



The Preserve at
WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Wednesday
January 3, 2024
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, January 3, 2024, 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

The Preserve at WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, January 3, 2024 Call-in Number: +1 (929) 205-6099
Time: 9:30 AM Meeting ID: 913 989 9080#
Location: The Preserve at Wilderness Passcode: 842235
Lake Lodge, 21320 Link: [Zoom Link](#)
Wilderness Lake Blvd., Land
O' Lakes, FL 34637

Agenda

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Supervisor Comments**
- VI. Staff Reports**
 - A. Landscaping & Irrigation
 1. RedTree Report
 2. RedTree Landscape Inspection Report – November & December [Exhibit 2](#)
 3. RedTree Proposals (if any) [Exhibit 3](#)
 - a. ADA Playground Mulch Installation – Lodge Playground
 - b. ADA Playground Mulch Installation – Caliente Park
 - c. ADA Playground Mulch Installation – Foxgrove DR.
 - d. ADA Playground Mulch Installation – Citrus Blossom Dr. & Whispering Wind Dr.
 4. Consideration of RedTree Renewal Agreement – 5% Increase [Exhibit 4](#)
 5. Consideration of Southscapes Landscape Mulching Proposal [Exhibit 5](#)
 - B. Aquatic Services
 1. GHS Environmental Report [Exhibit 6](#)
 - C. District Engineer
 - D. District Counsel

VI. Staff Reports – continued

E. Community Manager

1. Presentation of Community Manager Report – *To Be Distributed* [Exhibit 7](#)

F. District Manager

1. Presentation of District Manager & Field Operations Report – *To Be Distributed* [Exhibit 8](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 6, 2023 [Exhibit 9](#)

- B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements [Exhibit 10](#)

- C. Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures [Exhibit 11](#)

VIII. Business Items

IX. Supervisors’ Requests

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

XI. Next Meeting Quorum Check: February 7, 6:30 PM

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

XII. Adjournment

EXHIBIT 1

Tampa Bay Times

tampabay.com

- Ad Proof -

<u>Ad Number</u> 0000322397-01	<u>Ad Type</u> CLS Legal Liner	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u> No	<u>Pick Up</u> 0000291545-01

<u>Ad Size</u> 2 X 49 li	<u>Color</u>
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WYSIWYG Content

**THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEET-
ING**

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, January 3, 2024, 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 Dobson, District Manager
(321) 263-0132, Ext. 285

December 24, 2023 0000322397

<u>Run Date</u> 12/24/2023	<u>Product</u> Tampa Bay Times	<u>Placement</u> Legals - CLS	<u>Position</u> Legal	<u>Zone</u> BL-Pasco
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EXHIBIT 2

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	November 9, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards, Tish Dobson (Vesta Property Services) Redtree Landscape Systems-Pete Lucadano, John Burkett PSA Horticultural-Tom Picciano

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

These items must be completed by November 24, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on November 27, 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

Main entry/exit monuments-redefine bed lines.

Completed 11.15.23.

Loge patio-line trim along the woodline.

Completed 11.15.23.

Stoneleigh park-redefine bed line of viburnum hedge.

Completed 11.15.23.

All of the St. Augustine and Bahia turf was neatly mowed, edged and trimmed. The lawn was mowed high in accordance with the specifications. Turf growth has slowed.

3 WOODLINE MAINTENANCE

Morning Mist cul de sac-cut back woodline on both sides of pond. *Photo below.* **In process.**



Whispering Wind-cut back encroaching sections of woodline.

In process.

Blvd. across from Americus-cut back encroaching sections of woodline.

Completed 11.15.23

Most of the woodlines were neatly maintained.

3 TURF COLOR

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

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

Citrus Blossom playground-turf color was 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 medium green.

Oakhurst park-turf color was a mottled medium green.

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

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

Roundabout-turf color was a consistent medium green.

November



November



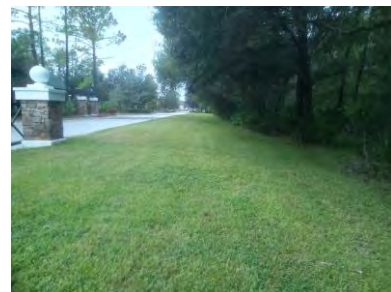
November



October



October



October



September



September



September



August



August



August



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass ranged from poor to fair. The density of the St. Augustine turf was strong.

Boulevard from Lodge to main entry-the density was good.

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density was good.

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

Oakhurst park-the density of the common Bermudagrass still ranged from fair to good. The density of the St. Augustine turf was good.

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

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn ranged from fair to good. There were a few sparse areas along the exit drive. Crabgrass has infested some of the front lawn areas adversely affecting the density.

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 good.

2 TURF WEED CONTROL

Now that the air temperature has cooled, broadleaf weeds can be treated with herbicide without damaging the turf. A blanket application of herbicide on all St. Augustine turf is recommended. Crabgrass has infested sections of the St, Augustine turf throughout the community. Properly timed applications of pre-emergent herbicide will help to reduce grassy weed germination.

Stoneleigh park-treat broadleaf weeds along sidewalk.

Completed 11.20.23.

Lodge-crabgrass is growing in all high visibility areas.

Completed 11.20.23.

Lodge exit drive-treat broadleaf weeds.

Completed 11.20.23.

Main exit and exit- treat broadleaf weeds.

Completed 11.20.23.

Americus-treat broadleaf weeds

Completed 11.20.23.

Caliente/Night Hero-treat broadleaf weeds.

Completed 11.20.23.

Oakhurst park soccer field-spot treat broadleaf weeds.

Completed 11.20.23.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Main exit monument turf-treat ant mounds.

Completed 11.20.23.

Sections of turf are beginning to go into dormancy.

Pine Knot-monitor for patch disease.

Completed 11.20.23.

Tennis court walkway-monitor for patch disease.

Completed 11.20.23.

The turf was mowed in accordance with specifications. There was a slight loss of color due to the reduced daylight and cooler temperatures. The density remained strong in most sections of the community. Broadleaf weeds and crabgrass have grown within several high visibility turf panels. A blanket application of herbicide is recommended for the control of broadleaf weeds. There did not appear to be any insect activity, but a few areas have signs of patch disease which is usually active in the fall. The fall fertilization will improve the root growth of the grass plants over the winter.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Lodge patio -continue to treat jatropha for scale. *Photo. below.*

Completed 11.20.23.



Pine Knot-center of hedge is decline. Prune out all dead sections.

Completed 11.15.23.

Main entry monument bed-treat active ant mound.

Completed 11.20.23.

Pool deck-Japanese blueberries have sooty mold.

Completed 11.20.23.

Lodge patio-treat ornamental grasses for scale.

Completed 11.20.23.

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



3 BED / CRACK WEED CONTROL

Birchholm stop sign-remove bed weeds.

Completed 11.15.23.

Pine Knot west side stop sign-remove bed weeds.

Completed 11.15.23.

Blvd. medians at Natures Ridge-remove bed weeds.

Completed 11.15.23.

Stoneleigh park-remove bed weeds by viburnum hedge.

Completed 11.15.23.

Stoneleigh lift station-remove bed weeds along fence.

Completed 11.15.23.

Deerfields entry-treat crack weeds in pavers.

Completed 11.15.23.

Nature center-remove vines from coontie palms.

Completed 11.15.23.

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

Completed 11.15.23.

2 IRRIGATION MANAGEMENT

Caliente/ Night Heron-turf and medians are dry.

Completed 11.27.23.

Deerfield berm-irrigation heads along viburnum hedge still need to be moved into new locations.

Completed 11.21.23.

Draycott berm-turf and hedge are dry.

Running 3 days / week.

Tennis court walkway and at blvd. station-turf is dry.

Is greening up.

Butterfly garden-flowers are dry.

Repair completed - all plant material is getting water.

Natures Ridge entry-jasmine is dry. The capped heads need to be opened and heads added to properly irrigate this bed. *Photo below.* **Completed 11.21.23.**

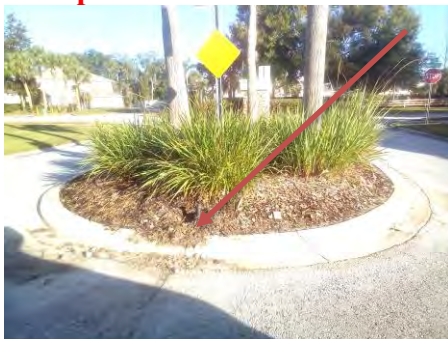


Americus and Birholm-turf is dry. MISSED FROM OCTOBER INSPECTION.
Completed and greening up - 11.21.23.

Tennis court walkway-possible irrigation break. *Photo below.*
No irrigation break found 11.21.23.



Eagles Landing monument-repair irrigation break. *Photo below.*
Completed 11.21.23.



Main entry monument-possible irrigation break along sidewalk.
Completed 11.21.23.

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. **Noted.**

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

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

Noted.

Between lodge building and activity center-prune jasmine that is climbing up building.

Completed 11.30.23.

Water's Edge monument-prune lorapetalum in order to see sign. *Photo below.*

Completed 12.05.23.



Caliente-prune viburnum hedges on both sides.

In process.

Herons' Glen monument-prune firebush in order to see sign.

In process.

Citrus Blossom playground-prune dead sections out of anise.

Completed 11.29.23.

Pine Knot-prune dead sections out of anise.

Completed 11.26.23.

Eagles Grove monument-prune dead sections out of foxtail fern.

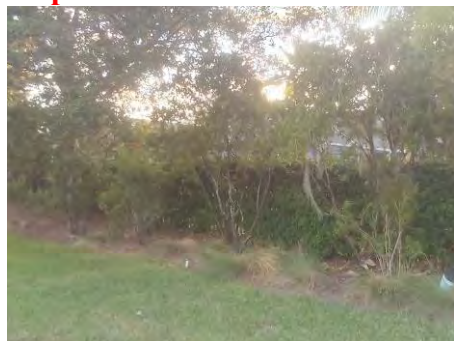
Completed 11.29.23.

Oakhurst lift station-prune shrubs.

In process.

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

In process.



21917 Waverly Shores-prune lorapetalum to a consistent height. MISSED FROM OCTOBER INSPECTION. **Completed 11.15.23.**

Deerfields berm-prune shrubs along the side of unit including ornamental grasses.

Completed 11.15.23.

3 TREE PRUNING

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

Quoted.

Deerfield berm on both sides-remove dead sections of bottlebrush. *Photo below.*

Completed 11.27.23.



Butterfly garden-remove sucker growth from oak trees up to contractual height.

Completed 11.15.23.

Lodge parking lot along boulevard and center median of lot- elevate low-hanging branches hanging over parking spaces.

Completed 11.15.23.

Boulevard median at lodge exit drive-remove moss from 3 crape myrtles.

Completed 11.16.23.

General work order-elevate oak trees as necessary along blvd. sidewalk.

In process.

General work order-remove moss from crape myrtles.

Noted.

Across from 7228 Americus-elevate oak tree.

Completed 12.4.23.

7220 Night Heron common area-elevate oak tree branches over common area.

In process.

3 CLEANUP/RUBBISH REMOVAL

Main entry monument-clean soil off sidewalk.

Completed 11.16.23.

Butterfly garden-rake up heavy magnolia leaf drop.

Completed 11.15.23.

Draycott berm both side-remove vegetative debris.

Completed 11.19.23.

