revisit the numbers and indicate where in the budget to draw that from, then come back present again at the April meeting. Numbers have been crunched and it is on the April Agenda.	On hold per the Board.	Tabled

10/1/2023	Consider enhancing the Osprey Point and Quail Trace monument islands.				Proposals forthcoming.
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Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
8/15/2022	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Nine (9) areas near the entrance now to have the brick pavers removed and replaced with asphalt. 3-4 days to complete work once it begins.	7/1/23
8/17/2022	Floating Dock	Dock has a long piece of wood coming separated.	Support column underneath dock has collapsed and is in immediate need of repair or replacement.	Floating dock to be replaced with new, including EZ dock launch, canoe paddle-on launch, canoe/kayak rack, and roof for kayak. Contract has been signed by all parties and the deposit has been sent in.	6/1/23
8/22/2022	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.	Signs delivered but were missing the language we were in need of. Requested new proposal from Romaner Graphics on 3/27/23 and am awaiting receipt.	5/23/23
12/16/2022	Gate Installation	To install new gate and chain link fence at the end of Grasmere Dr. which would allow for mowers to access the common area next to 7947 Grasmere Drive.	Board opted to go with a 6' PVC fence identical to the one currently seen across the street.	Project completed.	3/23/23
10/19/2022	Splash Pad at Pool Area	To repair underlying issues at the splash pad and to resurface once repairs are completed.	Project approved by Board and work is in progress.	Project completed.	3/23/23

12/1/2022	Markers for storm drains	To install "No Dumping" markers on every storm drain throughout the WLP community.	Proposal received and sent to District Management for review.	Project completed	3/23/23
1/26/2023	Outdoor Trash Bins	Add three (3) new outdoor trash bins to amenities areas similar in style to what we currently have on hand.	Proposals submitted to District Management for Board consideration at the February meeting.	Proposal approved with a 43 day lead time on delivery.	7/1/23
2/1/2023	Community Pressure Washing	Pressure wash and treat rust stains along common sidewalk areas throughout the community.	Proposal received.	Project completed.	3/23/23
3/1/2023	New Signage for Business Center	Add new signage at Lodge Business Center	Proposal executed 3/3/23	Project completed.	3/23/23
3/9/2023	Handicap Lift Chair	Replace actuator and hub assembly kit at Lagoon pool handicap chair lift	Proposal received 3/9 and sent to District Management for review.	Proposal executed and am awaiting parts.	4/23/23
5/1/2023	Fire/Burglary Monitoring Services	A Total Solutions to repair/replace damaged equipment.	Fire & Burg online & functioning as designed.	Project completed.	7/1/23
5/1/2023	Splash Pad Palm Tree Rings	Replace the rock around the Palm trees.		Project completed.	7/3/23

EXHIBIT 10

1 **MINUTES OF MEETING**
2 **PRESERVE AT WILDERNESS LAKE**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community
5 Development District was held on Wednesday, November 1, 2023 at 6:30 p.m. at the Preserve at Wilderness
6 Lake Lodge, 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

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

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

9 Present and constituting a quorum were:

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

14 Also present were:

15	Tish Dobson	District Manager, Vesta District Services
16	Julie Cortina	Vesta Property Services
17	Michael Broadus <i>(via phone)</i>	District Counsel, Straley Robin Vericker
18	Stephen Brletic <i>(via phone)</i>	District Engineer, JMT
19	Pete Lucadano	RedTree Landscaping
20	John Burkett	RedTree Landscaping
21	John Moylan	RedTree Landscaping

22
23 *The following is a summary of the discussions and actions taken at the November 1, 2023 Preserve at
24 Wilderness Lake CDD Board of Supervisors Regular Meeting.*

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

26 The Pledge of Allegiance was recited.

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

29 An audience member noted a request for a letter of approval from the CDD to install a section of
30 fence that encroaches the wetland buffer, with the letter to reflect that the CDD had no objection to
31 the construction of the fence and that it does not impede any maintenance operations. The audience
32 member discussed previous correspondence with the HOA and replies with SWFWMD. Ms.
33 Dobson explained that consideration of the letter of approval of installation was included in the
34 agenda under Exhibit 16.

35 **FOURTH ORDER OF BUSINESS – Presentation of Proof of Publication(s)**

36 **FIFTH ORDER OF BUSINESS – Supervisor Comments**

37 There were no comments from any Board Supervisors.

38 **SIXTH ORDER OF BUSINESS – Staff Reports**

39 A. Landscaping & Irrigation

40 1. Exhibit 1: RedTree Landscape Inspection Reports – September 2023

41 Comments were made by RedTree Landscape representatives indicating that multiple
42 valves in the aging irrigation system were failing and needed to be replaced. Mr. Moylan

43 commented on a recent lightning strike which had broken a controller at the front, as well
44 as the unusually dry conditions for the time of year that were worsening the issues. In
45 addition, it was noted that 20 pallets of sod had been replaced, with discussion ensuing
46 regarding the loss of sod due to environmental conditions. Comments were heard from
47 Board members expressing concerns about the time taken to respond to problems identified
48 as early as April. Ms. Dobson noted that she had observed the beds with the annuals
49 previously being slow to blossom, only doing so when they were being irrigated properly,
50 and additionally noted drought-like conditions at all of the pots at the pool and behind the
51 main lodge, and the butterfly garden areas. Mr. Lucadano stated that he would work to
52 address the deficiencies, acknowledging issues with the fall annual rotation and front
53 entrance irrigation.

54 2. Exhibit 2: RedTree Landscape Projects & Proposal Tracker

55 3. Exhibit 3: Consideration of RedTree Landscape Maintenance Agreement Renewal for
56 FY23-24

57 Mr. Lucadano stated that RedTree was requesting a 5% increase for the following year on
58 each of the recurring sections of the base contract, to address rising costs. The Board and
59 Ms. Dobson discussed the current RedTree contract following the departure of RedTree
60 representatives from the meeting, with comments being made regarding the degree of
61 regular oversight for the irrigation zones. Ms. Dobson acknowledged that staff had
62 mentioned that they had been seeing RedTree staff on property more frequently since she
63 had returned. The Board requested for RedTree to be given a 30-day period to remediate
64 the deficiencies with the landscaping and irrigation.

65 4. Exhibit 4: RedTree Proposals (if any)

66 a. Wild Oak Lane Hedgerow – 3-gal. Viburnum Installation

67 Ms. Edwards stated that the viburnums had failed as a direct result of the irrigation
68 issue at the front of the community, with issues being reported back in April. Ms.
69 Edwards recalled discussions about replacing the viburnums under warranty, and
70 questioned why it was now a proposal.

71 b. Wild Oak Lane Hedgerow – 7-gal. Viburnum Installation

72 Comments were heard in favor of the 3-gallon viburnum size.

73 c. 35-gal. Crepe Myrtles Installation

74 Ms. Edwards noted that the proposal included the installation of \$675 worth of
75 sod, and suggested holding off on this proposal until the irrigation issues were
76 confirmed to be rectified.

77 d. 15-gal. Guava Installation

78 Concerns were expressed about the size of the plant, with Ms. Edwards suggesting
79 that it would be too big to thrive.

80 e. 7-gal. Guava Installation

81 Ms. Edwards commented more positively about this installation proposal, though
82 suggested that this also would not have much success until irrigation was
83 established in the pool area.

84

85

86 f. Sod Installation

87 Ms. Edwards stated that this was also a direct result of the irrigation issues and
88 should be warranty work, to be replaced in the next 30 days.

89 Ms. Dobson stated that the status of the irrigation and warranty sod replacement
90 would be included in the weekly update.

91 B. Aquatic Services

92 1. Exhibit 5: GHS Environmental Report

93 Ms. Dobson noted that work was being done to thin out grasses along ponds to make any
94 alligators more visible to homeowners to steer clear from and report for removal if
95 aggressive. Ms. Dobson additionally mentioned efforts to communicate reminders to
96 residents not to feed the wildlife.

97 *(The Board recessed the meeting at 8:35 p.m. and reconvened at 8:41 p.m.)*

98 C. Exhibit 6: District Engineer

99 Mr. Brletic gave an overview of his report, noting that the ACPLM roadway construction had now
100 been completed, with the County to complete the paperwork.

101 1. Exhibit 7: Review of Cormorant Cove Dock Inspection

102 Mr. Brletic provided an overview of the inspection report, as provided by Reuben Carlson
103 Consulting. Mr. Brletic commented positively on the level of detail, and noted
104 recommendations for acquiring proposals for railing repair and structural support, followed
105 by replacement of the dock structure in approximately 10 to 12 years, being the end of the
106 estimated remaining life of the structure following suggested repairs. In response to
107 Supervisor questions about pricing, Mr. Brletic stated that this inspection report was about
108 \$1,300, which he noted was a good price. Ms. Dobson requested for the District Engineer
109 to reach out to Reuben Carlson to see if they could perform a similar inspection on the
110 Lodge dock, at the same price.

111 Mr. Brletic noted that a few different people had been on site to look at the railings, and
112 that he hoped to have proposals for the pilings at the next meeting. Ms. Dobson suggested
113 contacting Bridge Builders, commenting positively on their bridge work in a different
114 community she managed.

115 Mr. Brletic provided an update following a visit to a CDD parcel on Pine Knot with Ms.
116 Edwards and Ms. Dobson, explaining some concerns from private property owners about
117 a swale which was both not part of the original site plan and that appears to have been
118 worsening over time.

119 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
120 for a survey to be ordered by the District Engineer, to be conducted for the Pine Knot and Wilderness Lake
121 Boulevard common area, and to secure estimates for both options of conveyance to the wetlands and
122 removal of the swale, for the Preserve at Wilderness Lake Community Development District.

123 Following the motion, Mr. Brletic noted that he had received an email from SWFWMD that he
124 thought may be an error on their part, regarding permit transfer. Mr. Brletic stated that this permit
125 was regularly certified, most recently in 2018. Ms. Dobson noted that the letter had referenced a
126 previous engineering firm associated with the CDD, and Mr. Brletic explained that the letter was
127 reflecting whoever had initially put in the permit, adding that additional points of contact could be

128 provided. Ms. Dobson stated that she would send a copy of the SWFWMD permit letter to the
129 Board.

130 D. District Counsel

131 Mr. Broadus stated that he had nothing specific to report, but provided some comments on liability
132 involved with wild animal incidents.

133 E. Community Manager

134 1. Exhibit 8: Presentation of Community Manager Report

135 Ms. Dobson presented the report to the Board, and discussed requests that had come in
136 from the community, including the addition of films to the monument lights to tint the
137 colors, and trimming tree branches past a 15-foot height threshold. Ms. Dobson responded
138 to Board inquiries about staffing levels, noting that the onboarding for a new event
139 coordinator would be starting once employee information was received back. Additional
140 discussion ensued regarding holiday event plans, as well as the issuance of the debit card
141 for Wilderness.

142 F. District Manager

143 1. Exhibit 9: Presentation of District Manager & Field Operations Report

144 Ms. Dobson provided a status update on the transfer of her District management portfolio.
145 Ms. Dobson stated that she would check with Mr. Smith on the exact date but
146 anticipated the turnover to be complete by early December.

147 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

148 A. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Regular
149 Meeting Held October 4, 2023

150 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
151 the Minutes of the Board of Supervisors Regular Meeting Held October 4, 2023, for the Preserve at
152 Wilderness Lake Community Development District.

153 B. Exhibit 11: Consideration for Acceptance – The September 2023 Unaudited Financial Report

154 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board accepted
155 the September 2023 Unaudited Financial Report, for the Preserve at Wilderness Lake Community
156 Development District.

157 C. Exhibit 12: Consideration for Acceptance – The September 2023 Operations & Maintenance
158 Expenditures

159 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board accepted
160 the September 2023 Operations & Maintenance Expenditures, for the Preserve at Wilderness Lake
161 Community Development District.

162 **EIGHTH ORDER OF BUSINESS – Business Items**

163 A. Exhibit 13: Consideration of Ikare Publishing Newsletter Agreement

164 This item was tabled to the next meeting, pending the addition of requested verbiage that had been
165 sent to the legal office.

166

167 B. Exhibit 14: Consideration of Finn Outdoor Drainage Maintenance Proposal

168 Mr. Brletic and Ms. Dobson discussed the drainage maintenance proposal with the Board. Ms.
169 Dobson explained that some issues had been noted as possibly connected to the bubbler box
170 structure design that resulted in issues where if one had a problem, there were likely concurrent
171 problems elsewhere on the wetland. Mr. Brletic expressed interest in looking into the design .

172 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
173 the Finn Outdoor Drainage Maintenance Proposal, pending approval by GHS, in an amount not to exceed
174 \$3,350.00, for the Preserve at Wilderness Lake Community Development District.

175 C. Exhibit 15: Consideration & Adoption of **Resolution 2024-01**, 2024 General Election Notice

176 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adopted
177 **Resolution 2024-01**, setting a 2024 General Election Notice, for the Preserve at Wilderness Lake
178 Community Development District.

179 D. Exhibit 16: Consideration of Approval of Installation & Maintenance Access of Fencing in the
180 Setback

181 This item was discussed as part of the audience comments at the beginning of the meeting.

182 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
183 for a letter to proceed reflecting no objection to the Installation & Maintenance Access of Fencing in the
184 Wetland Buffer Setback Area, for the Preserve at Wilderness Lake Community Development District.

185 E. Consideration of Vesta District Services Request to Designate the Lodge as Local Records Office
186 for Pasco County

187 Ms. Dobson provided an overview of the records request process to the Board, noting that the
188 typical deadline for requests was 30 days from when they were received. Following some concerns
189 about adding to the District management workload, this item was tabled.

190 Prior to discussion of the spa services, a resolution to amend the Fiscal Year 2022/2023 General
191 Fund Budget was considered for adoption. Ms. Dobson stated that she had distributed the amended
192 budget to the Board and provided hard copies, explaining that while the overall budget had not
193 gone over, there were individual line items that surpassed the 10% threshold requiring for an
194 amendment, with particular focus on variances under the District Engineering line item.

195 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adopted
196 **Resolution 2024-02**, Amending the Fiscal Year 2022/2023 General Fund Budget and providing for an
197 effective date, for the Preserve at Wilderness Lake Community Development District.

198 F. Exhibit 17: Discussion of Spa Services Update

199 The Board and Ms. Dobson discussed the nail technician’s schedule and verifying the services
200 provided, with suggestions being made to track the relative demand for the services amidst
201 newsletter advertising and promotions, to inform decision-making for possible supplemental
202 services. Discussion ensued regarding shared space and the responsibilities of the nail technician
203 for their private property.

204 **NINTH ORDER OF BUSINESS – Supervisors Requests**

205 There being none, the next item followed.

206

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

208 There being none, the next item followed.

209 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 7, 9:30 AM**

210 Ms. Edwards, Ms. Fisher, Ms. Ruhlig, and Ms. Hepner stated that they would be able to attend the
211 next meeting in person, which would constitute a quorum. Mr. Norrie was not present for the
212 quorum check.

213 **TWELFTH ORDER OF BUSINESS – Adjournment**

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

216 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
217 adjourned the meeting at 11:07 p.m. for the Preserve at Wilderness Lake Community Development District.