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of marigolds was providing a strong curb appeal in most locations. A few of the beds such as the main entry and exit monuments had thinner, leggy plants which had not filled in the bed space. The median endcap in the same area was very full, as were the plantings at the Lodge. **Some minor dead heading is necessary.** Be certain that the flower beds are redressed according to the specifications prior to the holiday season planting. *Photo below.*

Noted.

November



November



November



October



October



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

NEW-broken and misaligned landscape lights in several beds.

PROPOSALS

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

Quoted.



SUMMARY

Redtree performed to contractual standards for this inspection. The mowing operation was completed. All of the turf was mowed, trimmed and edged in accordance with the specifications. The color was mostly a medium green and saw a slight decrease as it enters the slow growth time of the year. The density remained strong, except for those areas already going into a dormant period. Broadleaf and grassy weed growth has increased over the past month. Control measures should be taken. There was no turf insect activity noted but there did appear to be some early patch occurrences. The health of the plants remained strong, except for those that are aging out and will probably not recover from a rejuvenation pruning, and some with scale and sooty mold issues. Shrub pruning appears to be on schedule. Tree pruning was needed for clearance as well as cosmetic reasons. The bed and crack weed control were good. Several irrigation issues need to be addressed. They are affecting both the turf and shrubs. The seasonal color display of marigolds was performing well in most locations. There were some concerns regarding the flower health and density in certain beds.

In relation to concerns addressed by Wilderness management, Mr. Lucadano committed to management that his company will address those matters with satisfactory conclusions over the next thirty days.

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 Supervisor

Company RedTree Landscape Systems, LLC

Date 12.06.23

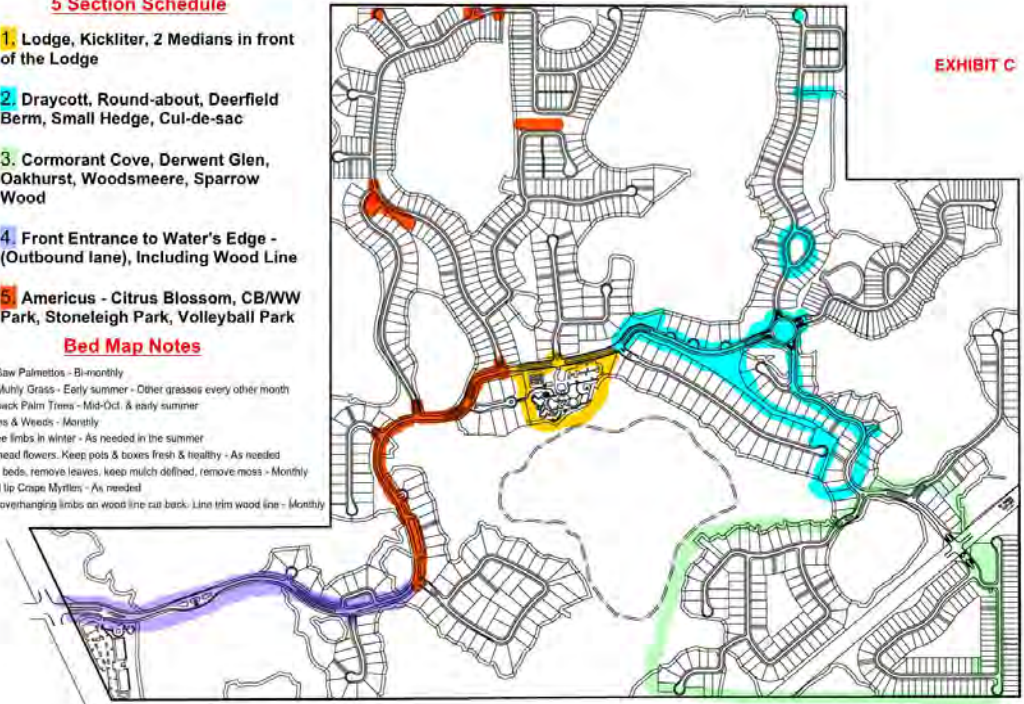
5 Section Schedule

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

EXHIBIT C



PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

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

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

These items must be completed by December 29, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on January 2, 2024. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be noted.

SCORE 1-POOR 2-FAIR 3-GOOD

3 MOWING/EDGING/TRIMMING

Eleanor Wood pond-remove leaf drop.

Roundabout-redefine bed edges. *Photo below.*



Kendall Heath/Waverly Shores-remove leaf drop.

Cormorant Cove dock-remove leaf drop.

Night Heron lift station-remove leaf drop.

Minnow Brook-remove leaf drop.

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

3 WOODLINE MAINTENANCE

Boulevard across from Americus-cut back wood line.

The woodlines were neatly maintained.

3 TURF COLOR

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

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

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

Stoneleigh park-turf color was a mottled medium green.

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

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

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

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

Roundabout-turf color was a lightly medium green.

December



December



December



November



November



November



October



October



October



September



September



September



3 TURF DENSITY

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

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

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density was strong.

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

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

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

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

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

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

2 TURF WEED CONTROL

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



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

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

Main exit and exit-spot treat broadleaf weeds.

Americus-spot treat broadleaf weeds.

Caliente/Night Heron-spot treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Americus-treat patch disease.

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



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

Main exit monument turf-treat ant mounds.

Bahiagrass and Bermudagrass are beginning to go into dormancy.

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

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

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

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

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

Lodge patio-continue to treat ornamental grasses for scale.

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

3 BED / CRACK WEED CONTROL

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

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

Lodge patio-remove vines from muehly grass.

Tennis court fence-remove bed weeds and vines.

Boulevard entry median-remove bed weeds and vines.

Roundabout-remove bed weeds. *Photo below.*



2 IRRIGATION MANAGEMENT

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

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

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

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

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

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

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.

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

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

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

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



Water's Edge fence line-prune palmettos.

Main entry fence line-prune wedelia away from the fence.

Pool deck-lightly prune Japanese blueberry along the fence.

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

Butterfly garden-cut back milk weed.

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

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



Nature center-prune dead sections out of shilling Holly.

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



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



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



Citrus Blossom playground-prune shrubs.

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

General work order-cut back all muehly grass and fountain grass.

2 TREE PRUNING

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

Americus-remove sucker growth from oaks.

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

Main exit monument-elevate tree by sign.

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

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

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



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

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

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

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

3 CLEANUP/RUBBISH REMOVAL

Ambleside outbound woodline across from bench-remove fallen tree.

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

3 APPEARANCE OF SEASONAL COLOR

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



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

December

December



December

December



(0) CARRIED FORWARD FROM PRIOR MONTH

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

FOR MANAGER

Broken and misaligned landscape lights in several beds.

PROPOSALS

None

SUMMARY

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

Signature _____

Print Name _____

Company _____

Date _____

5 Section Schedule

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

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
Trim Mulchy 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 Craple Myrtles - As needed
Keep overhanging limbs on wood line cut back. Linn trim wood line - Monthly



EXHIBIT 3

Landscape Projects & Proposal Tracker

Project/Proposal Requested	ate Request	ate Receive	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	In progress.
Pine Encroachment - Draycott Berm	4/13/2023	5/4/2023	5/10/2023	Tabled
Butterfly Garden & Rear Amenities Bldg.	4/13/2023	5/18/2023	5/29/2023	Ongoing
Lakewood Retreat Monument Landscape Proposal	3/6/2023	6/21/2023	7/5/2023	10/6/2023
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
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	10/6/2023
Oak tree bed enhancement - Meet with Beth and Kevin	8/1/23	9/17/2023 - Revised Proposal rcvd. 9/27/2023		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	10/01/2023
Remove branches from the roof line at the entrance of Water's Edge	8/10/2023	8/22/2023	8/22/2023	In progress.
Remove the three dead Anise shrubs at the lift station on WL Blvd.	8/10/2023			10/9/2023
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.	ACPLM is replacing the sod in 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	#####		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.
Trim Oak tree branches to contract at the following areas: Moss Ledge, Waverly Shores.				
Sod installation at cub by Pediatric office - outside of PWL fence.		#####	Warranty work	In progress.
Installing 15-gallon Guava by pool pump -		#####		On hold.
Installing 7-gallon Guava by pool pump		#####		On hold.
Enhancement - Wild Oak Lane hedgerow - 3-gallon Viburnum		#####		On hold.
Enhancement - Wild Oak Lane hedgerow - 7-gallon Viburnum		#####		On hold.
Oak Tree Pruning - Clubhouse Parking Lot		11.16.23		
Oak Tree Pruning Proposal - Bus Clearance Requested		11.16.23		
Dead Tree Removal - Various areas		11.16.23		
Oak Tree Pruning - near 21654 Draycott Way		11.16.23		
Tree Staking Proposal - Wilderness Lake Blvd at Eagle Crest		11.16.23		
ADA Playground Mulch Installation at Lodge Playground		11.14.23		
ADA Playground Mulch Installation at Playground at Foxgrove		11.14.23		
ADA Playground Mulch Installation at Playground at Citrus Blossom & Whispering Wind		11.14.23		
ADA Playground Mulch Installation - Caliente Park		11.15.23		



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5532 Auld Lane, Holiday FL 34690

ADA PLAYGROUND MULCH INSTALLATION PROPOSAL

FOR

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

Attention: Tish Dobson, District Manager

December 12, 2023

Scope of Work

Installation of ADA Playground Mulch at the Lodge playground.

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

TOTAL COST: \$2,975.00

Authorized Signature to Proceed

Date of Authorization

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



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5532 Auld Lane, Holiday FL 34690

ADA PLAYGROUND MULCH INSTALLATION PROPOSAL

FOR

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

Attention: Tish Dobson, District Manager

December 15, 2023

Scope of Work

Installation of ADA Playground Mulch in Caliente Park.

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

TOTAL COST: \$2,550.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



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5532 Auld Lane, Holiday FL 34690

ADA PLAYGROUND MULCH INSTALLATION PROPOSAL

FOR

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

Attention: Tish Dobson, District Manager

December 14, 2023

Scope of Work

Installation of ADA Playground Mulch in playground at Foxgrove Drive.

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

TOTAL COST: \$2,125.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



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5532 Auld Lane, Holiday FL 34690

ADA PLAYGROUND MULCH INSTALLATION PROPOSAL

FOR

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

Attention: Tish Dobson, District Manager

December 14, 2023

Scope of Work

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

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

TOTAL COST: \$3,400.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

EXHIBIT 4

**LANDSCAPE MAINTENANCE AGREEMENT
ADDENDUM #1**

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

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

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

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

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

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

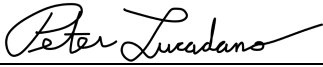
(a) The term of the Landscape Maintenance Agreement is extended through January 31, 2023. During the term of the Landscape Maintenance Agreement, there will be no increase in the landscape maintenance agreement base prices or line-item pricing for enhancement projects, and there will be no increase in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

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

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

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

Redtree Landscape Systems, LLC

By: 
Name: Peter Lucadano
Title: CEO

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

By: _____
Brian Sailer
Chair of the Board of Supervisors

**The Preserve at Wilderness Lake Community Development District
2019 Landscape Maintenance-Seasonal Color Addendum**

**February 11, 2019
Part IV- Seasonal Color**

This addendum specifies the required dates by which all seasonal color rotations shall be installed. All other specifications, conditions and clauses in the original signed landscape maintenance agreement shall remain in effect. This addendum shall be in effect for the duration of the landscape maintenance agreement, beginning with the seasonal color rotation in June 2019.