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

221 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
222 meeting held on December 6, 2023.**

223

Signature

Signature

Printed Name

Printed Name

224 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 11

The Preserve at Wilderness Lake Community Development District

Financial Statements
(Unaudited)

Preliminary

October 31, 2023

The Preserve at Wilderness Lake CDD
Balance Sheet
October 31, 2023

	General Fund	Reserve Fund	Debt Service 2012	Debt Service 2013	TOTAL
1 ASSETS					
2 BANKUNITED OPERATING	\$ 826,199	\$ -	\$ -	\$ -	\$ 826,199
3 BANKUNITED MONEY MARKET	50,045				50,045
4 TRUIST OPERATING	16,988	-	-	-	16,988
5 PETTY CASH	300	-	-	-	300
6 TRUST ACCOUNTS:					-
7 REVENUE FUND	-	-	44,517	78,320	122,837
8 RESERVE FUND	-	-	128,912	153,444	282,356
9 INTEREST FUND	-	-	-	11	11
10 PREPAYMENT FUND	-	-	4,056	7,651	11,707
11 ACCOUNTS RECEIVABLE	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - ON ROLL	1,641,017	250,000	169,861	315,023	2,375,901
13 DUE FROM OTHER FUNDS	-	776,763	-	-	776,763
14 PREPAID EXPENSES	3,975	-	-	-	3,975
15 DEPOSITS	28,750	-	-	-	28,750
16 DUE FROM OTHERS	16	-	-	-	16
17 TOTAL ASSETS	\$ 2,567,291	\$ 1,026,763	\$ 347,345	\$ 554,449	\$ 4,495,848
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 64,304	\$ 31,681	\$ -	\$ -	\$ 95,985
20 RENTAL DEPOSITS PAYABLE	670	-	-	-	670
21 DEFERRED REVENUE - ON-ROLL	1,641,017	250,000	169,861	315,023	2,375,901
22 DUE TO OTHER FUNDS	776,763	-	-	-	776,763
23 OUTSTANDING CHECKS	225	-	-	-	225
24 TOTAL LIABILITIES	2,482,980	281,681	169,861	315,023	3,249,545
25 FUND BALANCE					
26 NONSPENDABLE					
27 PREPAID & DEPOSITS	32,725	-	-	-	32,725
29 CAPITAL RESERVES	-	-	179,002	231,729	410,730
28 OPERATING CAPITAL	-	-	-	-	-
30 UNASSIGNED	51,586	745,082	(1,517)	7,697	802,848
31 TOTAL FUND BALANCE	84,311	745,082	177,485	239,426	1,246,303
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,567,291	\$ 1,026,763	\$ 347,345	\$ 554,449	\$ 4,495,848

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 October 31, 2023

	FY 2024 Adopted Budget	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS					
3 ASSESSMENTS ON-ROLL	\$ 1,641,017	\$ -	\$ -	\$ (1,641,017)	0%
4 INTEREST EARNINGS					
5 INTEREST	10,500	147	147	(10,353)	1%
6 MISCELLANEOUS REVENUE					
7 GENERAL STORE	-	1,880	1,880	1,880	
8 GUEST FEES	-	119	119	119	
9 EVENTS & SPONSORSHIPS	-	624	624	624	
10 RENTAL REVENUES	-	705	705	705	
11 FEE-BASED SERVICES	-	307	307	307	
12 OTHER MISC. REVENUE	-	-	-	-	
13 INSURANCE PROCEEDS	-	-	-	-	
14 PRIOR YEAR CREDIT	-	-	-	-	
15 TOTAL REVENUE	1,651,517	3,782	3,782	(1,647,735)	0%
16 BALANCE FORWARD FROM PREVIOUS YEAR	175,000	-	-	(175,000)	
17 TOTAL REVENUE & BALANCE FORWARD	\$ 1,826,517	\$ 3,782	\$ 3,782	\$ (1,822,735)	0%
18 EXPENDITURES					
19 LEGISLATIVE					
20 SUPERVISOR FEES	\$ 14,000	\$ 1,000	\$ 1,000	\$ (8,020)	7%
21 PAYROLL FICA TAXES	-	-	-	-	
22 PAYROLL SERVICE FEES	-	-	-	-	
23 TOTAL LEGISLATIVE	14,000	1,000	1,000	(13,000)	7%
24 FINANCIAL & ADMINISTRATIVE					
25 ADMINISTRATIVE SERVICES	8,874	854	854	(8,020)	10%
26 DISTRICT MANAGEMENT	25,078	2,089	2,089	(22,989)	8%
27 DISTRICT ENGINEER	20,000	2,465	2,465	(17,535)	12%
28 DISCLOSURE REPORT	2,200	175	175	(2,025)	8%
29 TRUSTEE FEES	7,800	-	-	(7,800)	0%
30 TAX COLLECTOR / PROPERTY FEES	150	-	-	(150)	0%
31 FINANCIAL & REVENUE COLLECTIONS	5,724	477	477	(5,247)	8%
32 ASSESSMENT ROLL	5,724	5,724	5,724	-	100%
33 ACCOUNTING SERVICES	26,024	2,367	2,367	(23,657)	9%
34 AUDITING SERVICES	3,635	-	-	(3,635)	0%
35 LEGAL ADVERTISING	2,500	79	79	(2,421)	3%
36 MISC. MAILINGS	2,000	-	-	(2,000)	0%
37 BANK FEES	275	-	-	(275)	0%
38 DUES, LICENSES, & FEES	825	46	46	(779)	6%
39 WEBSITE & EMAIL HOSTING	7,500	-	-	(7,500)	0%
40 TOTAL ADMINISTRATIVE	118,309	14,275	14,275	(104,034)	12%
41 LEGAL COUNSEL					
42 DISTRICT COUNSEL	30,000	4,308	4,308	(25,692)	14%
43 TOTAL LEGAL COUNSEL	30,000	4,308	4,308	(25,692)	14%

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 October 31, 2023

	FY 2024 Adopted Budget	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
44 INSURANCE					
45 PUBLIC OFFICIALS LIABILITY INSURANCE	3,280	-	-	(3,280)	0%
46 SUPERVISOR WORKERS COMPENSATION INSURANCE	250	-	-	(250)	0%
47 GENERAL LIABILITY INSURANCE	4,656	-	-	(4,656)	0%
48 PROPERTY INSURANCE	57,017	56,824	56,824	(193)	100%
49 TOTAL INSURANCE	65,203	56,824	56,824	(8,379)	87%
50 LAW ENFORCEMENT					
51 OFF DUTY DEPUTY	30,000	1,840	1,840	(28,160)	6%
52 TOTAL LAW ENFORCEMENT	30,000	1,840	1,840	(28,160)	6%
53 UTILITIES					
54 ELECTRICITY UTILITY SERVICES	167,000	15,321	15,321	(151,679)	9%
55 GAS UTILITY SERVICES	31,500	1,249	1,249	(30,251)	4%
56 SOLID WASTE ASSESSMENT	3,500	-	-	(3,500)	0%
57 GARBAGE RECREATION FACILITY	3,000	501	501	(2,499)	17%
58 WATER-SEWER SERVICES	25,000	2,250	2,250	(22,750)	9%
59 STORMWATER ASSESSMENTS	3,125	-	-	(3,125)	0%
60 TOTAL UTILITIES	233,125	19,321	19,321	(213,804)	8%
61 LANDSCAPE					
62 LANDSCAPE MAINTENANCE	158,000	12,900	12,900	(145,100)	8%
63 LANDSCAPE FERTILIZATION	30,000	5,775	5,775	(24,225)	19%
64 LANDSCAPE ANNUAL FLOWERS	16,200	-	-	(16,200)	0%
65 LANDSCAPE REPLACEMENT PLANTS	45,000	2,602	2,602	(42,398)	6%
66 LANDSCAPE MULCH	42,000	-	-	(42,000)	0%
67 LANDSCAPE INSPECTION SERVICES	13,200	1,100	1,100	(12,100)	8%
68 LANDSCAPE PEST CONTROL	13,980	1,165	1,165	(12,815)	8%
69 LANDSCAPE AERATION	4,000	-	-	(4,000)	0%
70 TREE TRIMMING SERVICES	41,600	7,000	7,000	(34,600)	17%
71 IRRIGATION REPAIR & MAINTENANCE	25,000	4,572	4,572	(20,428)	18%
72 IRRIGATION INSPECTION	13,600	1,100	1,100	(12,500)	8%
73 WELL MAINTENANCE	2,500	-	-	(2,500)	0%
74 TOTAL LANDSCAPE	405,080	36,214	36,214	(368,866)	9%
75 LAKE AND WETLAND MAINTENANCE					
76 WETLAND PLANT INSTALLATION	-	-	-	-	
77 MONTHLY AQUATIC WEED CONTROL	34,500	2,875	2,875	(31,625)	8%
78 WETLAND STAFF OVERSIGHT	2,000	167	167	(1,833)	8%
79 PRIVATE RESIDENT CONSULTATION	780	65	65	(715)	8%
80 WETLAND NUISANCE SPECIES CONTROL	10,500	875	875	(9,625)	8%
81 WETLAND ROUTINE CLEANUP	26,400	-	-	(26,400)	0%
82 MISC. EXPENSE	5,000	-	-	(5,000)	0%
83 TOTAL LAKE AND WETLAND MAINTENANCE	79,180	3,982	3,982	(75,198)	5%
84 ROAD & STREET FACILITIES					
85 STREET LIGHT DECORATIVE MAINTENANCE	500	-	-	(500)	0%
86 STREET SIGN REPAIR & MAINTENANCE	500	-	-	(500)	0%
87 ROADWAY REPAIR & MAINTENANCE	-	-	-	-	
88 SIDEWALK REPAIR & MAINTENANCE	3,000	-	-	(3,000)	0%
89 SIDEWALK PRESSURE WASHING	8,000	-	-	(8,000)	0%
90 ENTRY & WALLS REPAIR & MAINTENANCE	2,000	-	-	(2,000)	0%
91 TOTAL ROAD & STREET FACILITIES	14,000	-	-	(14,000)	0%

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 October 31, 2023

	FY 2024 Adopted Budget	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
92 PARKS & RECREATION					
93 MANAGEMENT CONTRACT - PAYROLL	48,000	-	-	(48,000)	0%
94 EMPLOYEE MILEAGE REIMBURSEMENT	2,500	-	-	(2,500)	0%
95 MANAGEMENT CONTRACT - DM FEES	450,000	-	-	(450,000)	0%
96 LODGE REPAIR & MAINTENANCE	50,000	3,514	3,514	(46,486)	7%
97 LODGE JANITOR CONTRACT SERVICES	30,000	-	-	(30,000)	0%
98 LODGE JANITOR SUPPLIES	7,500	-	-	(7,500)	0%
99 SPA LINEN & MAT SERVICES	8,000	525	525	(7,475)	7%
100 POOL SERVICE CONTRACT	58,520	4,362	4,362	(54,158)	7%
101 POOL REPAIR & MAINTENANCE	5,000	2,840	2,840	(2,160)	57%
102 POOL PERMITS	1,000	-	-	(1,000)	0%
103 TELEPHONE, INTERNET, CABLE	14,000	770	770	(13,230)	5%
104 COMPUTER IT SUPPORT & REPAIR	3,750	760	760	(2,990)	20%
105 SECURITY SYSTEM MONITORING	12,000	720	720	(11,280)	6%
106 SECURITY SYSTEM MAINTENANCE	7,500	600	600	(6,900)	8%
107 RESIDENT SERVICES	7,500	-	-	(7,500)	0%
108 RESIDENT ID CARD	1,500	-	-	(1,500)	0%
109 OFFICE SUPPLIES	8,000	338	338	(7,662)	4%
110 GENERAL STORE	5,200	-	-	(5,200)	0%
111 NATURE CENTER OPERATIONS	6,000	17	17	(5,983)	0%
112 WILDLIFE MANAGEMENT SERVICES	14,400	1,200	1,200	(13,200)	8%
113 SPECIAL EVENTS	30,000	3,826	3,826	(26,174)	13%
114 FITNESS EQUIPMENT MAINTENANCE	1,500	110	110	(1,390)	7%
115 FITNESS EQUIPMENT REPAIR	7,000	246	246	(6,754)	4%
116 EQUIPMENT LEASE	5,000	-	-	(5,000)	0%
117 EQUIPMENT REPAIR & REPLACEMENT	15,000	-	-	(15,000)	0%
118 ATHLETIC COURT REPAIR & MAINTENANCE	5,250	-	-	(5,250)	0%
119 PLAYGROUND EQUIPMENT MAINTENANCE	1,000	-	-	(1,000)	0%
120 PLAYGROUND MULCH	8,000	-	-	(8,000)	0%
121 DOG WASTE STATION SUPPLIES	7,500	1,450	1,450	(6,050)	19%
122 HOLIDAY DECORATIONS	15,000	-	-	(15,000)	0%
123 LANDSCAPE LIGHTING REPLACEMENT	2,000	-	-	(2,000)	0%
124 CONTINGENCY	-	-	-	-	-
125 TOTAL PARKS AND RECREATION	837,620	21,277	21,277	(816,343)	3%
126 TOTAL EXPENDITURES	1,826,517	159,042	159,042	(1,667,475)	9%
127 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(155,260)	(155,260)	(155,260)	
128 OTHER FINANCING SOURCES & USES					
129 TRANSFERS IN	-	-	-	-	
130 TRANSFERS OUT	-	-	-	-	
131 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	-	
132 FUND BALANCE - BEGINNING - UNAUDITED	467,879		239,571	(228,309)	
133 NET CHANGE IN FUND BALANCE	-	(155,260)	(155,260)	(155,260)	
134 FUND BALANCE - ENDING - PROJECTED	\$ 467,879		\$ 84,311	(383,569)	
135 ANALYSIS OF FUND BALANCE					
136 NON SPENDABLE DEPOSITS					
137 PREPAID & DEPOSITS	32,725		32,725		
138 CAPITAL RESERVES	-		-		
139 OPERATING CAPITAL	-		-		
140 UNASSIGNED	51,586		51,586		
141 TOTAL FUND BALANCE	\$ 84,311		\$ 84,311		

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 October 31, 2023

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

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 October 31, 2023

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 169,997	\$ -	\$ (169,997)
3 INTEREST REVENUE	-	711	711
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	169,997	711	(169,285)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	-	-
9 May 1, 2024	-	-	-
10 November 1, 2024	-	-	-
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	-	-	-
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	169,967	-	(169,967)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	30	711	681
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	183,277	176,774	(6,503)
21 NET CHANGE IN FUND BALANCE	30	711	681
22 FUND BALANCE - ENDING	\$ 183,307	\$ 177,485	\$ (5,822)

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 October 31, 2023

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 315,438	\$ -	\$ (315,438)
3 SPECIAL ASSESSMENTS - OFF ROLL	-	-	-
4 INTEREST REVENUE	-	965	965
5 MISC REVENUE	-	-	-
6 TOTAL REVENUE	315,438	965	(314,473)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	-	-
10 May 1, 2024	-	-	-
11 November 1, 2024	-	-	-
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	-	-	-
14 PRINCIPAL PREPAYMENT	-	-	-
15 TOTAL EXPENDITURES	315,438	-	-
16 EXCESS OF REVENUE OVER (UNDER) EXP.	-	965	965
17 OTHER FINANCING SOURCES (USES)			
18 TRANSFERS IN	-	-	-
19 TRANSFERS OUT	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 FUND BALANCE - BEGINNING	234,562	238,460	3,898
22 NET CHANGE IN FUND BALANCE	-	965	965
23 FUND BALANCE - ENDING	\$ 234,562	\$ 239,426	\$ 4,864

**The Preserve at Wilderness Lake CDD
Check Register - FY2024**

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
09/30/2023		BOY Balance					1,121,058.74
10/01/2023	1121	Egis Insurance & Risk Advisors	Policy #100123678 10/01/23 - 10/01/24	Insurance		56,824.00	1,064,234.74
10/02/2023	1120	Hunt Talent LLC	Face Painter / Balloon Twister	Special Events		495.00	1,063,739.74
10/02/2023	100086	Cool Coast Heating & Cooling Inc	Invoice: 10379 (Reference: Quarterly Maintenance.)	Lodge R&M		629.00	1,063,110.74
10/02/2023	100090	RedTree Landscape Systems	Invoice: 14818 (Reference: Replace Waters Edge Controller - Estimate 153)	Irrigation R&M		12,075.75	1,051,034.99
10/02/2023	100091	Business Observer, Inc.	Invoice: 23-01609P (Reference: Legal Advertising.)	Legal Advertising		78.75	1,050,956.24
10/03/2023	ACH100323	Duke Energy	Collective Accounts 08/03/23-09/03/23	Electric Utility		1,284.11	1,049,672.13
10/06/2023	ACH100623	Deluxe Business Systems	PWL - Checks Ordered	Office Supplies		338.02	1,049,334.11
10/10/2023	1122	Agnieszka Fisher	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,134.11
10/10/2023	1123	Bryan Norrie	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,048,934.11
10/10/2023	1124	Heather Hepner	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,048,734.11
10/10/2023	1125	Holly Ruhlig	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,048,534.11
10/10/2023	1126	Virginia B. Edwards	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,048,334.11
10/10/2023	100092	A Total Solution, Inc	Invoice: 000183375 (Reference: Quarterly Security Video Alarm System M	Security Monitoring		720.00	1,047,614.11
10/10/2023	100093	Vesta District Services	Invoice: 413501 (Reference: Monthly DM Services.)	District Management		5,473.00	1,042,141.11
10/10/2023	100094	Cooper Pools Inc.	Invoice: 7417 (Reference: Monthly Pool Maintenance - Oct 2023.)	Pool Service		4,397.00	1,037,744.11
10/10/2023	100095	RedTree Landscape Systems	Invoice: 14968 (Reference: Arbor Care - rear of cinema bldg.) Invoice: 14	Landscape Maintenance		16,750.00	1,020,994.11
10/11/2023	1127	Frontier	Business Fiber Internet 10/07- 11/06	Telephone, Internet, Cable		272.11	1,020,722.00
10/12/2023	100096	A Total Solution, Inc	Invoice: 000183378 (Reference: Monthly Maintenance.)	Security System		600.00	1,020,122.00
10/12/2023	100097	RedTree Landscape Systems	Invoice: 14979 (Reference: Arbor Care - Water's Edge Monument.) Invoic	Irrigation R&M		1,678.95	1,018,443.05
10/12/2023	100098	Vesta District Services	Invoice: 413502 (Reference: Annual Fee: Dissemination Agent.)	Dissemination Agent		5,724.00	1,012,719.05
10/13/2023	1128	ALSCO	Mats	Spa Linen & Mats		158.78	1,012,560.27
10/16/2023	1129	Enelsa Moran	Room Rental Deposit Refund (9/30/23)	Rental Deposits		250.00	1,012,310.27
10/16/2023	100099	A Total Solution, Inc	Invoice: 0000173719 (Reference: Parks and Recreation Lodge Repair & Ma	Lodge R&M		476.15	1,011,834.12
10/16/2023	100100	Brletic Dvorak Inc	Invoice: 1220 (Reference: Financial & Administrative District Council.)	District Engineer		1,520.00	1,010,314.12
10/16/2023	100101	Cooper Pools Inc.	Invoice: 7477 (Reference: Parks and Recreation Pool Repair & Maintn.)	Pool R&M		1,530.00	1,008,784.12
10/16/2023	100102	Fitness Logic	Invoice: 115048 (Reference: Parks and Recreation Fitness Equipment Maint	Fitness Equipment Maint.		110.00	1,008,674.12
10/16/2023	100103	Himes Electrical Service, Inc.	Invoice: 23704 (Reference: Parks and Recreation Pool Repair & Maintn.) I	Pool R&M		559.91	1,008,114.21
10/16/2023	100104	Pasco Sheriff's Office	Invoice: 1-202310-10258 (Reference: Law Enforcement Off Duty Deputy.)	Off Duty Deputy		1,840.00	1,006,274.21
10/16/2023	100105	ProPet Distributors	Invoice: 143852 (Reference: Parks and Recreation Dog waste Station Suppl	Dog Waste Station		1,450.40	1,004,823.81
10/16/2023	100106	RedTree Landscape Systems	Invoice: 15026 (Reference: Landscape Tree Trimming Services.) Invoice:	Assorted Landscape		43,627.50	961,196.31
10/16/2023	100107	Straley Robin Vericker	Invoice: 23584 (Reference: Financial & Administrative District Council.)	District Counsel		4,308.16	956,888.15
10/16/2023	100108	Vesta Property Services, Inc	Invoice: 414044 (Reference: Parks & Recreation Resident Services.) Invo	Management Contract		30,729.82	926,158.33
10/16/2023	100109	Romaner Graphics	Invoice: 21886 (Reference: Road & Street Facilities Entry & Walls Repair &	Lodge, Entry R&M		3,750.00	922,408.33
10/19/2023	1130	Grant Hemond & Associates	DJ Services - Fall Festival/Oktoberfest Party (FINAL PAYMENT)	Special Events		556.50	921,851.83
10/20/2023	EFT102023	FL Dept. of Rev.	Sep 2023 Sales Tax	Accounting Services		200.48	921,651.35
10/23/2023	100110	Reuben Clarson Consulting, Inc	Invoice: 18880 (Reference: Dock & Boardwalk Insp/Reporting.)	Lodge R&M		1,300.00	920,351.35
10/23/2023	01ACH102323	Pasco County Utilities	21320 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		2,065.22	918,286.13
10/23/2023	02ACH102323	Pasco County Utilities	20750 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		31.36	918,254.77
10/23/2023	03ACH102323	Pasco County Utilities	21539 Cormorant Cove Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	918,244.48
10/23/2023	04ACH102323	Pasco County Utilities	21922 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		29.73	918,214.75
10/23/2023	05ACH102323	Pasco County Utilities	7639 Grasmere Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	918,204.46
10/23/2023	06ACH102323	Pasco County Utilities	0 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		10.29	918,194.17
10/23/2023	07ACH102323	Pasco County Utilities	0 Whispering Wind Dr. 08/17/23-09/18/23	Water/Sewer Services		92.66	918,101.51
10/23/2023			Funds Transfer			50,000.00	868,101.51
10/24/2023	1131	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	862,628.51
10/24/2023	1132	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	857,155.51
10/24/2023	1133	Vesta District Services	Billable Expenses - Aug 2023	District Management		55.31	857,100.20
10/24/2023	100111	Arrow Exterminators	Invoice: 53759465 (Reference: Pest Control Service 10.13.23.)	Lodge R&M		154.00	856,946.20
10/24/2023	100112	Fitness Logic	Invoice: 115096 (Reference: Replace cable on pull down seated row.)	Fitness Equipment Repair		245.99	856,700.21
10/24/2023	100113	PSA Horticultural	Invoice: 1432 (Reference: October 2023 Landscape Inspection Report.)	Landscape Inspection		1,100.00	855,600.21
10/24/2023	100114	Vesta District Services	Invoice: 414267 (Reference: Billable Expenses - Sep 2023.)	Various		1,943.33	853,656.88
10/24/2023	100115	State Wildlife Trapper, LLC	Invoice: 1808 (Reference: Hog Removal Svc - October 2023.)	Wildlife Management		1,200.00	852,456.88
10/24/2023	100116	Sunrise Propane	Invoice: U111C207 (Reference: Propane Purchased.)	Gas Utility Services		1,409.23	851,047.65
10/25/2023	EFT102523	Waste Connections Of Florida	Monthly Fee - Oct	Garbage Recreation		500.91	850,546.74
10/26/2023	1ACH102623	Duke Energy	08/29-09/26	Electric Utility		13,951.09	836,595.65
10/26/2023	ACH102623	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 9/3.-10/3	Electric Utility		30.79	836,564.86

The Preserve at Wilderness Lake CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
10/26/2023	2ACH102623	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 9/3-10/2	Electric Utility		30.79	836,534.07
10/26/2023	1134	Frontier	Local service 10/22/23-11/21/23	Telephone, Internet, Cable		100.99	836,433.08
10/26/2023	1135	Frontier	FiberOptic Internet 200 static IP 10/15/23-11/14/23	Telephone, Internet, Cable		66.55	836,366.53
10/27/2023	1136	Terri Oakley	Reimbursements	Nature Center Operations		16.98	836,349.55
10/27/2023	1137	Tish Dobson	Reimbursements	Various		615.02	835,734.53
10/27/2023	1138	Palm Beach Security & Safe, Inc.	SUNDAY EMERGENCY - RHOS DOOR FROM FITNESS CENTER	Lodge R&M		800.00	834,934.53
10/31/2023	1139	Palm Beach Security & Safe, Inc.	Repair Rear Door in Fitness Center	Lodge R&M		500.00	834,434.53
10/31/2023	100117	Cooper Pools Inc.	Invoice: 7483 (Reference: Stenner Pump for Lap Pool.)	Pool R&M		715.00	833,719.53
10/31/2023	100118	GHS, LLC	Invoice: 2023-495 (Reference: Aquatic Maintenance - Sep 2023.)	Lake Wetland Maint.		3,981.67	829,737.86
10/31/2023	100119	RedTree Landscape Systems	Invoice: 15086 (Reference: Landscape Maint. - Oct 2023.)	Landscape Pest Control		1,165.00	828,572.86
10/31/2023	100120	Florida Coast Equipment	Invoice: P1694505 (Reference: Case of Oil.)	Special Events		15.26	828,557.60
10/31/2023	1140	Strictly Entertainment, Inc.		Special Events		2,445.00	826,112.60
10/31/2023			Interest		86.87		826,199.47
10/31/2023		EOM Balance			86.87	294,946.14	826,199.47

EXHIBIT 12



INVOICE

Customer	Preserve at Wilderness Lake Community Development District
Acct #	674
Date	09/29/2023
Customer Service	Kristina Rudez
Page	1 of 1

Preserve at Wilderness Lake Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave., Ste 200
 Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 56,824.00
Payment Amount	
Payment for:	Invoice#20375
100123678	

Thank You

Please detach and return with payment



Customer: Preserve at Wilderness Lake Community Development District

Invoice	Effective	Transaction	Description	Amount
20375	10/01/2023	Renew policy	Policy #100123678 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/29/2023	56,824.00
				Total
				\$ 56,824.00

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	Date
	sclimer@egisadvisors.com	09/29/2023

Hunt Talent LLC

8501 Philatelic Dr., PO Box 5627 Spring Hill, FL 34611 (please include street address & PO Box #)

To: Wilderness Lake Preserve Community, 21320 Wilderness Lake Blvd. Land 'O Lakes FL 34637

INVOICE #101423 SHOW DATE: 10/14/23

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Wilderness Lake Preserve Community 3:30 pm – Face-painter/balloon-twister Make Check Payable to Hunt Talent LLC	\$495	\$495
	PAID IN FULL		

Make all checks payable to [Hunt Talent LLC]

If you have any questions concerning this invoice, contact [352-200-0268]

Thank you for your business!

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	Maintenance 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	Filters FILTERS USED: 3- 30X24X1 2-16X16X1 2-20X20X1 1-12X12X1 1-14X14X1 3-20X25X1	1	0.00	0.00

BALANCE DUE

\$629.00

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14817



BILL TO

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

DATE 09/25/2023	PLEASE PAY \$9,300.00	DUE DATE 11/09/2023
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ACTIVITY	QTY	RATE	AMOUNT
Completed 9/16/23 - from estimate #1539			
Replace bad well motor and liquid end at the Lodge. The electricity from the building to the well is only 184 volts and should be 220 volts			
Sales 5HP LIQUID END	1		
Sales 5HP GROUNDFOOS 220 V MOTOR	1		
Sales 10/3 SUB CABLE	65		
Sales 5X2 WELL SEAL	1		
Sales SUPPLIES MISC	1		
Sales SPLICE KIT	2		
Sales 2" GALV. DROP PIPE	21		
1 YEAR WARRANTY			
Sales			9,300.00

TOTAL DUE	\$9,300.00
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THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14818



BILL TO

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

DATE 09/25/2023	PLEASE PAY \$1,205.00	DUE DATE 11/09/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Completed, off estimate 1537			
Replace malfunction controller that has been ripped open and invested in carpenter ants at the Waters Edge Controller.			
Sales ICC2 controller	1	425.00	425.00
Sales ICM 800 Modules	2	215.00	430.00
Sales Clasp and Lock Set	1	75.00	75.00
Sales labor	5	55.00	275.00

TOTAL DUE **\$1,205.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 14831**BILL TO**

Wilderness Lake Preserve, HOA

C/o Vesta Property Services

1020 E Brandon Blvd Ste 207

Brandon, FL 33511

DATE 09/28/2023	PLEASE PAY \$326.75	DUE DATE 09/28/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/23/23:			
Deerfield			
Valve stuck open on system zone #4			
Sales	1	75.00	75.00
Tracker charge			
Sales	1	125.00	125.00
1 1/2" irritrol valve			
Sales	2	1.50	3.00
drycon wire nuts			
Sales	2.25	55.00	123.75
Labor - technician			

TOTAL DUE	\$326.75
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14832



BILL TO

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

DATE 09/28/2023	PLEASE PAY \$303.00	DUE DATE 11/12/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/21/23:			
Off of Water's Edge controller - repaired 1 2" PGV valve that was located at base of tree			
Sales 2" PGV hunter valve	1	190.00	190.00
Sales king nuts	2	1.50	3.00
Sales Labor - technician	2	55.00	110.00

TOTAL DUE \$303.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 14833**BILL TO**

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

DATE 09/28/2023	PLEASE PAY \$425.00	DUE DATE 11/12/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 9/21/23: Waters Edge controller zone 7: leak at sidewalk, 1 rotor, 1 3/4 x 1/2 close nipple zone 9: leak in drip line, 2 caps, 1 drip line Also, by Beth's house - rotors have been adjusted - replace stuck zone along sidewalk between fence and road			
Sales track charge	1	75.00	75.00
Sales PGV 2" hunter valve	1	190.00	190.00
Sales kind nuts	2	1.50	3.00
Sales 6" rotor with 3/4" x 1/2" close nipple	1	45.00	45.00
Sales drip couplers	2	0.50	1.00
Sales drip pipe, per foot	1	1.00	1.00
Sales Labor - technician	2	55.00	110.00

TOTAL DUE	\$425.00
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 14835**BILL TO**

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

DATE 09/28/2023	PLEASE PAY \$516.00	DUE DATE 11/12/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 9/20/23: Lodge controller Zone 6: 1 T-Cap, 1 1/2" x 4" Core, 3 nozzle Zone 4: 1 nozzle, 1 6" rotor w 3/4 x 1/2" close nipple Zone 5: 3 leaks in trees Zone 10: drip couplers, 1 combo tee, 7 soil staples, 4 MJ nozzles			
Sales nozzle	4	2.50	10.00
Sales 6" rotors with 3/4 x 1/2" close nipple	1	45.00	45.00
Sales 6" pop up	3	18.75	56.25
Sales drip couplers	5	0.50	2.50
Sales soil staples	7	0.25	1.75
Sales 1 1/2" MA	1	0.75	0.75
Sales MJ nozzle	4	0.25	1.00
Sales 1/2" ST. 90	3	1.25	3.75
Sales Flex 1/2" per foot	3	1.50	4.50
Sales BxTxB combo drip tee 3/4"	1	2.50	2.50
Sales 1/2" T cap	2	1.00	2.00
Sales 1/2"x 4" core	1	1.00	1.00