B. Installation Schedule: Each Seasonal Color Rotation shall be installed in its entirety completed by the end of the first full calendar week of March, June, and September. The December Seasonal Color Rotation shall be completed by the 1st Saturday of the month.

Failure to meet the installation schedule shall result in a penalty of 10 % of the value of that particular seasonal color installation which includes both the supplying and installation of flowers.

CONTRACTOR

PRESERVE AT WILDERNESS LAKE CDD

Company Name Red Tree Landscape Systems, LLC

Signature 

Print Name Peter Lucadano

Title CEO

Date Signed 2/14/19

Signature 

Print Name James Ester

Title Chair

Date Signed 2-14-19

**FIRST ADDENDUM TO
LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT**

THIS FIRST ADDENDUM TO LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT (the "First Addendum") is made and entered into as of the 7th day of September, 2019, by and between The Preserve at Wilderness Lake Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Pasco County, Florida, (the "District") and Redtree Landscape Systems, LLC, (the "Contractor").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure;

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

WHEREAS, the District desires to add the provision listed in Exhibit "A" to the Scope of Services (as defined in the Agreement);

WHEREAS, the Contractor has agreed to add the services listed in Exhibit "A" for the prices shown in Exhibit "A".

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "Parties"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this First Addendum.

SECTION 2. SCOPE OF SERVICES. The Contractor shall add the services described in Exhibit "A" to the Scope of Services of the Agreement.

SECTION 3. RATIFICATION. Except as modified by this First Addendum, the terms and conditions set forth in the Agreement, as amended, are hereby ratified and confirmed.

SECTION 4. COUNTERPARTS. The First Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.




IN WITNESS WHEREOF, the parties execute this First Addendum the day and year first written above.

Redtree Landscape Systems, LLC

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

By: 
Name: Peter Luadano
Title: CEO

By: 
Name: James Estel
Title: Chairman of the Board of Supervisors



1	A	B	C	D	E
2	Plant Price List – Contract Addendum				
3	Common Plant List; remove & install \$16 per 3 gallon, \$7 per 1 gallon.				
4	This list is not intended to be an all inclusive list as other plants may fall into this price range.				
5	Except in the case of a major plant bed redesign, pricing includes demolition and disposal fees.				
6	Mulch and soil will be additional charges.				
7					
8	Plant	3 Gal; \$16 Installed	Other 3 Gal Prices	1 Gal; \$7 Installed	Other 1 Gal Prices
9		(Wholesale \$6 or less)	And Other Notes	(Wholesale \$3 or less)	And Other Notes
10					
11	Agapanthus	X			
12	Allamanda; dwarf	X			
13	Allamanda; regular	X			
14	Anise	X			
15	Arboricola; Green	X			
16	Arboricola; Variegated	X			
17	Azalea; Formosa	X			
18	Azalea; Pink Fashion	X			
19	Beach Sunflower				
20	Blue My Mind Blue Daze				Negotiated; Whsle 3.75
21	Bottlebrush shrub				Negotiated; Whsle 3.75
22	Bush Daisy	X		\$20.00	
23	Butterfly Bush; Buddleia				
24	Cassia shrub	X			Negotiated at purchase
25	Coontie	X			
26	Cooper Leaf	X			
27	Croton; Gold Dust	X			
28	Croton; Mammy	X			
29	Croton; Petra	X			
30	Crown of Thorns	X			
31	Drift Rose				
32	Firebush; dwarf	X		\$21.00	
33	Firebush; regular	X			
34	Firecracker	X			
35	Fjejoa	X			
36	Flax Lily	X			
37	Foxtail Fern	X			
38	Gold Mound Duranta	X			X

Exhibit "A"

	A	B	C	D	E
1	Plant Price List – Contract Addendum				
2					
3	Common Plant List; remove & install \$16 per 3 gallon, \$7 per 1 gallon.				
4	This list is not intended to be an all inclusive list as other plants may fall into this price range.				
5	Except in the case of a major plant bed redesign, pricing includes demolition and disposal fees.				
6	Mulch and soil will be additional charges.				
7					
8	Plant	3 Gal; \$16 Installed	Other 3 Gal Prices	1 Gal; \$7 Installed	Other 1 Gal Prices
9		(Wholesale \$6 or less)	And Other Notes	(Wholesale \$3 or less)	And Other Notes
10					
39	Golden Dew Drop		Negotiated at purchase		
40	Grasses; Cord	X			
41	Grasses; Fakahatchee / Dwarf	X			
42	Grasses; Fountain red / white	X			
43	Grasses; Muhly	X			
44	Grasses; Pampas	X			
45	Hibiscus bush	X			
46	Holly Burfordi	X			
47	Holly Carissa	X			
48	Holly Compacta	X			
49	Ilex Shillings	X			
50	Indian Hawthorne	X			
51	Ixora; Red or Yellow	X			
52	Jasmine; Asiatic / Snow-in-Summer			X	
53	Jasmine; Carolina	X		X	
54	Jasmine; Confederate	X		X	
55	Jasmine; Confederate Varigated	X		X	
56	Jasmine; Minima – all colors			X	
57	Jasmine; Summer Sunset			X	
58	Jatropha	X			
59	Juniper; Blue Pacific	X			
60	Juniper; Parsoni	X			
61	Knock-out Rose		\$21.00		
62	Lantana	X		X	
63	Ligustrum; shrub (not umbrella tree)	X			
64	Loropetalum; Purple Diamond	X			
65	Loropetalum; Purple Pixie		\$28.00		
66	Mimosa Shrub		Negotiated at purchase		



	A	B	C	D	E
1	Plant Price List – Contract Addendum				
2					
3	Common Plant List; remove & install \$16 per 3 gallon, \$7 per 1 gallon.				
4	This list is not intended to be an all inclusive list as other plants may fall into this price range.				
5	Except in the case of a major plant bed redesign, pricing includes demolition and disposal fees.				
6	Mulch and soil will be additional charges.				
7					
8	Plant	3 Gal; \$16 Installed	Other 3 Gal Prices	1 Gal; \$7 Installed	Other 1 Gal Prices
9		(Wholesale \$6 or less)	And Other Notes	(Wholesale \$3 or less)	And Other Notes
10					
67	Natal Plum	X			
68	Natal Plum; Boxwood Beauty	X			
69	Natal Plum; Emerald Blanket	X			
70	Oleander	X			
71	Penta			Negotiated at purchase	
72	Philodendrum; Selloum / split-leaf	X			
73	Pittosporum	X			
74	Plumbago	X			
75	Podocarpus; Pringles	X			
76	Porterweed		Negotiated at purchase		
77	Saw Palmetto; green		\$25.00		
78	Saw Palmetto; silver		\$30.00		
79	Texas Sage		Negotiated at purchase		
80	Thryallis	X			
81	Ti Bush	X			
82	Tibouchina	X			
83	Viburnum; Ordoratisimum (Sweet)	X			
84	Viburnum; Walter's	X			
85	Wax Myrtle	X			
86	Widellia			Negotiated at purchase	
87					



Landscape Maintenance Agreement

This Landscape Maintenance Agreement (“**Agreement**”) is entered into as of February 1, 2019 between **The Preserve at Wilderness Lake Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Redtree Landscape Systems LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape maintenance contractor, qualified to provide services to the District, and agrees to work under the supervision of PSA Horticultural Inc., an independent consultant to the District (“**PSA**”).

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
- 2. Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a.** That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b.** That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c.** The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d.** The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon prior written notice to the District and PSA.
 - e.** No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f.** That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
 - g.** That all work performed under this Agreement shall be free from defects in workmanship and material, and shall be performed in accordance with industry standards and the standards and specifications referenced herein.

3. Description of Work.

- a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as more fully set forth in the landscape specifications attached hereto as **Exhibit A** (the “**Work**”).
- b. This Agreement includes Parts II, III (except for subpart D), V, VI., and VII, of the Work.
- c. Any OTC Injections, Sub part D of Part III, and Part IV of the Work may be awarded to the Contractor at the District’s discretion.
- d. The Contractor submitted a proposal for the Work attached hereto as **Exhibit B**.
- e. Maps of the areas to be maintained for different components of the Work is attached hereto as **Composite Exhibit C**.
- f. This is a performance based agreement and PSA will be scoring Contractor’s performance pursuant to the score sheet attached hereto as **Exhibit D**.
- g. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Initial Landscape Deficiencies.** The Contractor shall not be held responsible for landscape deficiencies that may exist prior to the effective date of this agreement. Upon mutual agreement, a written list of pre-existing conditions will be prepared for by the Contractor for the District to resolve at the District’s expense. Contractor shall have a grace period to complete all contractual pre-existing conditions that do not involve additional expense to the District by March 15, 2019. If these pre-existing conditions are not repaired and/or otherwise resolved satisfactorily to the District or PSA and completed accordingly, then Contractor will only be compensated based on their performance as described in this Agreement.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.

6. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and PSA and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District or PSA.
- d. Upon mutual agreement between the Contractor and the District, a regular maintenance service day will be selected. The District and PSA shall be contacted at least thirty-six (36) hours in advance when the Contractor cannot perform services on the scheduled day, except in the case of adverse weather conditions. An alternate day and/or time will then be selected.
- e. Prior to the beginning of each calendar year, Contractor shall provide a detailed schedule for Grounds Maintenance, Pest Control, and Irrigation System Maintenance as described in the Work for the upcoming year. This schedule will include anticipated service dates and services to be provided.
- f. The Contractor make every effort to provide the District with the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- g. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- h. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- i. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
- j. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District or PSA fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- k. It is the responsibility of the Contractor to notify the District and PSA in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- l. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representatives.

m. Contractor shall contract the District and PSA at least thirty-six (36) hours in advance when services cannot be performed by Contractor on the scheduled day and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site, except in the case of adverse weather conditions. The District shall have the right to select an alternate date and/or time for Contractor to perform the alternate regular maintenance service day. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence after providing District the requisite insurance referenced herein and no later than February 1, 2019.

8. **Term and Renewal.** The initial term of this Agreement shall be for two years from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one year terms at the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. Termination

a. **Contractor's Termination:** Contractor may terminate this Agreement with sixty (60) days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.

b. **District's Termination:** The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. In case of such termination for the District's convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

c. **Alternative Remedies for Contractor's Default:** On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

a. **Designation of District Representatives:** The District hereby designates the District Manager and representatives of PSA to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.

b. **Frequency of Inspections:** The Contractor agrees to meet with a District representative no less than one (1) time per month to perform a monthly site inspection by walking the property to discuss conditions, schedules, and items of concern regarding this Agreement.

At that time, the District or PSA will compile a list of landscape related items that should be performed before the next walk through.

- c. **Scheduling of Inspections:** The District or PSA will be responsible for scheduling the monthly inspections. The District and PSA must have no less than fourteen (14) days' notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work. The Contractor shall be responsible providing a four-wheeled utility vehicle for each inspection.
- d. **Deficiencies:** If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

11. Compensation

- a. **Total Compensation for Full Performance of the Work.** As compensation for the Work the District agrees to pay Contractor a not to exceed amount (subject to reductions based upon the scores determined by PSA) as described below:
 - i. for the Grounds Maintenance, Irrigation System Inspections, and Hardwood Tree Pruning, as described in Parts II, III (except for subpart D), V, VI, and VII of the Work, a total of \$15,000 per month (the "**Full Monthly Grounds Maintenance Payment**").
 - ii. for all other non-monthly services, and only after receipt of written authorization by the District to proceed, the pricing specified in the proposal attached hereto as **Exhibit B** in the month after the services were performed.
- b. **PSA Scoring System and Performance Based Payments:**
 - i. The scoring system is based on an aggregate point total: 1=Poor, 2=Good, 3=Excellent. All scoring is based on an aggregate of the entire property, with special emphasis based on high visibility areas along the main arterial roads and the parks. Thirteen components of the landscaping are reviewed each month as shown in the score sheet attached hereto as **Exhibit D**. A maximum of 39 points are available to be awarded.
 - ii. The scoring is based on the proportion of the property that has deficiencies, and the magnitude of the deficiency. Ex. Whether the turf was cut too low, or uneven, too many low hanging branches to impede the line of sight or cause injury, yellow turf in the middle of summer, how much of the turf or shrubs are affected by disease or insects, the health and bloom of the annuals, etc.
 - iii. 1= Poor- This indicates that 2/3- all of the property (and the magnitude of the deficiency) has a problem with any one of the scored components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.
 - iv. 2= Good- This indicates that 1/3-2/3 of the property (and the magnitude of the deficiency) has a problem with any one of the scored

- components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.
- v. 3= Excellent- This indicates that none-1/3 of the property (and the magnitude of the deficiency) has a problem with any one of the scored components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.
 - vi. The Contractor must achieve a score of 85% or higher (33 points or above) in order to receive their Full Monthly Grounds Maintenance Payment. If the Contractor fails to achieve this score, their payment for the month of the inspection shall be reduced by 20%. In addition, failing to achieve a 2 or 3 score in any scoring component shall result in an additional 10% reduction of the Full Monthly Grounds Maintenance Payment.
 - vii. Scoring shall not be based on work that is scheduled, but yet to be performed, or if the work is being performed according to industry standards.
 - viii. Contractor must have the deficiencies that were noted, corrected as stipulated in this Agreement within 14 days and provide a “**Done Report**” to PSA and the District. This Done Report shall be signed off by the Contractor certifying that the deficiencies have been corrected within the allotted time. It must be received by PSA no later than one day after the correction due date. If the certified Done Report is not received on time, an additional 1% reduction may be imposed for that month’s payment.
 - ix. Uncorrected deficiencies carried over from a previous month, without a legitimate written reason, may result in the loss of 1 point during the next monthly inspection.
 - x. Items certified as completed and found to be incomplete shall result in the loss of 1 point during the next monthly inspection.
- c. Invoices:** Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- d. Prompt Payment of Invoices:** The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida’s Prompt Payment Act, Section 218.70, Florida Statutes.
- e. Invoice Dispute:**
- i. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District’s receipt of such invoice.
 - ii. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor’s subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the

dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

- f. **Additional Documentation.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- g. **Additional Services:** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. **Responsibility for and Supervision of the Work:** Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction so that the Work meets the PSA scoring system each month.
- b. **Discipline, Employment, Uniforms:** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers, crewmembers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. The crew leader will be distinguishable from other crew members by wearing a different uniform shirt. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. **Furnishing of Labor, Materials/Liens and Claims:** Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement and will confirm all measurements and quantities. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available

under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

- d. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. **Responsibility for Negligence of Employees and Subcontractors:** Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. **Safety Precautions and Programs:** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards and other applicable standard safety procedures and protocols. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. **Dedicated Account Manager:** Contractor shall assign a dedicated account manager to the District. The account manager shall attend the monthly meetings of the District to provide updates to the Board and answer any questions regarding landscaping issues.

13. Indemnification

- a. The Contractor does hereby indemnify and hold the District and PSA, and their respective officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence within the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District and PSA for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or PSA or any of their agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and PSA and anyone directly or indirectly employed by them harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A-Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

17. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

18. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is the District Manager (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of

the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

- 21. Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
- 22. Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

To the District: The Preserve at Wilderness Lake Community Development District
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33634
Attn: District Counsel

To Contractor: Redtree Landscape Systems LLC
1746 Nodding Thistle Drive
New Port Richey, FL 34655
Attn: Peter Lucadano, CEO

- 23. Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.

- 24. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party.
- 25. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 26. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
- 27. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District’s written consent to the company’s assumption of this Agreement.
- 28. Arm’s Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 29. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 30. Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
- 31. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Redtree Landscape Systems LLC

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

Peter Lucadano,
CEO

Beth Edwards
Chair of the Board of Supervisors

Exhibit A

Landscape Specifications
(11 Pages)

Landscape Specifications

The Contractor shall meet and/or exceed the expectations set by the Preserve at Wilderness Lake Community Development District. The community expects its residents to be able to reside and relax in an environment surrounded by healthy green turf, lush shrubbery, and graceful shade trees. The vendor shall accomplish this by employing sound horticultural maintenance practices, installing high quality insect and disease-free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations. Additionally, a high attention to detail in the policing of the grounds is expected in both the "manicured" and the "natural" areas of the community.

The specifications listed below should be practiced in accordance with BMP (Best Management Practices) for Florida Green Industries.

Reference Material: Best Management Practices for Protection of Water Resources in Florida.

Part II – Lawn Maintenance

Mowing, Edging and Trimming: Contractor will mow all turf areas weekly, beginning on March 1st and ending on October 31st. (The growing season). No more than 1/3 of the leaf blades should be removed per mowing. Mowing shall be performed only with a closed deck, mulching mower. Mower blades will be sharp at all times to provide a quality cut. Mowing height will be according to grass type and variety recommendations. Contractor will leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, Contractor will distribute large clumps of clippings by mechanical blowing or by collecting and removing them. Contractor shall make every effort to avoid blowing

cut grass into planting beds, ponds and drainage ditches. During the non-growing season, from November 1st through February 28th, the Contractor will perform the lawn maintenance every other week. The Contractor shall remove litter branches, vegetation, furniture or any other objects that impedes the mowing process or presents a hazard to the Contractor, homeowner, staff or guest as a condition of this contract. **The entire property must be mowed, trimmed, edged and blown off in a single day.**

If a mowing is missed due to inclement weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall determine whether the credit or mowing at a later date shall be used.

Value of single mow- line trim, hard and soft edge, blow clean \$ 2,500.00

Contractor will hard edge all sidewalks, curbs, and appropriate driveways bordered by grass at every other mowing, and line trim all grassy areas not accessible to mowing equipment at every mowing. Line trimming along asphalt streets and paths shall be performed during every other mowing. Drainage swales and ditches shall be line trimmed when wet conditions prohibit mowing. All irrigation valve boxes, and vaults at ground level shall be kept clearly visible at all times, by regular line trimming. Planting beds shall be edged with a power edger during the alternate week, when hard edging is not being performed. Herbicide or any chemical treatment will not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges, except to control overgrowth initially. Contractor will clean all grass clippings from sidewalks, curbs and roadways immediately after mowing and/or edging. Contractor will not sweep, blow or otherwise dispose of clippings in streets, garden beds or sewer drains.

Where natural wooded areas adjoin the finished turf area, the turf shall be mowed all the way to the woodline and any un-mowed higher grass along the edge of the woodline shall be line trimmed down, leaving a neat transition into the woodline. This will prevent the encroachment of the natural areas into the finished landscape. The Contractor shall remove branches or other vegetation that impedes the mowing process or presents a hazard to the homeowner as a condition of this contract.

In order to prevent damage to irrigation pipe by maintenance equipment; non-selective herbicides are to be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging, except to control overgrowth initially.

The Contractor will be required to use the properly sized mowing equipment. Any damage to grounds and property incurred during maintenance operations will result in the Contractor being assessed for necessary repairs or replacement of damaged items.

Any lawn that dies or becomes weak or unsightly due to negligence or improper maintenance procedures shall be replaced at the sole cost of the Contractor.

B. Turf Insect, Disease and Weed Control: The Contractor will inspect lawn areas each visit for indications of pest and problems and treat accordingly. Preventative and spot treatments shall be performed for chinch bugs and grubs.

Fire ant mounds in the turf shall be spot treated within 48 hours of being reported. The reporting of fire ant activity along sidewalks and high pedestrian traffic areas shall be considered an emergency and shall be treated within the 24 hours of being reported.

Upon confirmation of a specific problem requiring treatment, the Contractor will apply pesticides as needed. The Contractor will keep records on pest identified and treatment(s) rendered for control.

All areas of St. Augustine turf shall receive two applications of pre-emergent herbicide to minimize the amount of germinating crabgrass and certain annual broadleaf weeds. A general rule of thumb for pre-emergent herbicide application is February 15 in Central Florida, or before day temperatures reach 65°F–70°F for 4 or 5 consecutive days.

Any St Augustine turf that dies; becomes weed infested or becomes weak or unsightly due to negligence or improper maintenance procedures shall be replaced at the sole cost of the Contractor. This excludes damage from environmental conditions, water restrictions, poor cultural conditions, and nematodes or disease and insect activity for which there are no control measures.

Turf dying in areas where third parties are amending settings on timers or disrupting the water source will be analyzed and handled on a case-by-case basis.

Broadleaf weeds are to be controlled in turf areas by mechanical, physical or chemical methods. Only herbicides labeled for higher temperature use shall be used when temperatures excess 85° F. St. Augustine turf areas will be maintained essentially weed free. Bahia turf weeds will be spot treated when necessary with herbicides labeled for use on Bahia turf.

As a condition of this agreement the turf area location between the clubhouse basketball court and the clubhouse main entry shall be core aerated once a year.

The Contractor is also responsible for the control of grassy weeds in the turf.

License # JF118508 Expiration Date June 1, 2019

D. Turf Fertilization: Contractor shall be responsible for determining fertilizer formulations and application rates that will result in a healthy, green, thick turf

APPLICATION MONTHS

	J	F	M	A	M	J	J	A	S	O	N	D
Bahiagrass	--	--	C		--	SRN	--		--	C	--	--
St. Augustine Grass	--	C	--	N	SRN	--	Fe	SRN	--	C	--	--

*This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and K required, a soil test is required. **All turf fertilizer applications shall be**

based on the results of two yearly pH tests conducted by the Contractor at randomly selected locations representative of the general site conditions. Written results shall be provided to the Client and PSA Horticultural with ten (10) business days.

C = Complete fertilizer applied at 1.0 lb N/1000 sq ft containing no more than 0.7 lb soluble N.

N = Soluble N applied at no more than 0.7 lb N/1000 sq ft.

SRN = Slow-release N applied at no more than 2.0 lb N/1000 sq ft. in the spring and summer only; no more than 1.0 lb N/1000 sq ft in the fall and winter.

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/1000 sq ft). If the Fe is applied to an acidic soil, use 1 lb of iron sulfate per 1000 sq ft. If the soil is calcareous, use the container label recommended rate of an iron chelate

As of condition of this agreement; nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida Cooperative Extension recommendations, such as the addition of supplemental iron to the turf when necessary. Local fertilizer application regulations may supersede this schedule in some cases.

The Contractor shall be responsible to remove any stains from hard surfaces caused by fertilizer application. Contractor shall notify the District five (5) business days in advance of a turf or ornamental fertilizer application.