ACTIVITY	QTY	RATE	AMOUNT
Sales	7	55.00	385.00
Labor - technician			

TOTAL DUE	\$516.00
-----------	-----------------

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01609P

Date 09/22/2023

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 # 23-01609P
P.O./Ref.# {00082490.DOCX/}

\$78.75

Board of Supervisors Regular Meeting

RE: Meeting on Thursday, October 4, 2023 at 9:30 a.m at the Preserve at
Wilderness Lake Lodge
Published: 9/22/2023

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
Total

()
\$78.75

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

RECEIVED SEP 25 2023

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.



duke-energy.com
877.372.8477

Your Summary Bill

THE PRESERVE WILDERNESS LAKE

Bill date Sep 12, 2023
For service Aug 3 - Sep 3
32 days

Collective account number **9300 0001 3787**

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	\$1,426.14
<i>Payment Received Aug 31</i>	<i>-1,426.14</i>
Current Electric Charges	1,251.11
Taxes	33.00
Total Amount Due Oct 03	\$1,284.11

Billing summary by account

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	268.07
910089621488	21726 CORMORANT COVE DR LAND O LAKES FL 34637	30.79
910089621115	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	89.74
910089599693	21218 QUIET HAVEN CT LAND O LAKES FL 34637	30.79
910089598189	7809 STONELEIGH DR LAND O LAKES FL 34637	36.99

RECEIVED SEP 18 2023

fb.def.duke.bills.2023091210219.61.a.jp-29-000000015

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

\$1,284.11
by Oct 3

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



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

889300000137870006600000000000000000012841100001284119

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 #
10/1/2023	000183375

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	10/16/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
BURG M/Q	Quarterly service charge for monitoring Security Video Alarm System.				3	240.00	720.00
	The Security Video Alarm System was connected to Acadian your new central station on 10/11/21.						
	All monitoring is billed in advance and the schedule is as follows: 1st Quarter=January, February, March 2nd Quarter=April, May June 3rd Quarter=July, August, September 4th Quarter=October, November, December						
	All cancellations MUST be in writing 30 days prior to cancellation!!						

Thank you for your business.
 We appreciate your prompt payment.

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

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

Subtotal	\$720.00
Sales Tax (0.0%)	\$0.00
Total	\$720.00
Balance Due	\$720.00



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 10/01/2023
Invoice # 413501
Terms Net 30
Due Date 10/31/2023
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		740.00
Financial & Revenue Collections	1		477.00
		Total	5,473.00
		Amount Due	5,473.00



Cooper Pools Inc CPC1459240

4850 Allen Rd #13
 Zephyrhills, FL 33541
 +1 8447665256
 info@cooperpoolsinc.com
 www.CooperPoolsInc.com

INVOICE

BILL TO
 The Preserve at Wilderness Lake
 C/O Vesta District Services
 250 International Pkwy Ste 208
 Lake Mary, FL 32746

INVOICE 7417
 DATE 10/01/2023
 TERMS Net 30
 DUE DATE 10/31/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
09/13/2023	stenner tube #1	#1 stenner tube replace ment	1	35.00	35.00
	Monthly Commercial Pool Service	Monthly Commercial Pool Service October 2023	1	4,362.00	4,362.00

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	4,397.00
TAX	0.00
TOTAL	4,397.00
BALANCE DUE	\$4,397.00

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14872



BILL TO

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

DATE 10/01/2023	PLEASE PAY \$15,000.00	DUE DATE 11/15/2023
---------------------------	----------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly Grounds Maintenance	1	12,900.00	12,900.00
Landscape Maintenance:Irrigation Repair Monthly Irrigation System Inspections	1	1,100.00	1,100.00
Arbor Care 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.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14968



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 09/30/2023	PLEASE PAY \$1,750.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as described in proposal dated 8/22/23:			
Rear of cinema building:			
Arbor Care	1	1,750.00	1,750.00
Remove and grind stump of (1) palm tree from rear of cinema building.			
Includes all labor, debris disposal, hauling and dumping fees.			

TOTAL DUE \$1,750.00

THANK YOU.



FRONTIER

Important Information

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

WILDERNESS LAKES

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	10/31/23
Billing Date	10/07/23
Account Number	813-996-0570-060723-5
PIN	8786
Previous Balance	249.52
Payment not received by 10/07/23	.00
Other Charges & Credits	-10.00
Balance Forward, due immediately	239.52
New Charges	272.11
Total Amount Due	\$511.63





**ANYTIME,
ANYWHERE
SUPPORT**



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WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 **800-801-6652**

MyFrontier app



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

6790 0007 NO RP 07 10082023 NNNNNNYN 01 003019 0011

WILDERNESS LAKES
250 INTERNATIONAL PARKWAY
LAKE MARY FL 32746



PAYMENT STUB

Total Amount Due	\$511.63
New Charges Due Date	10/31/23
Account Number	813-996-0570-060723-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



120054813996057006072300000239520000511635

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 #
10/1/2023	000183378

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	10/16/2023	Rober				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4380000 Sales	Monthly Maintenance Agreement 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.				1	600.00	600.00

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

Subtotal	\$600.00
Sales Tax (0.0%)	\$0.00
Total	\$600.00
Balance Due	\$600.00

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15034



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$251.95	DUE DATE 11/14/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 8/28/23:			
Deerfield pump -			
Mainline leak at round about repair			
Sales 2 1/2 90	2	6.75	13.50
Sales 2 1/2 coup	1	6.75	6.75
Sales 2 1/2 sch 40, per foot	6	1.95	11.70
Sales Labor - technician 2 x 2 hours	4	55.00	220.00

TOTAL DUE	\$251.95
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15035



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$247.00	DUE DATE 11/14/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 8/28/23:			
Mainline repair on ZWire system before Caliente			
Sales 2" slipfix	1	25.00	25.00
Sales 2" coup	1	2.00	2.00
Sales Labor - technician 2 techs x 2 hours	4	55.00	220.00

TOTAL DUE	\$247.00
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14979



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$1,025.00	DUE DATE 11/14/2023
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ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as per approved proposal dated 8/22/23: Waters Edge Monument			
Arbor Care (1) Oak tree on right side of the gate - remove limbs from roof and lift center prune	1	375.00	375.00
Arbor Care (1) Oak at entry gate - lift and center prune	1	325.00	325.00
Arbor Care (1) Oak at corner of main road and exit side - lift and center prune	1	325.00	325.00

TOTAL DUE	\$1,025.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15036



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$155.00	DUE DATE 11/14/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 8/21/23:			
Lodge controller replaced, blown fuses that control well pump			
Sales 30 amp 250V fuses	2	22.50	45.00
Sales Labor - technician	2	55.00	110.00

TOTAL DUE	\$155.00
------------------	-----------------

THANK YOU.



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 10/01/2023
Invoice # 413502
Terms Net 30
Due Date 10/31/2023
Memo Annual contracted management
fess, as follows:

Description	Quantity	Rate	Amount
Annual Fee: Dissemination Agent	1		5,724.00
		Total	5,724.00
		Amount Due	5,724.00

INVOICE

LTAM1004884

Invoice Date: Sep 22 2023
 Customer No: 253200
 Location No: 253200
 Route: 05 Stop: 160
 Terms: Net 10 EOM

AlSCO
 507 North Willow Avenue
 Tampa, FL 33606

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

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>Attention all customers, we are seeing a very large amount of trash accumulating in our soil. This results in increased labor, disposal fees as well as damaged linen. If it is determined that your location is to blame, your account will be subject to a \$50.00 per delivery fee for excessive trash.</p>						
RSR Sep 22 2023, 3:03 PM 0.0000, 0.0000						

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
Invoice Total \$163.16

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 #
9/21/2023	0000173719

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	10/18/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
FEX & Hoods ...	ATS performed a service call for fire extinguishers on Sept. 21, 2023 (No trip fee; on site for inspections)				1	0.00	0.00
4296000 Extig...	Technician was on site for inspections and swapped a 5lb extinguisher that was due for 6 year maintenance.					0.00	0.00
FEX & Hoods ...	5 lb ABC 6 yr maintenance				1	32.15	32.15
4169920 Sales	Hoods and Fire Extinguishers Labor				0.25	98.00	24.50
4296000 Extig...	Fire extinguishers compliant.					0.00	0.00

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

Subtotal	\$56.65
Sales Tax (0.0%)	\$0.00
Total	\$56.65
Balance Due	\$56.65

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

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 #
9/21/2023	0000173716

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	10/18/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	ATS performed an Exit/Emergency Lights Service Call on Sept. 21, 2023				1	75.00	75.00
4280000 Sales	Emergency Exit/light Inspection				32	8.00	256.00
4296000 Extig...	See Further Work Required section of work order for details.					0.00	0.00
4296000 Extig...	A Follow-up service call will be required for battery deficiencies.					0.00	0.00

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

Subtotal	\$331.00
Sales Tax (0.0%)	\$0.00
Total	\$331.00
Balance Due	\$331.00

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

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 #
9/21/2023	0000173718

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	10/18/2023	Valez			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
4361000 Sales	Exit/Emergency Lights Service Call on Sept. 21, 2023 (no trip fee, on site for inspections)	1	0.00	0.00
4296000 Extig...	Technician was on site for inspection and obtained approval to replace two batteries in the E-lights.		0.00	0.00
4390000 Sales	DURA6-5F 6V 5AH Battery	2	32.00	64.00
4169920 Sales	Labor	0.25	98.00	24.50
4296000 Extig...	System was operating normally upon departure.		0.00	0.00

Past due accounts are subject to a 1.5% interest charge per month. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00.

Subtotal	\$88.50
Sales Tax (0.0%)	\$0.00
Total	\$88.50
Balance Due	\$88.50

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

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 1220
DATE 09/29/2023
TERMS Net 30
DUE DATE 10/29/2023

PROJECT NAME

Preserve at Wilderness Lake CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Sept 6 – Sept 29]	3:00	200.00	600.00
Senior Inspector	[Sept 7 – Sept 29]	8:00	115.00	920.00

BALANCE DUE **\$1,520.00**



Preserve at Wilderness Lake COMMUNITY DEVELOPMENT DISTRICT
Sep-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing (2 meetings)	3.00	\$200	S. Brletic	\$600.00
Paver Repair Coordination - ROW Use		\$200	S. Brletic	\$0.00
Permitting, Vendor Coordination, Site Visits, Final Inspection	7.00	\$115	J. Whited	\$805.00
Cormorant Dock Inspection Coordination	1.00	\$115	J. Whited	\$115.00
INVOICE TOTAL	11.00			\$1,520.00



Cooper Pools Inc CPC1459240

4850 Allen Rd #13
 Zephyrhills, FL 33541
 +1 8447665256
 info@cooperpoolsinc.com
 www.CooperPoolsInc.com

INVOICE

BILL TO
 The Preserve at Wilderness Lake
 C/O Vesta District Services
 250 International Pkwy Ste 208
 Lake Mary, FL 32746

INVOICE 7477
 DATE 10/18/2023
 TERMS Net 30
 DUE DATE 11/17/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	PENTAIR ICM	1	1,188.00	1,188.00
	Labor Fee	1	342.00	342.00

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	1,530.00
TAX	0.00
TOTAL	1,530.00
BALANCE DUE	\$1,530.00



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
10/6/2023	115048

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	RV	116293	10/5/2023

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

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

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
10/11/2023	23717

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
12447		Net 30	11/10/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 10/9	45.00	45.00
1.25	Electrician	95.00	118.75
2	Materials - HOM120 GFI circuit breaker	78.34	156.68
2	Materials - 40-amp contactor	39.96	79.92
	Installed 2 new GFI breakers and 2 new contactors for the spa and heat.		
	All work is complete.		

Thank you for your business.	Total	\$400.35
	Payments/Credits	\$0.00
	Balance Due	\$400.35

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

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
10/3/2023	23704

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
12438		Net 30	11/2/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 10/2	45.00	45.00
1	Electrician	95.00	95.00
1	Materials - BR230 circuit breaker	19.56	19.56
	Troubleshoot power to the spa - all okay. Replaced breaker due to age and usage. All work is complete.		

Thank you for your business.	Total	\$159.56
	Payments/Credits	\$0.00
	Balance Due	\$159.56

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



Invoice: I-202310-10258
Service Total: \$1840.00
Payments Total:

Amount Due: \$1840.00
Invoice Date: 10/1/2023
Sent Date: 10/2/2023

Pasco Sheriff's Office
 ATTN: Secondary Employment Office Administrator
 8700 Citizen Drive
 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
9/1/2023	STEWART, LINDSAY - 5700	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$45.00	\$180.00
9/3/2023	MYERS, MATTHEW - 2080	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/4/2023	CHARLES, JACOB - 6930	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$55.00	\$220.00
9/6/2023	CABBAGE, CLINTON - 2096	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/13/2023	PAREJA-RODRIGUEZ, KEVIN - 6104	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/15/2023	CLAUDIO, CRYSTAL - 6248	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$45.00	\$180.00
9/20/2023	BROSNAN, KARISSA - 7301	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/22/2023	RAPP, MICHAEL - 3130	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/27/2023	SHAFFER, ANTHONY - 6529	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
9/30/2023	PETERS, JOSHUA - 3096	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$45.00	\$180.00
					Total:	\$1840.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoSheriffsOffice@ServiceRequests.us

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoSheriffsOfficeFiscal@ServiceRequests.us

Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

8700 Citizen Drive New Port Richey, FL 34654

Invoice #: I-202310-10258

Invoice Total: \$1840.00

Invoice For: THE PRESERVE AT WILDERNESS
LAKE CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

DP Pet Products, LLC
dba ProPet Distributors
5340 Young Pine Rd, Suite 8
Orlando, FL 32829
407-240-0953



DATE	INVOICE #
10/4/2023	143852

sales@propetdistributors.com

BILL TO

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

SHIP TO

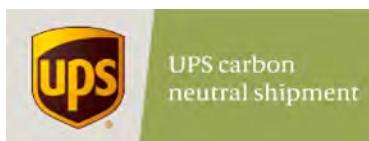
The Preserve at Wilderness Lake CDD
 Attn: Tish Dobson
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637
 813-995-2437

TRACKING NO.
584445798972

P.O. NUMBER	TERMS	DUE DATE	REP	SHIP	VIA	F.O.B.
082223TLC	Net 30	11/3/2023	PPD	10/4/2023	FedEx	Orlando, FL
QUANTITY	ITEM CODE	DESCRIPTION			RATE	AMOUNT
5	1402-30	DOGIPOT SMART Litter Pick Up Bags, 200 Opaque Green, 8" x 13" bags per boxed roll - 30 Roll Case			258.00	1,290.00
1	1404-2	100 Trash Liner Bags/2 Rolls at 50 Bags			47.90	47.90
1	1404-2	100 Trash Liner Bags/2 Rolls at 50 Bags REPLACEMENT FROM 143393 & 143589			47.90	47.90
		Subtotal				1,385.80
	Warranty Re...	Warranty Replacement - 1404 DAMAGED BOX; TISH SENDING PICTURES			-47.90	-47.90
	S & H	Shipping & Handling - 1/2 OFF S/H DUE ISSUES WITH TRASH BAG LINERS.			112.50	112.50
		tdobson@vestapropertyservices.com				

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

Subtotal	\$1,450.40
Sales Tax (0.0%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$1,450.40



Thank you for your business!