Part III – Landscape Plant Maintenance Trees, Palms, Shrubs, Ground Covers

A. Fertilization: Ornamental shrubs, trees and ground covers shall be fertilized after planting and then three times per year. Two of the applications are scheduled for March and October. An all-purpose fertilizer shall be used with an analysis of 8-0-12, 15-0-15 or similar, with application rates determined by the size of the plants. Fertilizer labels shall be made available to the Client upon request. All shrub, tree and groundcover fertilizer applications shall be based on the results of two yearly pH tests conducted by the Contractor at randomly selected locations representative of the general site conditions. Written results shall be provided to the Client and PSA Horticultural with ten (10) business days.

Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application. Palms under 8 feet tall will receive 2-5 lbs. per application four times per year. A fertilizer specifically for palms shall be used. Fertilizer labels shall be made available to the Client upon request.

The fertilizer should be available in slow-release form. The fertilizer should also contain magnesium and a complete micronutrient amendment. The fertilizer analysis shall be 8-0-12-4 or similar. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed. Fertilizer may be punched shallowly into the soil on berms and slopes where runoff is likely.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida Cooperative Extension recommendations.

Any tree up to four-inch caliper, palm tree up to twelve feet of clear trunk, shrub or groundcover that dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor. Replacement will be of the size installed at original installation. This excludes damage from environmental conditions, poor cultural conditions, lack of precipitation and nematodes or disease and insect activity for which there are no control measures.

Contractor shall notify the District five (5) business days in advance of a turf or ornamental fertilizer application.

B. Pest, Disease and Weed Control: Contractor shall practice Integrated Pest Management (IPM) to control insects, diseases and weeds on and around perennials, ground covers, shrubs, vines and trees. This will include frequent monitoring and spot treatment as necessary. Weeds in beds or mulched areas and paved surfaces (crack weeds) will be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. Essentially weed free” means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week. Weeds over three inches tall shall be hand-pulled.

Bed and crack weed control as well as shrub pruning shall be performed simultaneously on a rotational basis in accordance with the map and schedule provided. Only by performing these tasks simultaneously can these areas be considered completed and less subject to financial penalties. This does not preclude the fact that bed and crack weeds must be controlled throughout the grounds on a continual basis. The clubhouse facility shall be “detailed” every week during the growing season.

The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc. Contractor shall immediately bring to the attention of the Client all infected and/or damaged landscape items caused by insects or disease along with a plan to eradicate or mitigate the condition. Contractor shall be responsible for employing Green Industry Best Management Practices to mitigate the spread of such pests and/or diseases.

Fire ant mounds in the beds shall be spot treated within 48 hours of being reported. The reporting of fire ant activity along sidewalks and high pedestrian traffic areas shall be considered an emergency and shall be treated within the 24 hours of being reported.

A light-colored tracker dye shall be used with all Roundup (and comparable products) applications.

C. Pruning: All pruning of tree and shrubs will follow ANSI recommendations and University of Florida recommendations. Shrubs, groundcovers and vines will be pruned with hand or power shears as needed to provide an informal shape, fullness and blooms, on a monthly basis. **Shrubs in their flowering cycle shall not be pruned until blooming is complete.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and light fixtures shall be kept clear of vegetation at all times. Shrubs, groundcovers, and vines shall not be allowed to grow over sidewalks, driveways, curbs, gutters, etc. Renewal pruning will be performed once a year, when necessary, during the non-growing season, beginning in mid-February, but prior to the spring flush of growth. Removal of up to one third (1/3) of shrub shall take place during this pruning. This type of pruning will promote healthier interior growth and bring the shrub back to it proper proportions. The Contractor will remove all pruning litter.

Bed and crack weed control as well as shrub pruning shall be performed simultaneously on a rotational basis in accordance with the map and schedule provided. Only by performing these tasks simultaneously can these areas be considered completed and less subject to financial penalties. This does not preclude the fact that bed and crack weeds must be controlled throughout the grounds on a continual basis. The clubhouse facility shall be “detailed” every week during the growing season.

Palm pruning will be done two (2) times per year to remove only dead and yellowing fronds, seed heads and loose boots on palms over fifteen (15) feet-tall palms. On palms smaller than fifteen feet, remove only dead and yellowing fronds, seed heads and loose boots during regular maintenance visits. “Hurricane” pruning is not acceptable. All palm trees shall be pruned with the remaining palm fronds left in the 9 and 3 o’clock position. No pruning will be done during or immediately following growth flushes. No herbicides will be used for this purpose. The Contractor shall remove all pruning litter.

Contractor shall be responsible for pruning of all lower tree branches up to a height of fifteen feet (15). Branches will be pruned just outside the branch collar and pruning paint *will not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained at a uniform height. Contractor will remove all branches from property. All sucker growth shall be removed from around the base of trees on a regular basis. Crape myrtles and similar small ornamental trees shall be pruned regularly during the course of the year to remove dead, crossing and rubbing branches as well as water sprouts and sucker growth. Ligustrum trees will be trimmed to maintain their natural shape. They shall not be sheared tightly, “hat racked”

Ornamental grasses shall be cut back three times per year with the exception of all Muhly grass, which shall be cut back once per year in the spring. This will ensure a healthy full plant in the growing season.

All woodline vegetation which encroaches over any mowable turf area(s) or planting bed(s) shall be pruned back to the edge of the turf/bed line at the woodline edge. In addition, all turf at the edge of the woodline shall be line trimmed back to the same line created by the vegetation pruning. The line trimming shall be performed at the same height as the mowing. This pruning shall be performed in accordance with the mowing frequency.

All tall palm pruning shall be pruned as a separate line item which will be paid separately from the monthly invoice. The client is under no obligation to use the landscape maintenance contractor for the pruning of tall palms.

D. Mulching: All Client designated planting beds will be replenished with pine bark once a year prior to the Thanksgiving holiday. Bark should be maintained at a depth of 3 inches. All curb, roadway and bed edges will be trenched to help contain the installed bark. Bark shall not be placed directly against the trunks of trees.

All beds to be mulched are designated on **Composite Exhibit C**.

The Contractor shall be solely responsible for the proper measurement and to supply the appropriate quantity of pine bark. **The mulching service shall be invoiced separately and not included in the monthly service agreement fee.**

The CDD reserves the right to sub-contract mulch- installation.

Part IV- Seasonal Color

A. Annual Flowers: The installation of annuals shall be done **four times per year** with approximately three thousand (3000) annuals being installed at each rotation. Twelve thousand per year. Major renovation of annual beds shall be performed once per year, in January. A potting mix specifically blended for annuals will be used. The beds shall be eight inches deep at the deepest point tapering down to existing grade and angled for the best visibility and curb appeal. The potting mix will be “topped off” as needed during changeouts, as part of this agreement. Six inch-potted annuals will be planted on six-inch centers (average), depending on the variety. All annual shall be hand-watered at the time of installation. Any annual(s) that declines in health or dies, will be replaced at no cost to the Client with like variety, so that annual display always in its best display condition. Contractor will be responsible to purchase, install, and dispose of all debris.

The Contractor shall be solely responsible for the proper measurement and to supply the appropriate quantity of annuals.

The annuals shall be installed in: December (prior to Christmas and no later than the first week of December), March, June and September.

Annuals and perennial bedding plants shall be fertilized at least monthly, (except from June 1-Sept 30) at a rate of ½ pound of nitrogen per 1,000 square feet of area every 3-4 weeks. A liquid fertilization schedule is also acceptable. An optional fertilizer schedule would use a slow-release fertilizer such as Osmocote or Nutricote incorporated in the bed at planting and applied thereafter according to label directions. The Contractor will be responsible for weed control. Beds will be maintained essentially weed free. Pest control will follow IPM principles. (Item A will apply only if and when the Client requests annuals and / or perennials)

The seasonal color service shall be invoiced separately and not included in the monthly service agreement fee.

The CDD reserves the right to sub-contract seasonal color installation.

Part V- Irrigation System

A. Within forty-five (45) days of the effective date of this agreement, the Contractor (if a new Contractor is selected) will inspect the irrigation system and make adjustments to ensure proper operation of the system, and to check for preexisting conditions that would require repair. A written proposal of repairs will be prepared for review by the Client. The proposal will have all necessary charges, unless it is difficult to determine a charge, due to unforeseen circumstances. If that is the case, a “time and materials” proposal will be presented. Any of the eligible repairs made by a Contractor will then be included under the scope of this agreement as described in paragraphs B through F.

As a condition of this maintenance agreement, within (60) sixty days after the Contractor commences work, they shall furnish a color-coded irrigation map to the Client. The locations of any new valves, new mainlines and new zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in. This information shall also be given to the Client and PSA Horticultural within the above-mentioned sixty days. The Contractor shall maintain this irrigation system map at all times and update it as needed when/if any new valves, mainlines, controllers or any

other major components are added, removed, repaired or replaced. Any updates to this information shall be given to the Client and PSA Horticultural within thirty (30) days.

B. The Contractor shall inspect and test all components and zones of the irrigation system on a monthly basis, (within the first ten days of each month) and shall reset zone run times on a quarterly basis, according to seasonal evapotranspiration changes, while ensuring that the common area is watered on the proper day, according to local watering restrictions. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the timer cover and report to the management company any changes on water timers immediately for appropriate action from the management company. The automatic shutoffs (rain sensors) will be inspected annually prior to the May inspection. The sensors will be adjusted at this time, and malfunctioning sensors will be reported to the management company.

C. Minor adjustments and repairs such as head/emitter cleaning or replacement filter cleaning, lateral line leaks and timer adjustments shall be made at Contractor's expense. The Contractor will not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, rain sensors or for the tracing of wires. Any four-inch spray head that must be replaced shall be replaced with a six-inch spray head, installed on flex pipe. In addition, standpipes shall be raised and/or lowered according to finished trimming height of shrubs, at contractor's expense. The Contractor will provide written documentation to PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations.

In addition, as a condition of this Agreement, the Contractor shall:

1. Replace any malfunctioning spray head located within the turf with a 6-inch spray head.
2. Straighten any non-vertical head(s).
3. Raise any standpipes that are blocked by high vegetation or when appropriate the vegetation may be trimmed instead.
4. Keep the irrigation heads in the turf free of overgrowth by "runners"
5. Change the batteries in all battery-operated valves twice a year.
6. Change the batteries in all hard-wired controllers once each year or at any time after a power failure.
7. Flush out all drip irrigation zones during each monthly irrigation inspection.
8. Post the zone location and run times inside of each controller. This information shall also be submitted to the Client.
9. Support any standpipe that does not stay in a vertical position when under pressure by attaching a reinforcement bar attached to the standpipe with a zip tie.
10. Ensure that any drip irrigation tubing is buried under mulch and pinned into the soil.

D. The Contractor shall notify the Client of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being performed. All non-emergency repairs shall be made within five business

days. The Contractor may charge the Client for repairs that the Client mandates be made on a schedule that differs from the five business days. All emergency irrigation repairs must be completed within twelve (12) hours of issuance of a work order. PSA must be contacted in writing within twenty-four (24) hours that the problem has been corrected. Failure to meet these deadlines will result in the Contractor being penalized during the monthly inspection. During weekly maintenance, the Contractor will note and report to the Client any symptoms of inadequate or excessive irrigation, drainage problems, etc.

E. Pumping Systems: Contractor shall inspect and maintain all pump components monthly, within the first ten days of each month as part of this agreement. The Client shall be responsible for the costs of the repairs, and preventative maintenance. Contractor shall be responsible for hiring and overseeing any company hired to perform work on the pumping system. Any repairs that are performed due to neglect by the Contractor shall be borne by the Contractor. The Client shall be provided with a written cost estimate on pumping system repairs, before any work commences. All warranties associated with pumping components or repairs shall be assigned to the Client.