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15078



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 09/30/2023	PLEASE PAY \$750.00	DUE DATE 11/14/2023
--------------------	------------------------	------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows: Landscape Maintenance:Grounds Maintenance Services September 2023 Palm Fertilization services	1	750.00	750.00

TOTAL DUE \$750.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15079



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 09/30/2023	PLEASE PAY \$4,050.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape Construction September 2023 Rotation: Seasonal Color Rotation	1	4,050.00	4,050.00

TOTAL DUE	\$4,050.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15033**BILL TO**

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 09/30/2023	PLEASE PAY \$1,350.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 8/19/23:			
Darcott Berm:			
Berm controller - track and pulse wires to find bad splice shorting time out and causing all zones to run at one time			
Sales DBYR wire nuts	26	3.00	78.00
Sales Blue King wire nuts	8	1.50	12.00
Sales Marking paint, per can	3	15.00	45.00
Sales ICM800 Zone module	1	225.00	225.00
Sales Labor - technician	18	55.00	990.00

TOTAL DUE	\$1,350.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 13851



BILL TO

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

DATE 06/20/2023	PLEASE PAY \$375.00	DUE DATE 08/04/2023
--------------------	------------------------	------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services April 2023 Specialty Plants Fertilization	1	375.00	375.00

TOTAL DUE **\$375.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15077



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$1,165.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services September 2023 Monthly Pest Control services	1	1,165.00	1,165.00

TOTAL DUE **\$1,165.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 13865



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 06/27/2023	PLEASE PAY \$1,047.50	DUE DATE 08/11/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 6/22/23:			
Replaced irrigation controller at the lodge that was hit by lightning			
Sales Hunter IC2 Plastic Controller	1	425.00	425.00
Sales Hunter ICM 800 Module	1	215.00	215.00
Sales RB Rain / Freeze sensor	1	160.00	160.00
Sales Labor - technician	4.50	55.00	247.50

TOTAL DUE \$1,047.50

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 13920**BILL TO**

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE
06/29/2023

PLEASE PAY
\$1,065.00

DUE DATE
08/13/2023

ACTIVITY	QTY	RATE	AMOUNT
Work completed 6/26/23:			
Irrigation controller that handles the Dracot berm will need to be replaced, due to a power surge. The power surge caused the back circuit board in the controller go bad and feeds power out to the modules.			
Sales Hunter IC2 Controller	1	415.00	415.00
Sales Hunter ICM 800 Module	2	215.00	430.00
Sales Labor	4	55.00	220.00

TOTAL DUE**\$1,065.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 13850



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 06/20/2023	PLEASE PAY \$750.00	DUE DATE 08/04/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services	1	750.00	750.00
June 2023 Palm Fertilization services			

TOTAL DUE **\$750.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15026



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Misc. park and pocket locations			

TOTAL DUE \$4,725.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15025



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Roadway from round about to 4 Corners			

TOTAL DUE **\$4,725.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15024



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Roadway from Lodge to round about			

TOTAL DUE \$4,725.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15023



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Roadway bordering WLB from Lodge to 41			

TOTAL DUE \$4,725.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15022



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Low degree hazard trees			

TOTAL DUE **\$4,725.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15021



BILL TO

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

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
Medium degree hazard trees			

TOTAL DUE \$4,725.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15020



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 09/30/2023	PLEASE PAY \$4,725.00	DUE DATE 11/14/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Dead pine tree removal			
Arbor Care	7	675.00	4,725.00
High degree hazard trees			

TOTAL DUE \$4,725.00

THANK YOU.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 04, 2023

Client: 001029

Matter: 000001

Invoice #: 23584

Page: 1

RE: General Matters

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/21/2023	WAS	REVIEW RESOLUTION CERTIFYING ASSESSMENT ROLL FOR FISCAL YEAR 2023-2024 OPERATION AND MAINTENANCE ASSESSMENTS; REVIEW RESOLUTION ADOPTING FISCAL YEAR 2023-2024 OPERATIONS AND MAINTENANCE BUDGET.	0.8	\$244.00
7/21/2023	MS	PREPARE RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENT FOR FY2023/2024.	1.6	\$280.00
7/21/2023	MS	FINALIZE AND TRANSMIT RESOLUTION APPROVING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR FY2023/2024.	0.2	\$35.00
7/24/2023	MS	PREPARE RESOLUTION APPROVING FY2023/2024 MEETING SCHEDULE AND FORM OF MEETING SCHEDULE.	0.6	\$105.00
7/26/2023	KCH	REVIEW RESOLUTION FOR DATES OF MEETINGS FOR 24/25.	0.5	\$152.50
7/31/2023	JMV	TELEPHONE CALL WITH T. DOBSON.	0.3	\$91.50
8/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$152.50
8/5/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$91.50
8/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCETO DISSEMINATION AGENT RE SAME.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2023	JMV	REVIEW COMMUNICATION FROM T. DOBSON RE: CDD RESOLUTION AND NATURAL AREA POLICY; DRAFT EMAILS TO T. DOBSON; PREPARE RESOLUTION.	1.0	\$305.00
8/17/2023	MS	REVIEW EMAIL FROM J. VERICKER AND T. DOBSON RE: COMMENTS ON NATURAL AREAS POLICY; RECEIVE, REVIEW AND MAKE EDITS TO RESOLUTION ADOPTING THE NATURAL AREAS POLICY, THE NATURAL AREAS POLICY STATEMENT, CONSERVATION AREA MAINTENANCE AGREEMENT, CONSERVATION AREA MAINTENANCE AUTHORIZATION AGREEMENT, AND DISTRICT WETLANDS AGREEMENT.	1.0	\$175.00
8/24/2023	JMV	PREPARE RESOLUTION AND POLICY FOR CDD BOARD MEETING; DRAFT EMAIL TO T. DOBSON.	1.5	\$457.50
9/5/2023	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING; REVIEW COMMUNICATION FROM C. HODGE; TELEPHONE CALL WITH T. DOBSON.	1.1	\$335.50
9/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW MEMO FROM R. DEARY; PREPARE EMAIL TO C. HODGE.	3.3	\$1,006.50
9/12/2023	WAS	DRAFT TERMINATION LETTER TO VANGUARD CLEANING SERVICES; DRAFT CLEANING AND SUPPLIES RESTOCKING SERVICES AGREEMENT WITH ELECTRO SANITATION SERVICES.	2.5	\$762.50
Total Professional Services			15.8	\$4,299.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/12/2023	Postage	\$9.16
Total Disbursements		\$9.16

October 04, 2023
Client: 001029
Matter: 000001
Invoice #: 23584

Page: 3

Total Services	\$4,299.00	
Total Disbursements	\$9.16	
Total Current Charges		\$4,308.16
Previous Balance		\$4,228.00
<i>Less Payments</i>		<i>(\$4,228.00)</i>
PAY THIS AMOUNT		\$4,308.16

Please Include Invoice Number on all Correspondence



Invoice

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

Invoice # 414039
Date 09/30/2023
Terms Net 30
Due Date 10/30/2023
Memo September 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 Sept 2023 + burden	1	19,541.50	19,541.50
GM Wages Sept 2023	1	5,416.00	5,416.00
Qwick Temp Labor Sept 2023	1	2,185.86	2,185.86

Thank you for your business.

Total 30,443.36

Invoice

Vesta Property Services

Vesta
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 414044
Date 09/30/2023

Terms
Due Date 09/30/2023

Project
Subsidiary Vesta

Bill To

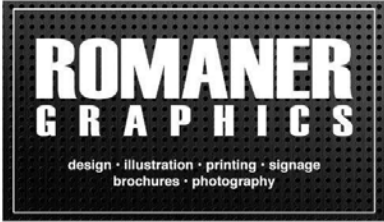
The Preserve @ Wilderness Lake Community Developm...
250 International Parkway Suite 280
Lake Mary FL 32746

Item	Description	Amount	Tax Rate
Billable Group	Billable Expenses Decorations, Tennis Balls, Window Curtains, Candles, Training Equipment	286.46	
Subtotal		286.46	
End of Group	Total Billable Expenses	286.46	

Total 286.46



414044



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

INVOICE # 21904

TO: Wilderness Lake
COMPANY NAME: _____
DATE: 10/9/23

In women's shower room, troubleshoot wiring to and
from sauna and sauna control panel.

Replace defective 40A 4 pole definite purpose
contactor. Checked sauna for operation.

Sauna heating normally.

Total: \$1,250.00

ROMANER
GRAPHICS
Thank You,



Mobile Disc Jockeys...For Every Occasion
10751 MAPLE CREEK DRIVE, SUITE 102 TRINITY, FLORIDA 34655
PH: (727) 376-8770 FAX: (727) 376-8772

10/18/23

Ms. Tish Dobson
Wilderness Lake Preserve Lodge
21320 Wilderness Lake Blvd
Land O' Lakes, FL 34637

Thank you for hiring Grant Hemond and Associates as the Disc Jockey Service for your event! We hope this letter will serve as a proper invoice.

INVOICE #: 464354
Date of Event: Saturday, October 14, 2023
Event: Fall Festival/Oktobefest
Location: Wilderness Lake Preserve
Event Times: 3:00 PM to 7:00 PM
Disc Jockey: Caleb Thompson
Total Price: \$795.00
Deposit: (\$238.50)
Additional Costs: \$0.00

Balance Due: \$556.50 Due: 10/14/2023

Please call us at (727) 376-8770, if you have any questions or if we can be of further help. Please make check payable to Grant Hemond and Associates. We appreciate your business!

Sincerely,

Jaime
Corbett 



State of Florida Department of Revenue

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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: 231019299672

[Click Here for Survey](#)

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8014999201-4	09/2023	10/19/2023 2:51:30 PM ET

Surtax Rate: 0.0100

Location Address

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

THE PRESERVE AT WILDERNESS LAKE
COMMUNIT
WILDERNESS LAKE PRESERVE CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Stacy Kapnic
Phone	(321) 263 - 0132
Email	districtap@vestapropertyservices.com

Debit Date:	10/20/2023
Amount for Check:	\$200.48
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:	Stacy Kapnic
Phone Number:	321-263-0132
Email Address:	districtap@vestapropertyservices.com

1. Gross Sales \$ 2937.45

[Discretionary Sales Surtax Information](#)

(Do not include tax)

- 2. **Exempt Sales** \$ 0.00
(Include these in Gross Sales, Line 1)
- 3. **Taxable Sales/Purchases** \$ 2937.45
(Include Internet/Out-of-State Purchases)

A.	Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	29.37

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

- 4. **Total Tax Due** \$ 205.62
(Include Discretionary Sales Surtax from Line B)
- 5. **Less Lawful Deductions** \$ 0.00
- 6. **Less DOR Credit Memo** \$ 0.00
- 7. **Net Tax Due** \$ 205.62
- 8. a. **Less (-) Collection Allowance; or if Late,** \$ 5.14
- 8. b. **Plus (+) Penalty and Interest** \$ 0.00
- 9. **Amount Due With Return** \$ 200.48

Payment you have authorized 200.48

Back to Menu

Print Confirmation

Save as PDF

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[\[Disclaimer \]](#)





780 94th Avenue N, Ste 102
 St Petersburg, FL 33702

Invoice

Date	Invoice #
10/4/2023	18880

Bill To
Wilderness Lake Preserve Jerry Whited 21539 Cormorant Cove Drive Land O'Lakes, FL 34637 jwhited@bdiengineers.com

**Please pay within 10 Days.
 Thank you.**

Item	Description	Qty	Rate	Amount
Consulting Fees	Professional Services: Dock & Boardwalk Inspection and Reporting for Wilderness Lake Preserve 21539 Cormorant Cove Drive Land O'Lakes, FL 34637 PLEASE ADD INVOICE NUMBER TO CHECK. THANK YOU!	1	1,300.00	1,300.00

Reuben Clarson, P.E.
 Florida Licensed Engineer #16313
 Certificate of Authorization #9206
 Email: reuben@reubenclarsonconsulting.com
 Fax: 727-578-9542
 Tel: 727-895-4717

Total	\$1,300.00
Payments/Credits	\$0.00
Balance Due	\$1,300.00



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
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **21320 WILDERNESS LAKE BOULEVARD**

Bill Number: 19158327

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13324742	8/17/2023	2004	9/18/2023	2147	32	143

Usage History

	Water
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
November 2022	71
October 2022	53

Transactions

Previous Bill	967.94
Payment 09/25/23	-967.94 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	20.93
Water Tier 1	13.0 Thousand Gals X \$2.04 26.52
Water Tier 2	12.0 Thousand Gals X \$3.24 38.88
Water Tier 3	13.0 Thousand Gals X \$6.49 84.37
Water Tier 4	105.0 Thousand Gals X \$8.76 919.80
Sewer	
Sewer Base Charge	48.08
Sewer Charges	143.0 Thousand Gals X \$6.48 926.64
Total Current Transactions	2,065.22
TOTAL BALANCE DUE	\$2,065.22

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350545
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 2,065.22

Total Balance Due	\$2,065.22
Due Date	10/23/2023

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

**The Total Due will be electronically
 transferred on 10/23/2023.**

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
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **20750 WILDERNESS LAKE BOULEVARD**

Bill Number: 19158326

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13401489	8/17/2023	22	9/18/2023	22	32	0

Usage History

Month	Water
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
November 2022	1
October 2022	0

Transactions

Previous Bill	31.36
Payment 09/25/23	-31.36 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Sewer	
Sewer Base Charge	21.07
Total Current Transactions	31.36
TOTAL BALANCE DUE	\$31.36

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350540
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 31.36

Total Balance Due	\$31.36
Due Date	10/23/2023

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

**The Total Due will be electronically
 transferred on 10/23/2023.**

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

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **21539 CORMORANT COVE DR**
 Bill Number: 19158330
 Billing Date: 10/4/2023
 Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410473	8/17/2023	3	9/18/2023	3	32	0

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

Transactions	
Previous Bill	10.29
Payment 09/25/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350550
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 10.29

Total Balance Due	\$10.29
Due Date	10/23/2023

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

The Total Due will be electronically transferred on 10/23/2023.

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

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: 19158331

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410468	8/17/2023	2909	9/18/2023	2915	32	6

Usage History

	Water	Irrigation
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
November 2022		2
October 2022		3

Transactions

Previous Bill	29.73
Payment 09/25/23	-29.73 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	6.0 Thousand Gals X \$3.24 = 19.44
Total Current Transactions	29.73
TOTAL BALANCE DUE	\$29.73

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 0350555
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 29.73

Total Balance Due	\$29.73
Due Date	10/23/2023

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

The Total Due will be electronically transferred on 10/23/2023.

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
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **7639 GRASMERE DR**
 Bill Number: 19158333
 Billing Date: 10/4/2023
 Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13401909	8/17/2023	1	9/18/2023	1	32	0

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

Transactions	
Previous Bill	10.29
Payment 09/25/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350560
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 10.29

Total Balance Due	\$10.29
Due Date	10/23/2023

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

The Total Due will be electronically transferred on 10/23/2023.

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
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **0 WAVERLY SHORES LANE**
 Bill Number: 19158335
 Billing Date: 10/4/2023
 Billing Period: 8/17/2023 to 9/18/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13409971	8/17/2023	169	9/18/2023	169	32	0

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

Transactions	
Previous Bill	10.29
Payment 09/25/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350565
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 10.29

Total Balance Due	\$10.29
Due Date	10/23/2023

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

The Total Due will be electronically transferred on 10/23/2023.