F. The Contractors Irrigation license(s) must be current at all times during the term of this contract. Failure to maintain a current license will be deemed a breach of this contract.

G. The Contractor will be financially responsible for the replacement of any and all turf, trees (up to four-inch caliper) and shrubs that die or decline in health due to improper irrigation management.

H. The Contractor shall notify the On-site Manager of any irrigation repairs and obtain approval prior to the commencement of the repair(s). The Contractor shall notify the On-site Manager when the repair(s) are completed.

I. Irrigation and/or landscape emergency contact phone number(s):

(727) 919-3915 # (727) 919-3915

Part VI- General Site Maintenance

A. The Contractor shall be responsible for removing all debris and litter from the jobsite during each maintenance visit. Contractor shall be responsible for the proper off-site disposal of this debris.

B. During each regular maintenance visit, Contractor shall inspect the entire site and remove any fallen branches, or debris on the common grounds and right of ways. This includes dead branches stuck in trees at a height up to fifteen feet.

C. Guard house areas shall be kept weed free by mechanical, hand or chemical means.

D. Contractor shall remove any accumulation of road silt, soil or the like from hard surfaces.

E. Tracker dye shall be used with all Roundup (and comparable products) applications.

F. Contractor shall be responsible for the removal and proper disposal of any animal carcasses.

G. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained weed free.

H. Contractor shall be responsible for debris cleanup from normal weather conditions.

I. Contractor shall not be responsible for any severe weather-related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor will provide the Client with an hourly rate for supervisory and cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement missed mowing services, or any other missed contractual service may be credited to the Client with a specific dollar value to be applied to future services.

J. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide by the Contractor. This will prevent the encroachment of the natural areas into the finished landscape. Any large-scale wood line cutbacks will be done at an additional cost to the Client. The Contractor shall remove branches or other vegetation that impedes the mowing process or presents a hazard to the homeowner as a condition of this contract.

K. Heavy leaf or pine needle accumulation, as determined by the Client or the Client's representative, will be removed during the non-growing season no less than four times per year. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the Client. All leaves and pine needles shall be disposed of off-site.

L. Stakes shall be removed when approved by Contractor or the management company. Staked trees shall be re-staked and adjusted as necessary as part of ongoing maintenance. This excludes re-staking as a result of adverse weather conditions. All new stakes shall be removed after 12 months.

M. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. The Contractor shall contact the client in writing of any plant removals and of plants that need to be replaced. Specific locations must be included in the report.

Part VII-Job Site Considerations

A. Contractor shall provide client and include with signed contract with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month prior to the beginning of their contract start date.

B. Contractor shall provide PSA with a Weekly Contractor Report (provided by PSA) via email by 9am on the following Tuesday after each work week. In addition, the Contractor shall provide PSA with the Contractor's own irrigation inspection report within five days after the completion of the monthly inspection as per Section IV parts A and B of this agreement.

C. Care should be taken to not drive over any plastic catch basins, French drains and decorative borders.

D. The Contractor will be responsible for the repair of all damage to screening, edging, and PVC pipes if these items are protected by a buffer or physical barrier.

E. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds. Equipment must be fueled over a paved surface.

F. No work may commence earlier than 7:30am Monday through Saturday.

PL

G. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards will indicate material applied, the date of application.

H. A representative of the Landscape Maintenance contractor shall attend CDD Board of Supervisor meetings when called upon to do so.

Exhibit B

Proposal
(4 pages)

Landscape Maintenance Pricing

***Annual costs must be equally divisible by 12.**

There shall be no price increases for the 2-year term of this contract.

CONTRACTRUAL SERVICES	Annual Cost	Monthly Cost Annual Cost/12
Grounds Maintenance	\$154,800.00	\$12,900.00
Irrigation System Inspections*	\$13,200.00	\$1,100.00
Hardwood Tree Pruning	\$12,000.00	\$1,000.00
TOTAL LANDSCAPE PROGRAM	\$180,000.00	\$15,000.00

***Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.**

SUPPLEMENTAL SERVICES	Per Application or Event	Annual Total
Fertilization Program for Turf and Shrub (total of program outlined in the matrix's below)	see below	\$30,000.00
Pest Control (all labor and materials) (If entire pesticide allowance is required)*	\$1,165.00	\$13,980.00
Tall palm pruning	\$6,000.00	\$12,000.00
Seasonal Color Program	\$4,050.00	\$16,200.00
Mulching Program-Apr 1000 cu. yards	\$40,000.00	\$40,000.00
Topdress-Oct 700 cu. yds	\$28,000.00	\$28,000.00

Pest Control- *This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowances used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication of all weeds, pests and diseases after the allowance listed above has been exhausted.

Bahia Sod

MONTH	FORMULA	APPLICATION RATE (LBS. N/ 1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	15-0-15 + PreM	1.0 lbs / 1,000 sf	8,695 lbs	\$2,400.00
April	21-0-0	0.5 lbs / 1,000 sf	1,500 lbs	\$2,400.00
June	16-0-8	1.0 lbs / 1,000 sf	8,695 lbs	\$2,400.00
August	FeSO4	2 oz. per 3 gallon / 1,000 sf	800 lbs	\$2,400.00
October	15-0-15- + PreM	1.0 lbs / 1,000 sf	8,695 lbs	\$2,400.00

St. Augustine Sod

MONTH	FORMULA	APPLICATION RATE (LBS. N/ 1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	15-0-15 + PreM	1.0 lbs / 1,000 sf	7,300 lbs	\$1,500.00
April	21-0-0	0.5 lbs / 1,000 sf	1,052 lbs	\$1,500.00
May	16-0-8	1.0 lbs / 1,000 sf	7,300 lbs	\$1,500.00
July	FeSO4	2 oz. per 3 gallon / 1,000 sf	560 lbs	\$1,500.00
August	16-0-8	1.0 lbs / 1,000 sf	7,300 lbs	\$1,500.00
October	15-0-15- + PreM	1.0 lbs / 1,000 sf	7,300 lbs	\$1,500.00

Ornamentals

MONTH	FORMULA	APPLICATION RATE (LBS. N/ 1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	4 lbs / 1,000 sf	3,000 lbs	\$1,500.00
June	8-10-10	4 lbs / 1,000 sf	3,000 lbs	\$1,500.00
October	8-10-10	4 lbs / 1,000 sf	3,000 lbs	\$1,500.00

Palms

MONTH	FORMULA	APPLICATION RATE (1.5 LBS. / 100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs / 100 sf	1,100 lbs	\$750.00
June	8-2-12	1.5 lbs / 100 sf	1,100 lbs	\$750.00
September	8-2-12	1.5 lbs / 100 sf	1,100 lbs	\$750.00
November	8-2-12	1.5 lbs/ 100 sf	1,100 lbs	\$750.00

Please list any additional fertilization for those plant materials requiring specialized applications.

Specialty Plant Materials

MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
April	14-14-14	15 lbs / 1000 sf	1,100 lbs	\$375.00
June	14-14-14	15 lbs / 1000 sf	1,100 lbs	\$375.00
August	14-14-14	15 lbs / 1000 sf	1,100 lbs	\$375.00
October	14-14-14	15 lbs/ 1000 sf	1,100 lbs	\$375.00

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

**OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either of the Pest Control Cost listed above nor shall it be included in the Grand Total or Contract Amount)**

OTC Injections - (all labor and materials)

**\$ 16,640.00 / Yr (based on quantities below)
(OTC Injections per specs- do not include in Grand Total)**

PALM TYPE	PALM QUANTITY	# of inoculations per quarter <u>per palm</u> (based on side) i.e. (2) inoculations per large Canary Palm per ¼, etc.)	Cost per individual inoculation (One Cartridge)	Total Cost per Year (4x per year)
Phoenix dactylifera ‘medjool’	1	1	\$100.00	\$400.00
Sabal palmetto	145	1	\$28.00	\$16,240.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

There shall be no price increases for the 2-year term of this contract.

Supplemental Pricing

Add a second detail during each growing season month	\$ 2,500.00	
Tall palm pruning -over 15' ea.	\$ 45.00	
Install 4" annual-each	\$ 1.35	
Install 6" annual -each	\$ 2.50	
Freeze protection for all annuals-supply and remove cloth. Per freeze event.	\$ 2,000.00	
All treatment of Fire Ants (cost per year)	\$ 4,500.00	
Core Aeration per 10,000 sq. ft.	\$ 200.00	
Pine Bark-supply and install per cu. yd.	\$ 40.00	
Pine Straw-supply and install per bale.	\$ 8.00	
Supervisory labor per hour	\$ 30.00	
General labor- per employee, per hour	\$ 25.00	
Irrigation technician per hour	\$ 55.00	
New valve-supply and install 1.5"	\$ 120.00	
New valve-supply and install 2"	\$ 150.00	
Valve solenoid –supply and install	\$ 75.00	
Rain sensor-supply and install (wired & wireless)	\$ 45.00	\$ 135.00
Irrigation timer- supply and install 12 zone exterior	\$ 400.00	
Irrigation timer- supply and install 24 zone exterior	\$ 840.00	
Irrigation timer battery – supply and install	\$ 20.00	
Storm Cleanup- per hour	\$ 300.00	
Bahia sod-supply, strip and install (500 sq. ft. min) per. sq. ft.	\$ 0.65	
500 gallon water truck- per hour	\$ 400.00	
1G shrub-supply, install, warrantied for contract term (ea.)	\$ 7.00	
3G shrub-supply, install, warrantied for contract term (ea.)	\$ 16.00	
7G shrub-supply, install, warrantied for contract term (ea.)	\$ 35.00	
15G shrub-supply, install, warrantied for contract term (ea.)	\$ 110.00	
35G tree -Florida #1 install, warrantied for contract term (ea.)	\$ 250.00	
45G tree-Florida #1 (install, warrantied for contract term (ea.)	\$ 375.00	

Company Name RedTree Landscape Systems LLC

Composite Exhibit C

Maintenance Maps
(5 pages)



**THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE EXHIBIT**

LEGEND

- Mar 1 thru Nov 1 (once a week)
- Nov 1 thru Mar 1 (once every two weeks)
- Mar 1 thru Nov 1 (twice a month)
- Nov 1 thru Mar 1 (once a month)

The above schedule represents the mowing schedule only. During the weeks during the dormant season when no mowing takes place, Contractor is required to perform all other contract requirements, such as site cleanup, landscape detailing, weeding, de-mossing, etc.