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
 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESEV

Service Address: **0 WHISPERING WIND DR**
 Bill Number: 19158322
 Billing Date: 10/4/2023
 Billing Period: 8/17/2023 to 9/18/2023

Account #	Customer #
0350530	01289194
Please use the 15-digit number below when making a payment through your	
035053001289194	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13402056	8/17/2023	253	9/18/2023	270	32	17

Usage History	
Water	Irrigation
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
November 2022	4
October 2022	15

Transactions		
Previous Bill		775.60
Payment 09/25/23		-364.22 CR
Payment		-411.38 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		10.29
Water Charges	10.0 Thousand Gals X \$3.24	32.40
Water Charges	5.0 Thousand Gals X \$6.49	32.45
Water Charges	2.0 Thousand Gals X \$8.76	17.52
Total Current Transactions		92.66
TOTAL BALANCE DUE		\$92.66



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0350530
 Customer # 01289194
 Balance Forward 0.00
 Current Transactions 92.66

Total Balance Due	\$92.66
Due Date	10/23/2023

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

The Total Due will be electronically transferred on 10/23/2023.

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



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 07/01/2023

Invoice # 411145

In Reference To:

Monthly contracted management fees, as follows:

**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
District Management Services	1		2,089.00
Government & Trust Fund Accounting Services	1		2,167.00
General Administration Services	1		740.00
Financial & Revenue Collections	1		477.00

Total 5,473.00



Invoice

Date 09/01/2023
Invoice # 412547
Terms Net 30
Due Date 10/01/2023
Memo Monthly contracted management fees, as follows:

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

Description	Quantity	Rate	Amount
District Management Services	1		2,089.00
Government & Trust Fund Accounting Services	1		2,167.00
General Administration Services	1		740.00
Financial & Revenue Collections	1		477.00
		Total	5,473.00
		Amount Due	5,473.00



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 08/31/2023

Invoice # 413151

In Reference To:

Billable Expenses - Aug 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
Sauna 360 - PWL - Sauna replacment parts	1		740.48
Lowe's - PWL - Hurricane Supplies	1		485.43
Sam's Club - PWL - G. Store, S. Events, R. Services, & Cleaning Supplies	1		389.48
GoDaddy - PWL - Email addressess renewal	1		383.76
Lowes - Split Invoice - PWL: \$264.82 & Asturia: \$43.44	1		264.82
Sherwin Williams - PWL - Maint. Supplies	1		218.75
Lowe's - PWL - Fitness Center Fans	1		164.97
Lowe's - PWL - Maint. Supplies	1		144.86
Publix - PWL - R. Services, S. Events, Maintenance	1		142.56
Publix - PWL - S. Events - Ice - Back to School Breakfast	1		95.94
Constant Contact - PWL - Eblast program	1		81.00
Publix Event Supplies - PWL - Food / Beverage	1		76.06
CIRCLE K - PWL - Fuel - Maint.	1		54.80
PUBLIX - PWL - Res. Srvcs. & S. Events	1		43.74
CIRCLE K - PWL - Fuel - Maint.	1		40.40
PUBLIX - PWL - G. Store	1		38.94
CIRCLE K - PWL - Fuel - Maint.	1		38.03
CIRCLE K - PWL - Maint. Fuel	1		37.03
PUBLIX - PWL - Nature Center & S. Events	1		34.33
PUBLIX - PWL - S. Events	1		14.57
MARATHON - PWL - S. Events - Ice - Back to School Breakfast	1		3.50
PUBLIX - PWL - S. Events	1		8.69
Billable Expenses			
mason jars, nail art, shower curtain,fairy lights battery, kraft paper gift tags			132.09
cyan, black, magenta, yellow toner cartridges			433.16
MARCY SCOTT- DAVID STEAD			11.54
DPFG TO Roger Jordan			17.65
LAKE MARY, FL 32746 TO Tish Dobson			11.59
Play Doh, Elmer's Glue, Paper Towels			315.81
Copy Paper, Bird Feeding Cups and Bowls, Reptile Heat Lamp			100.96
Credit invoice #16DN-773Y-9RQK 100 Medium Dubia Roaches by DBDPet			(23.99)
Polycom RealPresence Trio Visual, monthly planner			55.31
Total Billable Expenses			1,054.12

Total 4,556.26



Arrow Exterminators Inc
 417 Market St, Suite A
 Bushnell, FL 33513
 352-399-8408

Service Slip/Invoice

INVOICE: 53759465
DATE: 10/13/2023
ORDER: 53759465

Bill To: [2490898]
 The Preserve Wilderness Lake
 C/o Vesta District Services
 250 International Pkwy
 Suite 208
 Lake Mary, FL 32746-5030

Work Location: [2490898] 813-995-2437
 Wilderness Lake Lodge
 21320 Wilderness Lake Blvd
 Land O' Lakes, FL 34637-7879

Work Date	Time	Target Pest	Technician	Time In
10/13/2023	07:37 AM		ZTHISSELL	Zachary Thissell
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/13/2023		Lic:JE334251

Service	Description	Price
---------	-------------	-------

CPC-EOM	Commercial Pest Service	\$154.00
---------	-------------------------	----------

Pest Control Service
 Arrived this morning and serviced exterior of location. Normally catch maintenance personnel and service interior, but did not catch them this morning. I left around 835am and then returned after 9 to service interior. Spoke with Terri, reported a few ant issues in main lodge. Service problem areas and serviced interior of buildings to reduce pest activity.

Thank you
 Zach

SUBTOTAL	\$154.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$154.00

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it

AMOUNT DUE \$154.00

TECHNICIAN SIGNATURE

Terri Oakly
 CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
10/11/2023	115096

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	FB	116027	10/10/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Cable	1	125.99	125.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	21.00	21.00
Labor	Replace cable on pull down seated row	1	99.00	99.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$245.99
	Sales Tax (0.0%)	\$0.00
	Total	\$245.99

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

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

Invoice details

Invoice no.: 1432
Terms: Net 30
Invoice date: 10/13/2023
Due date: 11/12/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	10/12/2023	Preserve at Wilderness Lake CDD monthly landscape inspection October 2023 Landscape Inspection Report		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



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 09/30/2023

Invoice # 414267

In Reference To:

Billable Expenses - Sep 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
- BOUNCE A LOT INFLATABLES - Preserve at Wilderness Lake Event Supplies	1		129.23
CONSTANTCONTACT - Preserve at Wilderness Lake Eblast Program	1		81.00
LOWE'S - Preserve at Wilderness Lake Maintenance Supplies	1		177.40
LOWE'S - Preserve at Wilderness Lake Maintenance and Cleaning Supplies	1		168.86
LOWE'S - Preserve at Wilderness Lake Maintenance and Cleaning Supplies	1		124.90
LOWE'S - Refund - PWL - Hurricane Supplies	1		(263.09)
MARCOS PIZZA - PWL - Hurricane Prep Staff Lunch	1		32.82
O'REILLY - Preserve at Wilderness Lake Maintenance Supplies	1		18.17
PAPA JOHN'S - PWL - Hurricane Prep Staff Lunch	1		47.29
PET SUPPLIES PLUS - PWL - Nature Center	1		13.89
PET SUPPLIES PLUS - Preserve at Wilderness Lake Nature Center	1		37.48
Operations			
PUBLIX - PWL - Nature Center	1		17.16
PUBLIX - Preserve at Wilderness Lake Event Supplies	1		216.68
PUBLIX - Preserve at Wilderness Lake Event Supplies	1		80.36
PUBLIX - Preserve at Wilderness Lake Event Supplies	1		78.65
PUBLIX - Preserve at Wilderness Lake Event Supplies	1		42.23
RACETRAC - Preserve at Wilderness Lake Maintenance Fuel	1		57.69
Sam's Club - Preserve at Wilderness Lake Event Supplies	1		218.73
Sauna 360 - PWL - Sauna replacment parts	1		207.41
WAL-MART - Preserve at Wilderness Lake Event Supplies	1		49.97
Billable Expenses			
ORIENTAL CHERRY Halloween Decorations -			32.09
25 Urinal screen deodorizer			38.51
Playset swing, Paper cups, food for pet guinea pigs, fluorescent eballast			278.48
DPFG TO Terry Oakley			11.64
Niteangel 65L Aspen Shaving Hamster, Sukh 14OZ Aspen Hamster Bedding			45.78
Total Billable Expenses			406.50

Total 1,943.33

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

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

INVOICE # 1808
DATE 10/16/2023
DUE DATE 10/31/2023
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service for October 2023	1	1,200.00	1,200.00

3 TRAPS/ 5 cameras are currently in use

LTD: Hogs Removed: 182
29 piglets
YTD: Hogs Removed: 12
MTD: Hogs Removed: 2

Note:
IMPORTANT:
We are doing all we can to eliminate the hog
population in your community.

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.

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

Invoice



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

PRESER **Loc: 1**
Account No: 8043
WILDERNESS LAKE PRESERVE
21320 WILDERNESS LAKE BLVD.
LAND O' LAKES, FL 34639

Invoice # : U111C207
Date : 9/29/2023
Time : 9:22 AM
Totalizer : 914159.8 - 914901.5
Driver : 2
Truck : 3318
Begin % : 43
Ending % : 80

26.2666382, -82.4633990

Qty	Description	Amount
741.7 Gal	Propane	\$1,409.23

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes	\$0
Total Due	\$1409.23

Full Payment Due on 10/9/2023



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667
 DISTRICT NO. 6425

ACCOUNT NO. 6425-023988
 INVOICE NO. 7102305W425
 STATEMENT DATE 10/20/23
 DUE DATE 10/25/23
 BILLING PERIOD //--

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
	Service Location Acct #023988-0001	WILDERNESS LAKE PRESERVE LODGE 21320 WILDERNESS LAKE BLVD LAND
10/20/23	BASIC SERVICE CHARGE 11/1/2023-11/30/2023	1.00 6.00YD \$ 352.54
10/20/23	ADMINISTRATION FEE 11/1/2023-11/30/2023	1.00 6.00YD \$ 6.00
10/20/23	FUEL SURCHARGE	\$ 106.52
10/20/23	ENVIRONMENTAL SURCHARGE	\$ 35.85
	Invoice Total	\$ 500.91
	Account Balance	\$ 500.91

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. 7102305W425
 STATEMENT DATE 10/20/23
 DUE DATE 10/25/23
 PAY THIS AMOUNT 500.91

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



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 4

THE PRESERVE WILDERNESS LAKE Bill date Oct 5, 2023
For service Aug 29 - Sep 26
29 days

Collective account number 9300 0001 3381

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	\$14,485.09
Payment Received Sep 27	-14,485.09
Current Electric Charges	3,560.01
Current Lighting Charges	10,241.85
Taxes	149.23
Total Amount Due Oct 26	\$13,951.09

Billing summary by account

Account Number	Service Address	Totals
910089534191	21330 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	351.25
910089556460	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	474.31
910089557198	21326 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	437.46
910089584331	000 WILDERNESS LAKES BLVD LAND O LAKES FL 34639	10,297.11
910089643632	21316 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	2,390.96
	Total Charges	\$13,951.09

RECEIVED OCT 10 2023

fb.def.duke.bills.20231004203628.9.afp-7-0000000011

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 3381

Amount of automatic draft

\$13,951.09
by Oct 26

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

000004 000000011



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

8893000001338100066000000000000000000139510900013951097



duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE WILDERNESS LAKE
7973 CITRUS BLOSSOM DR
HERONS GLEN

Bill date Oct 5, 2023
For service Sep 3 - Oct 3
31 days

Account number 9100 8746 4930

Billing summary

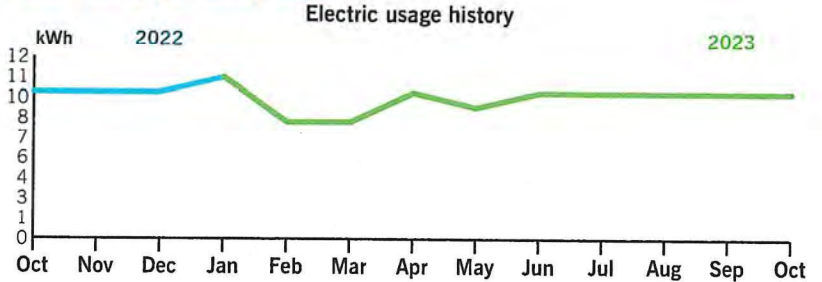
Previous Amount Due	\$30.79
Payment Received Sep 28	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 80°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	10	116	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

RECEIVED OCT 10 2023

Mail your payment at least 7 days before the due date or pay instantly at 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 4930

Amount of automatic draft

\$30.79
by Oct 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**

035524 00000841



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

88910087464930000660000000000000000000000000307900000030796



duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE WILDERNESS LAKE
7739 CITRUS BLOSSOM DR
SIGN HERONS WOOD

Bill date Oct 5, 2023
For service Sep 3 - Oct 3
31 days

Account number 9100 8746 5155

Billing summary

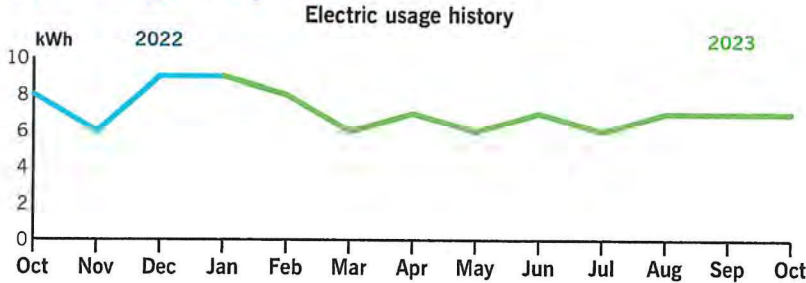
Previous Amount Due	\$30.79
<i>Payment Received Sep 28</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 26	\$30.79



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 83° 80°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7	8	85	7
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

RECEIVED OCT 10 2023

fb.def.duke_bill:20231004201826.87.ap-71051-000000841

Mail your payment at least 7 days before the due date or pay instantly at 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.

Amount of automatic draft

Account number
9100 8746 5155

\$30.79
by Oct 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



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

035526 000000841



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

889100874651550006600000000000000000307900000030795





Your Monthly Invoice

Account Summary

New Charges Due Date	11/15/23
Billing Date	10/22/23
Account Number	239-159-2085-030513-5
PIN	1371
Previous Balance	210.98
Payments Received Thru 10/09/23	-191.98
Thank you for your payment!	
Other Charges & Credits	-19.00
Balance Forward	.00
New Charges	100.99
Total Amount Due	\$100.99



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 frontier.com/signupforautopay

 800-801-6652

MyFrontier app



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

6790 0007 NO RP 22 10242023 NNNNNNYN 01 002589 0009

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



PAYMENT STUB

Total Amount Due	\$100.99
New Charges Due Date	11/15/23
Account Number	239-159-2085-030513-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



7770002391592085030513000000000000000100995



Your Monthly Invoice

Account Summary

New Charges Due Date	11/08/23
Billing Date	10/15/23
Account Number	813-929-9402-041519-5
PIN	5628
Previous Balance	227.55
Payments Received Thru 10/09/23	-217.55
Thank you for your payment!	
Other Charges & Credits	-59.42
Balance Forward	-49.42
New Charges	115.97
Total Amount Due	\$66.55





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 frontier.com/signupforautopay

 **800-801-6652**

MyFrontier app



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

6790 0007 NO RP 15 10162023 NNNNNNYN 01 000340 0002

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



PAYMENT STUB

Total Amount Due	\$66.55
New Charges Due Date	11/08/23
Account Number	813-929-9402-041519-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



6980058139299402041519000000000000000066555



Wilderness Lake Preserve Community Development District (CDD)
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637
(813) 995-2437

Check Request

Today's Date: 10/24/2023

District Name: PWL

Check Amount: \$16.98

Payable To: Lewis Oakley

Mailing Address: Home address

Check Description: Reimbursement

Special Instructions: _____

(Please attach all support documentation: i.e., invoices, training applications, etc.)