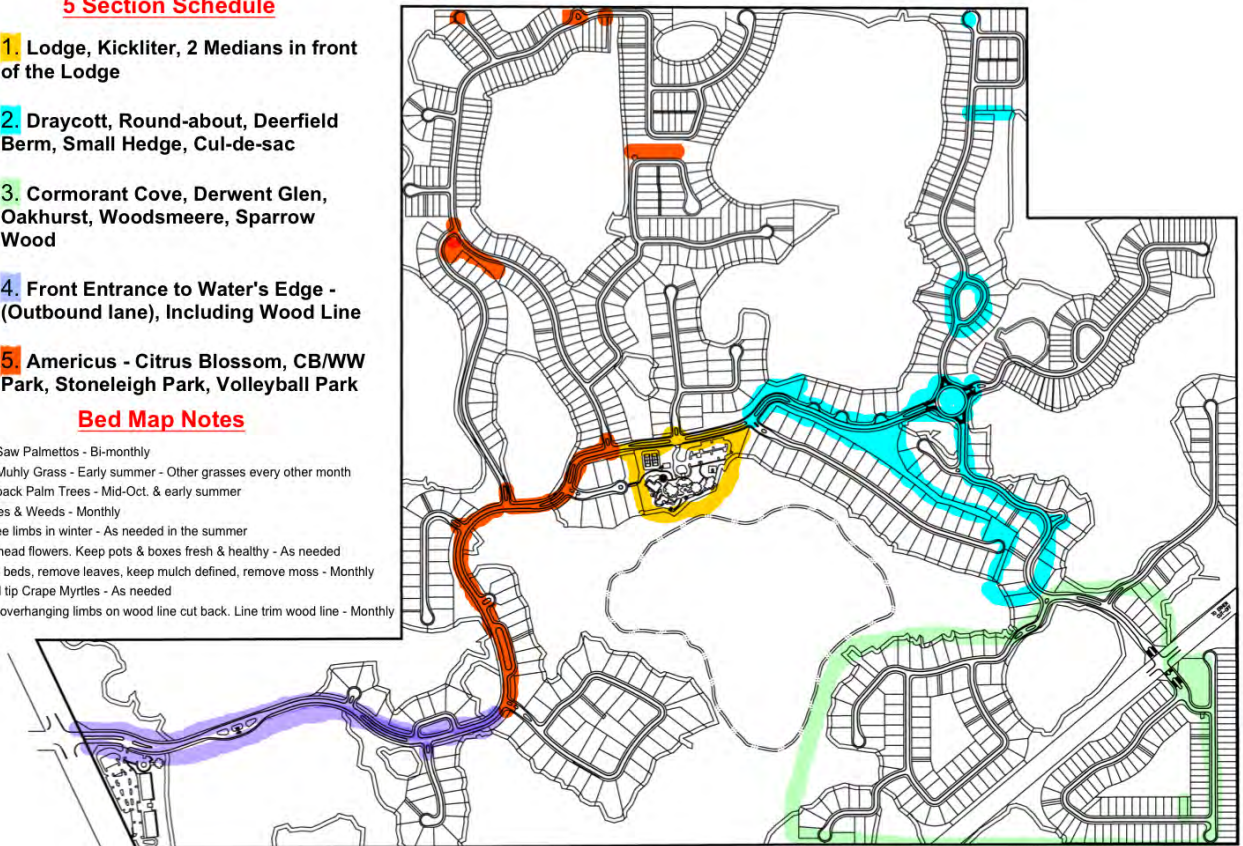
Although it may not be clear on this exhibit due to scale, Contractor is required to maintain both the front median and rear median (in front of the gates) for all gated community entrances. For non-gated communities, Contractor shall maintain both medians (if present).

5 Section Schedule

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

Bed Map Notes

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



- Hedges
- Palmettos
- Grasses

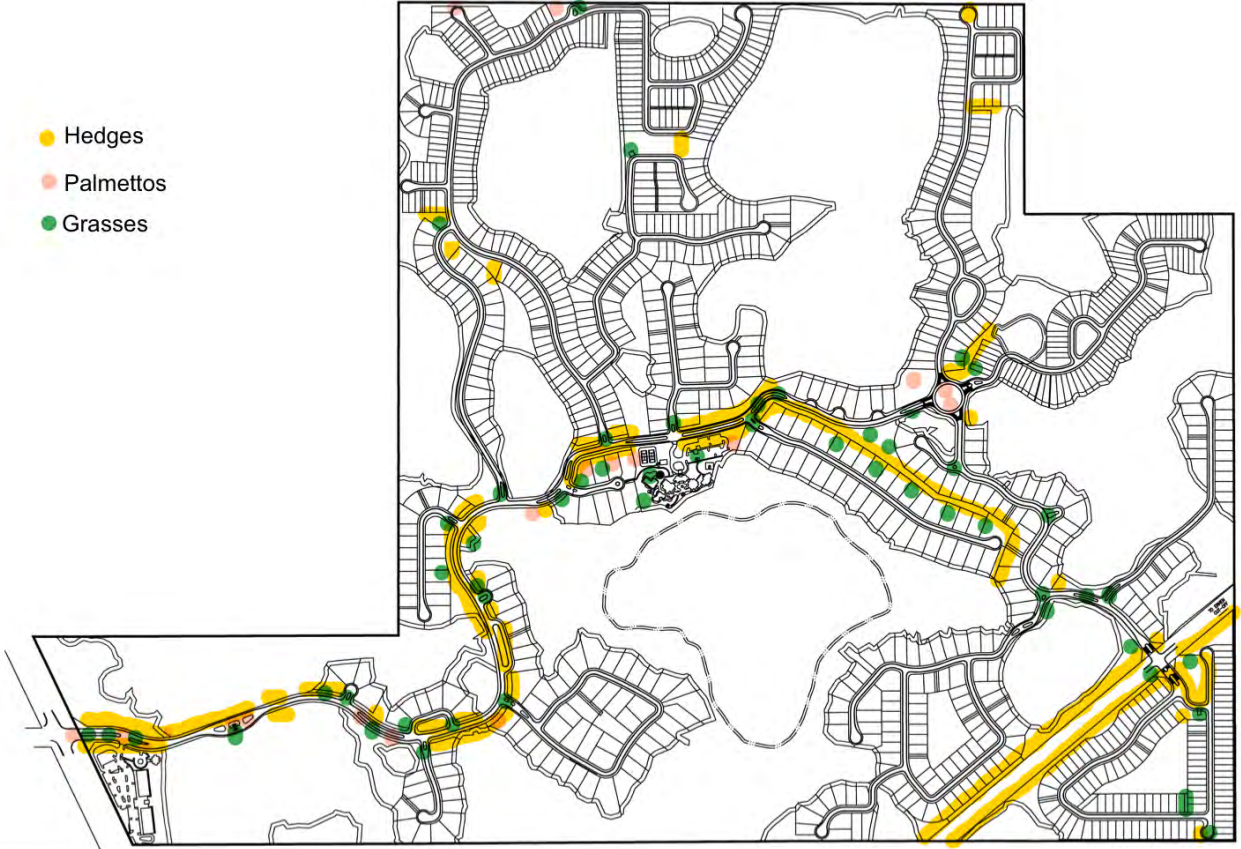


Exhibit D

Score Sheet
(3 pages)

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

720 Brooker Creek Blvd., Suite 206
Oldsmar, FL 34677

LANDSCAPE INSPECTION RESULTS

Date: _____
Client: **Preserve at Wilderness Lake Community Development District**
Attended by: _____

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.

In accordance with the current landscape maintenance specifications the landscape deficiencies noted in this report should be completed before the next walk through or other designated time. These items must be completed by Insert date here Notify PSA in writing upon their completion, via fax or email, on or before 9 am on Insert date here. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

Insert score here **MOWING/EDGING/TRIMMING**

Deficiencies listed here

Insert score here **WOODLINE MAINTENANCE**

Deficiencies listed here

Insert score here **TURF COLOR**

Deficiencies listed here

Insert score here **TURF DENSITY**

Deficiencies listed here

Insert score here **TURF WEED CONTROL**

Deficiencies listed here

Insert score here TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Deficiencies listed here

Insert score here SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Deficiencies listed here

Insert score here BED WEED CONTROL

Deficiencies listed here

Insert score here IRRIGATION MANAGEMENT

Deficiencies listed here

Insert score here SHRUB PRUNING

Deficiencies listed here

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

Insert score here TREE PRUNING

Insert score here CLEANUP/RUBBISH REMOVAL

Insert score here APPEARANCE OF SEASONAL COLOR

Insert number if applicable here CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE Insert number here of 39 – PASSED AND/OR FAILED INSPECTION. Passing score is 33 of 39 or 30 of 39 (w/o flowers). Payment for **Insert inspection month here** services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Insert Manager recommendations here

PROPOSALS

Insert proposal recommendations here

SUMMARY

Insert inspection summary here.

Insert landscape contractor name here certifies that all work on this list has been completed in the 31-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name _____

Company _____

Date _____

EXHIBIT 5

ESTIMATE

Southscapes Landscape Maintenance Inc
PO Box 118
Lutz, FL 33548

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

Wilderness Lake Preserve

Bill to

Wilderness Lake Preserve
21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637

Ship to

Wilderness Lake Preserve
21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637

Estimate details

Estimate no.: 1089
Estimate date: 12/09/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/09/2023	Lawn Service Spread 500 yards of pine bark mulch to cover all the planter beds across the community		550	\$55.00	\$30,250.00
				Total		\$30,250.00

EXHIBIT 6



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

December 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)
December 2023 Summary Report**

Dear Mrs. Dobson,

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

Dates Worked Performed: November 30, December 13, 20, 21 and 27

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 and K. Wagner (BDI Engineers) to review and discuss various drainage structures throughout the community and the recommended maintenance activities.
4. Reviewed conservation area behind 7045 Timber Ridge with T. Dobson to discuss removal of Brazilian pepper trees along the edge of the buffer owned by the resident.
5. Field checked the replacement grates on BB-I1 and BB-P3.
6. Field review of stressed tree located in the conservation area behind 7510 Deer Path with T. Dobson.
7. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
8. Field review of conservation area located behind 7520 Deer Path with T. Dobson.
9. Phone and email correspondence with WLP staff.
10. Prepared and submitted monthly summary report.

We appreciate the opportunity to assist you with this project. Please 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