[Signature]

Approved Signature

DM:	<u>SP</u>
Fund:	_____
GL:	<u>1180170</u>
Object Cd:	_____
Check #:	_____
Date:	_____



Wilderness Lake Preserve Community Development District (CDD)
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637
(813) 995-2437

Check Request

Today's Date: 10/24/2023

District Name: PWL

Check Amount: \$615.02

Payable To: Tish Johnson

Mailing Address: 11603 Gunsmith Drive
Lutz, FL 33559

Check Description: Reimbursement

Special Instructions: _____
(Please attach all support documentation: i.e., invoices, training applications, etc.)

Approved Signature

DM:	<u>PA</u>
Fund:	_____
GL:	_____
Object Cd:	_____
Check #:	_____
Date:	_____

PALM BEACH SECURITY & SAFE INC

Invoice

PBSS DOORS & HARDWARE
 7113 PALISADE DR.
 Port Richey, Fl. 34668
 PH:727-789-6000 FX:727-815-9787

Date	Invoice #
9/24/2023	12101

Bill To
WILDERNESS LAKE PRESERVE 21320 BLVD. LAND O LAKES, FL. 34637 813-995-2437-OFFICE

Performed
W/O TISH 813-758-4841 CELL TDOBSON@VESTAPROPERTYSERVICES.COM FITNESS CENTER

P.O. No.	Terms	Project
	RJ/N	

Description	Qty	Rate	Amount
SUNDAY EMERGENCY - RHOS DOOR FROM FITNESS CENTER JAMMED AND NOT WORKING PROPERLY REASON - INTERNAL LINKAGE DROPPED TO THE BOTTOM AND JAMMED TOOK DOOR DOWN & COMPLETELY DISASSEMBLED REGENT PANIC DEVICE - REPAIRED, LUBED AND SERVICED MECHANISM REHUNG DOOR - REPLACED MOUNTING SCREWS ON UPPER PIVOT RELOCATED MAGNETIC ALARM CONTACT THAT WAS BLOCKING DOOR NOT LETTING IT CLOSE PROPERLY READJUSTED REGENT DOOR CLOSER TIGHTENED ASSEMBLY SCREWS ON REGENT PANIC DEVICE THAT WERE LOOSE REPLACED STRIPPED MOUNTING SCREWS ON REGENT PANIC DEVICE TOTAL MATERIALS & SUPPLIES SITE SERVICE, EQUIPMENT & LABOR # DAILY RATES	1	40.00 760.00	40.00 760.00

Subtotal	\$800.00
Sales Tax (0.07%)	\$0.00
Total	\$800.00
Payments/Credits	\$0.00
Balance Due	\$800.00

Please Note:
 All sales are final
 Make checks payable to: PBSS
 Mastercard, Visa & American Express accepted
 We do not offer 30 accounts, all invoices are due upon receipt. Finance charges & monthly late fees will be applied to all balances over 30 days old. Thank-you

PALM BEACH SECURITY & SAFE INC

Invoice

PBSS DOORS & HARDWARE
 7113 PALISADE DR.
 Port Richey, Fl. 34668
 PH:727-789-6000 FX:727-815-9787

Date	Invoice #
10/27/2023	12137

Bill To
WILDERNESS LAKE PRESERVE 21320 BLVD. LAND O LAKES, FL. 34637 813-995-2437-OFFICE

Performed
W/O TISH 813-758-4841 CELL TDOBSON@VESTAPROPERTYSERVICES.COM MK C51252- 15 KEYS GUARD C14654 & TO M/K LB 1993

P.O. No.	Terms	Project
	RJ	

Description	Qty	Rate	Amount
COMPLAINT:REAR DOOR FROM FITNESS CENTER HAS KEY STUCK IN DOOR TORE DOWN LOCKING MECHANISM INSIDE & OUTSIDE - SERVICED AND RETIMED - TO RELEASE KEY - SITE SERVICE & LABOR	1	500.00	500.00

Subtotal		\$500.00
Sales Tax (0.07%)		\$0.00
Total		\$500.00
Payments/Credits		\$0.00
Balance Due		\$500.00

Please Note:
 All sales are final
 Make checks payable to: PBSS
 Mastercard, Visa & American Express accepted
 We do not offer 30 accounts, all invoices are due upon receipt. Finance charges & monthly late fees will be applied to all balances over 30 days old. Thank-you



Cooper Pools Inc CPC1459240

4850 Allen Rd #13
 Zephyrhills, FL 33541
 +1 8447665256
 info@cooperpoolsinc.com
 www.CooperPoolsInc.com

INVOICE

BILL TO
 The Preserve at Wilderness Lake
 C/O Vesta District Services
 250 International Pkwy Ste 208
 Lake Mary, FL 32746

INVOICE 7483
 DATE 10/17/2023
 TERMS Net 30
 DUE DATE 11/16/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/16/2023	Stenner Pump	Stenner pump chem feeder for lap pool	1	715.00	715.00

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	715.00
TAX	0.00
TOTAL	715.00
BALANCE DUE	\$715.00



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

Invoice

Date: 10/16/2023
 Invoice #: 2023-495

To:

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

Project: WLP Services

Proposal #: 22-215

P.O. #:

Due Date	Service Date:
11/15/2023	September 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Aquatic Weed Control Program	100.00%	2,875.00
Task 2	Communication and Field Reviews with WLP Staff / CDD	100.00%	166.67
Task 3	Private Resident Consultation	100.00%	65.00
Task 4	Wetland Nuisance/Exotic Species Reduction	100.00%	875.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$3,981.67
<p>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!</p>	Payments/Credits	\$0.00
	Balance Due	\$3,981.67

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15086



BILL TO

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

DATE 10/18/2023	PLEASE PAY \$1,165.00	DUE DATE 12/02/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services	1	1,165.00	1,165.00
October 2023 Monthly Pest Control services			

TOTAL DUE **\$1,165.00**

THANK YOU.

in state... Regular Delivery... \$63.00 per hour... About 14 hours



FLORIDA COAST EQUIPMENT

Florida Coast Equipment
 3627 Land O' Lakes Blvd
 Land O' Lakes, FL 34639
 Phone: (813) 905-2033

Remit To:
 Florida Coast Equipment
 1401 Forum Way Suite 100
 West Palm Beach, FL 33401

Ship To: IN STORE PICKUP

Branch LAND O' LAKES		CSRFYY	
Date 10/10/23	Time 12:53:56 (Q)		Page 01
Account No WILDR002	Phone No 8139952437	Inv No P1694505	
Ship Via		Purchase Order	
Tax ID No			
		Salesperson 570	

Invoice To: WILDERNESS LAKE PRESERVE
 21320 WILDERNESS LAKE BLVD
 LAND O LAKES FL 34637

PARTS INVOICE

ORDER#: 015995

Part#	Description	Bin	QTY	UNIT	PRICE	Amount
70000-10200	OIL, 1 QT 10W-30 (CASE OF 12)	AMT-3	1	1	15.26	15.26
ON ACCOUNT						15.26

James E. Williams

X _____
 Ordered By

X _____
 Received By

WE warrant the goods shown on this invoice to be as described and of the quantity shown. If you are not satisfied with the goods shown on this invoice, you must notify us within 30 days of the date of purchase. If you do not notify us within 30 days, you will be deemed to have accepted the goods shown on this invoice. We warrant the goods shown on this invoice to be as described and of the quantity shown. If you are not satisfied with the goods shown on this invoice, you must notify us within 30 days of the date of purchase. If you do not notify us within 30 days, you will be deemed to have accepted the goods shown on this invoice. We warrant the goods shown on this invoice to be as described and of the quantity shown. If you are not satisfied with the goods shown on this invoice, you must notify us within 30 days of the date of purchase. If you do not notify us within 30 days, you will be deemed to have accepted the goods shown on this invoice.

Thank You For Your Business



Wilderness Lake Preserve Community Development District (CDD)
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637
(813) 995-2437

Check Request

Today's Date: 10/31/2023

District Name: AWL

Check Amount: \$ 1,190.00

Payable To: Strictly Entertainment Tampa

Mailing Address: P.O. Box 18975
Tampa FL 33679

Check Description: Breakfast w/ Santa

Special Instructions: _____
(Please attach all support documentation: i.e., invoices, training applications, etc.)

[Signature]
Approved Signature

DM:	_____
Fund:	_____
GL:	<u>1180210</u>
Object Cd:	_____
Check #:	_____
Date:	_____



Wilderness Lake Preserve Community Development District (CDD)
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637
(813) 995-2437

Check Request

Today's Date: 10/31/2023

District Name: FLCL


Check Amount: \$1255.00

Payable To: Strictly Entertainment Tampa

Mailing Address: PO Box 18925
Tampa FL 33679

Check Description: Santa's Arrival

Special Instructions: _____
(Please attach all support documentation: i.e., invoices, training applications, etc.)



Approved Signature

DM:	_____
Fund:	_____
GL:	<u>1180210</u>
Object Cd:	_____
Check #:	_____
Date:	_____

EXHIBIT 13

Swim Lesson Agreement

This Swim Lesson Agreement (the “**Agreement**”) is made as of the _____ day of _____, 2023 by and between **SwimKids, USA, Inc.**, a Florida corporation whose principal and mailing address is 37749 Southview Ave., Dade City, Florida 33525 (the “**Independent Contractor**” or “**Contractor**”) and the **Wilderness Lake Preserve CDD**, whose mailing address is 21330 Wilderness Lake Blvd, Land O Lakes, Florida 34637 (the “**CDD**”).

1. Term and Scope of Work: The term of this Agreement is effective January 1 2024, through December, 2025. The Independent Contractor may conduct swimming lessons in the clubhouse swimming pool located within the CDD in accordance with the provisions of this Agreement. Independent Contractor may give lessons to residents and non-residents from 7:30 a.m. until 12:30 p.m. on Monday through Thursday, Saturday, and Sunday during the term of this Agreement. Swimming classes are limited to 5 students. Wilderness Lake Preserve Residents shall receive priority enrollment each year in the month of January. Thereafter, registration is open to the public to fill any remaining spots. Independent Contractor does not have the exclusive use of the swimming pool, but only a small portion of the swimming pool, designated by the CDD, in order to conduct classes.

2. License Fee and Refunds: The Licensee shall pay the CDD three hundred thirty four dollars (\$400) each month for five months (5 months) the pool is used for lessons for a total sum of \$2000 in 2024, and \$2000 in 2025. Payment is due on or before the first of each month used to conduct lessons.

3. General Provisions:

- a. Any alterations or deviations from the Agreement must be executed in writing by the CDD and Independent Contractor.
- b. Independent Contractor shall obtain and provide the CDD with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the Wilderness Lake Preserve CDD as an additional insured on the insurance policy.
- c. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- d. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the students must abide by all of the clubhouse and pool policies and rules.
- e. The Independent Contractor shall protect and prevent damage to the CDD’s swimming pool by the swim class participants during the time the swim lessons are conducted, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole

responsibility of the Independent Contractor

- f. The Independent Contractor and the CDD agree to indemnify, save and hold harmless each other, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that each other, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct by each other, resulting from, arising out of or occurring in connection with the execution of the services.
- g. The Independent Contractor agrees to provide the CDD a completed waiver of liability provided by the CDD signed by the participants, or the parent or legal guardian of a minor child, prior to the start of swim lessons which enrolled for.
- h. The Laws of the State of Florida shall govern this Agreement. The parties to this Agreement acknowledge venue as lying in Pasco County, Florida.
- i. Both the CDD and the Independent Contractor may terminate this agreement at any time without cause upon sixty (60) days written notice.
- j. Non-resident clients are not permitted to use the swimming pool beyond the scheduled class time and shall be limited to only use the area designated for the lessons and the restrooms during the times in which they are at a swimming lesson.
- k. Independent Contractor will be responsible for all administrative functions of the program, including but not limited to scheduling, conducting classes, payroll, etc.
- l. Independent Contractor shall conduct a Level I background screening pursuant to Chapter 435, Florida Statutes (the “**Screening**”) for all staff conducting lessons and shall update the Screening as necessary.
- m. This Agreement shall not be assigned or transferred without the prior written consent of the CDD. A transfer or assignment of all or any part of this Agreement shall cause the Agreement to become voidable, at the sole discretion of the CDD.
- n. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the CDD or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- o. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable,

but that by limit of such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

- p. This is the entire agreement of the parties and my not be altered or amended except in a writing signed by both parties.

SwimKids, USA, Inc.

Wilderness Lake Preserve CDD

Name: Alan J Messing

Name: _____

Title: President, SwimKids USA, Inc.

Title: _____

EXHIBIT 14

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

Estimate



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

ESTIMATE #	DATE	
1246	10/25/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/25/2023	Changeout Installation of 5 ton straight cool York system per code to include: -Permit, labor, fees -Removal and disposal of existing system -Air handler -Condenser unit -10 KW heat kit -Drain pan (24g 26x60) -Float switches as needed -Honeywell Pro T6 thermostat -Pan and risers if needed -Duct sanitize -Flush and test copper line set -System start up -All other materials needed for proper installation *AHRI #208622905	1	11,059.00	11,059.00
10/25/2023	Parts Warranty 10 year warranty on parts, coil, and compressor.	1	0.00	0.00
10/25/2023	Labor Warranty 6 mo. labor warranty on craftsmanship	1	0.00	0.00

CASH/CHECK PRICE. 50% DEPOSIT/ BALANCE DUE UPON COMPLETION All work is to be completed in a timely and professional manner. Any alteration from above specifications will be addressed and agreed upon before alteration takes place as extra costs may incur. Pricing subject to change within 30 days. Payment due upon completion or as specified. Amount unpaid within terms are subject to a 1.5% monthly finance charge. Purchaser agrees to pay all costs of collections. 15% restocking fee for all returned/canceled parts and permit fees associated with the job.

TOTAL

\$11,059.00



Ierna's Heating, Cooling & Plumbing, Inc.
 18843 US Hwy 41 N
 Lutz, FL 33549
 813-948-6355
 #CAC1813676/#CFC1429475

BILL TO

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

ESTIMATE 57107003	ESTIMATE DATE Nov 29, 2023
-----------------------------	--------------------------------------

JOB ADDRESS

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

Project: 57103900

ESTIMATE DETAILS

- Install Lennox Heat Pump System : Lennox Merit
- AHRI#210041259
- SEER 15
- New air handler CBA25UHV-060-230
- Variable Speed Air Handler better for humidity control
- New condensing unit will be a Heat Pump ML17XP1-060-230
- New supply plenum
- Duct sanitize
- New Ecobee 6 Wi-Fi thermostat
- Auxiliary back up heat kit
- Water safety float switch
- New condenser pad with hurricane straps
- New electrical whip
- New filter cabinet
- Quality assurance check
- Permit and inspection
- 10 year part warranty
- 10 year compressor
- 10 year labor warranty
- Temperature selection guarantee
- 100% Satisfaction guarantee
- No lemon guarantee
- No surprises guarantee

TASK	DESCRIPTION	QTY	PRICE	TOTAL
S-HPAH- ML17XP1CBA25UH- 5	ML17XP1 CBA25UH: 5.0 Ton, Standard-efficiency, single-stage heat pump with single- speed efficiency matching air handler	1.00	\$15,116.00	\$15,116.00

Precision-balanced, direct drive fan to keep the noise low and the savings high
 Reinforced with a PermaGuard cabinet for long-lasting protection against rust and corrosion
 SmartHinge coil protection allows for easy coil cleaning
 Softer lines create an appliance-like appearance
 Cabinets built using superior materials and proprietary designs make Lennox units more durable, safer and easier to install

Included with install:
 Supply Plenum
 Return Plenum/Drop
 Line set/Flush
 Digital Thermostat
 EZ-Trap
 Condenser Pad
 Safety Disconnect Switch
 Drain Connection
 Drain Pan
 Easy Access Filter Rack
 CO Detector
 Sound Reduction Isolators
 Wet Switch
 Outdoor Electrical Whip

I2P-Discount	I2P-Discount: Military Discount	1.00	\$-1,511.00	\$-1,511.00
I2P-Discount	I2P-Discount: Tish Discount	1.00	\$-1,511.00	\$-1,511.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$12,094.00
TAX	\$0.00
TOTAL	\$12,094.00

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

EXHIBIT 15

MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Letter Fee Proposal

To: Wilderness Lake Preserve Community Development District
21320 Wilderness Lake Blvd
Land O' Lakes, FL 34647

From: Pierson Monetti, PSM

Date: 11-03-2023

Subject: Wilderness Lake Blvd – Limited Topographic Survey and Tree Location Survey

Thank you for the opportunity to submit a proposal for your project in **Pasco County, FL**. We are confident we will exceed your needs and expectations if awarded this project.

At MRIC Spatial we pride ourselves on delivering quality services efficiently. To us, efficient means a fair price and an expedient timeframe. We understand time means money in today's business environment and you can rest assured we'll value your time and money. With an experienced staff of professionals and highly qualified and trained technicians, we're certain working with us will be a satisfying experience.

We maintain a fully licensed and insured business and you can feel secure knowing that our work is backed by \$1,000,000 in Professional Liability Insurance along with an additional \$2,000,000 of General Liability Insurance.

Scope of Services

1) Topographic Survey

\$1,000.00

- Topographic Survey shall be prepared in accordance with Florida Minimum Technical Standards, normally accepted standards of practice for the project area and shall include field and office work necessary to produce a topographic surface model suitable for plotting contours at 1-foot intervals, above ground evidence of underground utilities include depth to invert with size/type of accessible water, sewer, and storm drainage structures. Topographic data shall extend approximately 25 feet beyond the property limit where adjacent properties are accessible to the surveyor. Topographic Survey will exclude wetland areas.
- Spot elevations will be collected and presented at a minimum of 50' intervals.

2) Tree Location Survey

\$500.00

- Tree Location Survey shall be prepared in accordance with Florida Minimum Technical Standards, normally accepted standards of practice for the project area and shall include field and office work necessary to produce a Tree Location Survey showing the size and

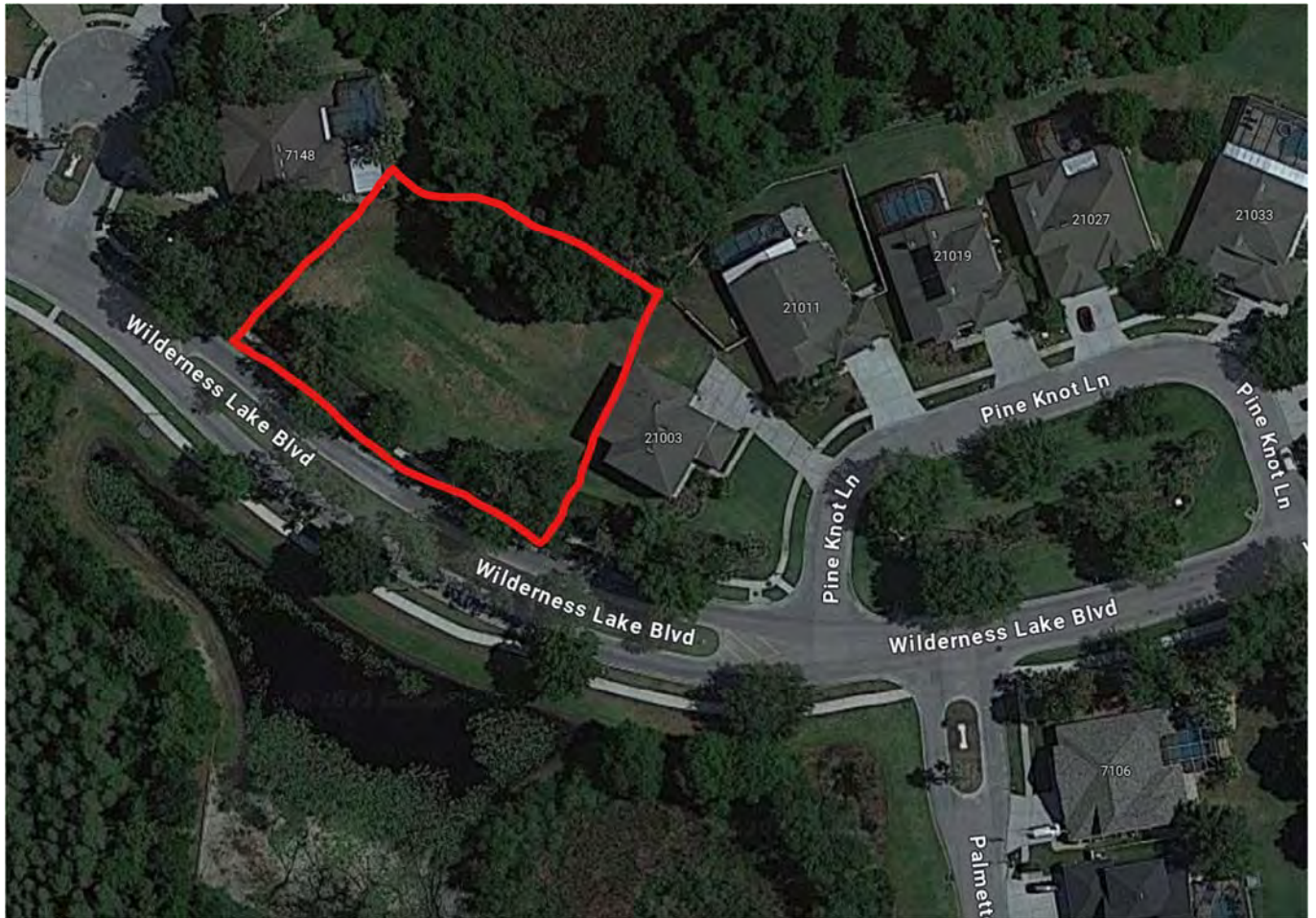
MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



species of trees larger than 10 inches diameter breast height located within the subject property. Tree Location Survey will exclude wetland areas.

Area of Interest



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Letter of Engagement

In order to proceed with this work, please sign and return this Letter of Engagement acknowledging the terms and conditions as outlined hereon.

Attention: Pierson Monetti **pmonetti@mricspatial.com**

Project: Wilderness Lake Preserve CDD

Description of Work: Limited Topographic Survey and Tree Location Survey

Fees: \$1,500.00

By signing below, we accept the terms and conditions herein.

Name/Title: _____

For: _____

Signature: _____

Date: _____

Pierson Monetti, PSM

For MRIC Spatial, LLC.

Signature:  _____

Date: 11-03-2023

MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Contract Terms and Conditions

All fees stated in this contract shall be payable in full, in monthly installment, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at MRIC Spatial, LLC's prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this contract, all out-of-pocket expenses shall be charged to the client and MRIC Spatial, LLC's cost.

Work will be billed at or near the end of each month under the terms of this contract or upon completion and MRIC Spatial, LLC shall expect payment by the tenth of the following month unless otherwise agreed to in writing. If client fails to make any payment due to MRIC Spatial, LLC within 30 days of the invoice date, the amount due shall accrue interest at the rate of 1.5 percent monthly, and shall be calculated from the first day that the payment is deemed late pursuant to these terms and conditions.

In the event this contract is terminated prior to completion, MRIC Spatial, LLC shall be entitled to payment for services rendered as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify and hold harmless MRIC Spatial, LLC from and against any claims, liabilities, damages, penalties and/or costs, including, without limitation, reasonable attorney's fees and expenses that MRIC Spatial, LLC may incur as a result of claims in any form by third parties, including, without limitation, governmental agencies and departments, relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of MRIC Spatial, LLC. MRIC Spatial, LLC agrees to indemnify and hold harmless Client from and against all claims, losses, liability, suits, and damages, including reasonable expenses, to which Client may be put or subjected to, but only to the extent caused by the negligence of Surveyor, its agents or employees in the provisions of its services.

The prevailing party in any litigation between the parties relating to or arising out of this Contract shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services herein and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract and authorize such work on behalf of the owner.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by MRIC Spatial, LLC, in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "Documents") are the sole property of MRIC Spatial, LLC. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of MRIC Spatial, LLC. Client agrees that MRIC Spatial, LLC shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, MRIC Spatial, LLC, shall

MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and MRIC Spatial, LLC.

Client agrees not to assign this Contract or any part hereof without the prior written consent of MRIC Spatial, LLC. Said consent may be withheld by MRIC Spatial, LLC for any reason it deems appropriate in its sole discretion. MRIC Spatial, LLC may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent or notification of the Client. This contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

MRIC Spatial, LLC, in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. MRIC Spatial, LLC. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

In recognition of the relative risks and rewards involved in this project, Client and MRIC Spatial, LLC agree that Client shall limit MRIC Spatial, LLC's liability such that MRIC Spatial, LLC's total liability for any and all injuries, claims, and losses shall not exceed the amount of MRIC Spatial, LLC's insurance limits.

EXHIBIT 16

November 2, 2023

Preserve at Wilderness Lake CDD
c/o Tish Dobson, District Manager
Vesta Property Services
250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
Email: jwhited@bdiengineers.com

**Re: Dock Inspection Proposal for Wilderness Lake Preserve at
21330 Wilderness Lake Blvd, Land O' Lakes, FL 34637**

To whom it may concern,

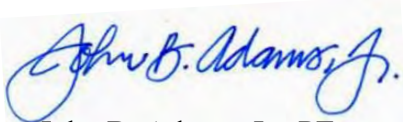
We propose to inspect approximately 1,900 sq. ft. of dock and boardwalk at the above referenced location and provide a written report consisting of the construction and condition of the dock including decking, caps, stringers, hardware, and pilings. Any structural defects or maintenance items will be noted and a conservative time frame for any repairs/replacement (if any). A written plan for maintenance and/or replacement will be completed as needed with a useful life expectancy estimate of the dock system provided. Pilings can be inspected with underwater divers through Gulf & Bay Dock Wraps as needed for an additional fee. No dock area electrical or plumbing is included.

The fee for the inspection and report is.....\$1,700.00
payable upon receipt of the report.

If you should have any questions or comments, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Sincerely,

REUBEN CLARSON CONSULTING, INC.



John B. Adams, Jr., PE
Vice President

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Reuben Clarson Consulting is authorized to perform the work as specified above. Payment will be made as outlined in this proposal. Reuben Clarson Consulting may withdraw this proposal if not accepted within thirty (30) days.

Signature/Title: _____ Date: _____





EXHIBIT 17

Tampa Bay Times

tampabay.com

- Ad Proof -

06/09/2023

Order Confirmation

Ad Order Number

0000291545

Sales Rep.

dbonett

EMail

dbonett@tampabay.com

Order Taker

dbonett

Order Source

Customer

THE PRESERVE AT WILDERNESS LAKE

Customer Account

329621

Customer Address

250 INTERNATIONAL PKWY., STE. 208

LAKE MARY FL 32746 USA

Customer Phone

3212630132

Payor Customer

THE PRESERVE AT WILDERNESS LAKE

Payor Account

329621

Payor Address

250 INTERNATIONAL PKWY., STE. 208

LAKE MARY FL 32746 USA

Payor Phone

3212630132

PO Number

Ordered By

Jackie

Customer Fax

Customer EMail

districtap@vestapropertyservices.cc

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

2

Blind Box

Promo Type

Materials

Invoice Text

BoS Workshop

Ad Order Notes

Net Amount

\$121.60

Tax Amount

\$0.00

Total Amount

\$121.60

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$121.60

Tampa Bay Times

tampabay.com

- Ad Proof -

Ad Number Ad Type Production Method Production Notes
0000291545-01 CLS Legal Liner AdBooker

External Ad Number Ad Attributes Ad Released Pick Up
No

Ad Size Color
2 X 49 li

WYSIWYG Content

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

Notice is hereby given that a workshop of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Thursday, June 22, 2023, at 9:30 a.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 the status of the process to replace the lodge manager, planning summer and fall events, training of staff, and lightning strike repair update.

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

June 14, 2023

0000291545

Run Date Product Placement Position Zone
06/14/2023 Tampa Bay Times Legals - CLS Legal BL-Pasco

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01749P

Date 10/20/2023

Attn:
Long Lake Ranch 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 # 23-01749P Notice of Board of Supervisors Regular Meeting RE: Long Lake Ranch Community Development District regular meeting on November 2, 2023 at 6:00 p.m. Published: 10/20/2023	\$76.56
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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	()
Total	\$76.56

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.

Business Observer

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

INVOICE

Legal Advertising

LONG LAKE RANCH 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 Long Lake Ranch Community Development District (the "**District**") will be held on Thursday, November 2, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. 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 to 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.

Long Lake Ranch Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285

October 20, 2023

23-01749P

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.

EXHIBIT 18

RESOLUTION 2024-02

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

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

WHEREAS, the Board of Supervisors of the District desires to add an additional Officer of the District by appointment.

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

1. Scott Smith is added as an additional Assistant Treasurer by appointment.
2. This Resolution shall become effective at 12:01 a.m. on December 6, 2023.

PASSED AND ADOPTED THIS 6th DAY OF DECEMBER, 2023.

**THE PRESERVE AT WILDERNESS
LAKE COMMUNITY
DEVELOPMENT DISTRICT
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT 19

RESOLUTION 2024-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

Section 1. The Chair and Vice-Chair of the District's Board of Supervisors, Scott Smith and Johanna Lee and Bridgett Alexander of DPF Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank account.

Section 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED this 6th day of December, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair, Board of Supervisors

EXHIBIT 20

Hi Tish,

I hope this message finds you well. We wanted to express our sincere appreciation for the opportunity to discuss potential business. It's been a pleasure getting to know more about the community and the vision for the newsletter. After careful consideration and evaluation with the attorneys of the revised agreement and our whole team of our current commitments and resources, we are unable to pursue a printed/mailed newsletter. At this time, we can offer a digital newsletter that we would create and send to you to distribute/post. This could be as many pages as desired and the goal would be to contain ads that would cover the cost. Please let me know if this would be of any interest to you and we can create a very simple/basic agreement.

Hope you have a wonderful weekend.

Thank you,

Businesses that advertise with IKare Publishing win!!

Kim Uhlig

IKare Publishing Inc.

813-991-7843

Award winning publishers of the best newsletter!

Presented by the BOCC and Office Of Neighborhood Relations.

www.IKarepublishing.com