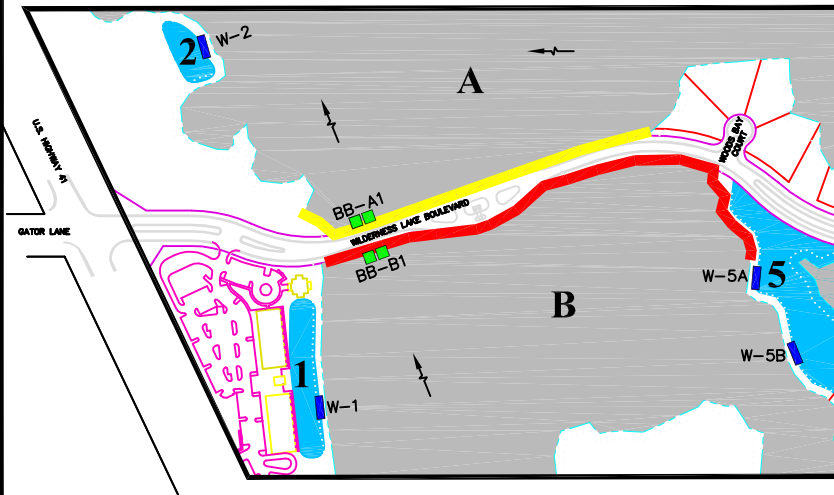
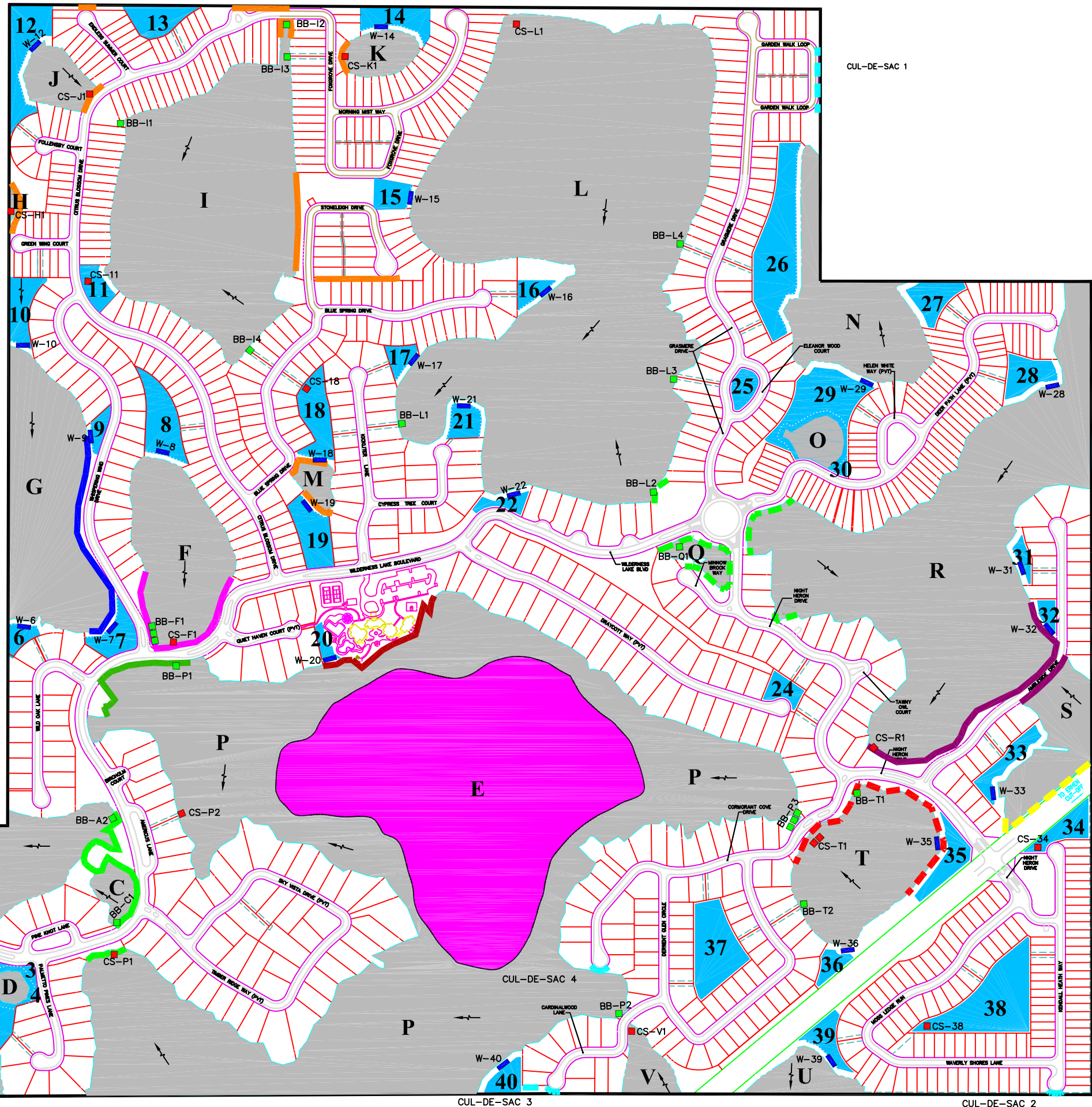


EXHIBIT 7

To Be Distributed

EXHIBIT 8

To Be Distributed

EXHIBIT 9

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, December 6, 2023 at 9:33 a.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	Bryan Norrie <i>(via phone)</i>	Board Supervisor, Vice Chairman
12	Agnieszka Fisher	Board Supervisor, Assistant Secretary
13	Beth Edwards	Board Supervisor, Assistant Secretary
14	Heather Hepner	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Tish Dobson	District Manager, Vesta District Services
17	Scott Smith	Vesta District Services
18	Julie Cortina	Vesta Property Services
19	John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
20	Stephen Brletic	District Engineer, JMT
21	Pete Lucadano	RedTree Landscaping
22	John Burkett	RedTree Landscaping
23	Alan Messing	Swim Kids USA

24

25 *The following is a summary of the discussions and actions taken at the December 6, 2023 Preserve at*
26 *Wilderness Lake CDD Board of Supervisors Regular Meeting.*

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

28 The Pledge of Allegiance was recited.

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

31 There being none, the next item followed.

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

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

34 A comment was made about an incorrect date for the January meeting that had previously been
35 posted. Ms. Dobson confirmed that the January 3, 9:30 a.m. meeting date and time in this agenda
36 was correct.

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

38 A. Landscaping & Irrigation

39 1. RedTree Report

40 Mr. Lucadano provided an update on operations, noting that the walkthrough had helped
41 to identify areas of improvement. Mr. Lucadano additionally noted that he had reviewed
42 the annuals charges with the accounting team, and had found that no overcharge had taken

43 place and billing was accurate to what had been installed. Mr. Lucadano added that the
 44 current annual rotation was for 3,000 annuals and that the CDD would be billed for this
 45 accordingly. In response to a question from the District Manager, Mr. Lucadano stated that
 46 his team would inform staff of any deviations from scheduled mowing and maintenance as
 47 a result of inclement weather.

48 Mr. Lucadano fielded questions from the Board. Mr. Lucadano explained that there were
 49 some occasions where irrigation rotors could be replaced with pop-ups, but noted that
 50 generally the water pressure would be insufficient for the replacement to work on its own.
 51 Mr. Lucadano noted that Mr. Burkett had worked to increase pressure by using doublers,
 52 reducing zones, and capping unnecessary heads, allowing for more effective and efficient
 53 configurations. Additional positive comments ensued regarding a holiday parade.

54 a. Exhibit 2: Presentation of County Water Restrictions

55 Mr. Lucadano noted that as sod had recently been installed, there was a 30-day
 56 exemption in place from the county water restrictions for one day a week of
 57 watering.

58 2. Exhibit 3: RedTree Landscape Inspection Report

59 3. Exhibit 4: RedTree Landscape Projects & Proposal Tracker

60 4. Exhibit 5: RedTree Proposals (if any)

61 a. Bus Clearance – Oak Tree Pruning

62 In response to Supervisor questions about the streets identified, Ms. Dobson
 63 clarified that these were all o f

64 b. Clubhouse Parking Lot – Oak Tree Pruning

65 c. Near 21654 Draycott Way – Oak Tree Pruning

66 Mr. Lucadano noted that the previous vendor had pruned the trees incorrectly and
 67 that further pruning was needed as part of the process of starting to correct the
 68 growth direction. Mr. Lucadano stated that RedTree was offering a discount on
 69 proposal costs if the Board approved all three oak tree pruning proposals.
 70 Discussion ensued among Board members regarding looking into establishing a
 71 structural tree pruning line item in the budget, as well as the current issue of low-
 72 hanging branches striking buses.

73 On a MOTION by Ms. Fisher, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
 74 the RedTree Oak Tree Pruning proposals for the bus clearance, clubhouse parking lot, and the area near
 75 21654 Draycott Way, in the discounted amount of \$29,407.50, for the Preserve at Wilderness Lake
 76 Community Development District.

77 d. Various Areas – Dead Tree Removal

78 e. Blvd. at Eagles Crest – Maple Straightening

79 Ms. Dobson stated that she had handled the maple straightening item approval and
 80 that the work had been completed.

81 f. Mulching Program

82 Ms. Dobson advised that the District’s budget for mulching for this fiscal year was
 83 \$42,000. The Board and Mr. Lucadano discussed the timing of mulch installation,
 84 including some suggestions to break it up into two installations at different times

85 of the year. Mr. Lucadano additionally commented on rising mulch prices, though
 86 noted that the current rate per cubic yard would be honored as established in
 87 RedTree’s contract. Following discussion, the Board directed RedTree to bring
 88 back the proposal at the January meeting.

89 *(The Board recessed the meeting at 11:52 a.m., and reconvened at 12:01 p.m.)*

90 B. Aquatic Services

91 1. Exhibit 6: GHS Environmental Report

92 Ms. Dobson stated that Mr. Burnite had been in contact with one of the individuals involved
 93 with encroachment into the setback area. There were no comments or questions on the
 94 report.

95 C. Exhibit 7: District Engineer

96 Mr. Brletic gave an overview of his report. Mr. Brletic summarized the Draycott drainage site visit
 97 and general stormwater inspections process, noting that while the pain points were not in urgent
 98 need for immediate remedial action, he believed it would be a good idea to plan for some kind of
 99 assessment of the areas with slower drainage, with comments being made regarding the
 100 presentation of proposals at the next meeting. Mr. Brletic stated that he also anticipated the Pine
 101 Knot survey to proceed prior to Christmas, though noted that he would not be able to attend the
 102 next meeting in person. Suggestions were heard to revisit the Pine Knot swale issue in February.

103 D. District Counsel

104 E. Community Manager

105 1. Exhibit 8: Presentation of Community Manager Report

106 Ms. Dobson presented the report to the Board. Ms. Edwards commented that the
 107 community news page and the events calendar on the CDD website were out of date, and
 108 Ms. Dobson stated that she had submitted a request for the password credentials to
 109 immediately and directly update those site components with new events.

110 F. District Manager

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

112 2. Discussion & Consideration of Full-Time DM/Community Manager

113 Ms. Dobson provided a status update on the transfer of her District management portfolio.
 114 Ms. Dobson stated that she would check with Mr. Smith on the exact date, but anticipated
 115 the turnover to be complete by early December. Mr. Smith provided additional insight on
 116 Vesta District Services’ internal staffing changes that were ensuing with Ms. Dobson’s
 117 transition into this specialized role, and the Board discussed staffing needs and associated
 118 budget line items specific to Wilderness Lake. Mr. Smith advised that they did not plan on
 119 billing additional charges associated with the change until January 2024.

120 *(Ms. Fisher left the meeting in person and rejoined via phone.)*

121 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
 122 for Ms. Dobson to solely manage the Preserve at Wilderness Lake CDD as the District Manager and General
 123 Manager, at an additional charge of \$12,000 per year, prorated for the current fiscal year, for the Preserve
 124 at Wilderness Lake Community Development District. The Board additionally directed that all other CDDs
 125 be removed from Ms. Dobson’s Vesta management portfolio.

126 Following the motion, Ms. Dobson and the Board discussed the role and responsibilities of the still-
 127 open positions, with a focus on key words for job description listings, and staff stated that the
 128 language on the listings would be tweaked as soon as possible based on Supervisor comments. Ms.
 129 Dobson additionally clarified that multiple attendants would be needed at times to separately assist
 130 with activities at pool facilities and coordinate entry and sign-ins through gates during peak times.

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

- 132 A. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Regular
 133 Meeting Held November 1, 2023
- 134 B. Exhibit 11: Consideration for Acceptance – The October 2023 Unaudited Financial Report
- 135 C. Exhibit 12: Consideration for Acceptance – The October 2023 Operations & Maintenance
 136 Expenditures

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

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

- 141 A. Exhibit 13: Consideration of Swim Kids USA

142 Mr. Messing gave a presentation of the proposal from Swim Kids USA to provide swimming
 143 lessons to the community during the spring and fall seasons. Mr. Messing noted that the lessons
 144 were typically held throughout an 8:00 a.m. to 12:30 p.m. block, and had small class sizes with a
 145 maximum of five children at any time. Mr. Messing discussed class pricing and promotional
 146 discounts offered with the Board.

147 The Board and Ms. Dobson discussed organizing aquatics programming, including holding water
 148 safety classes, with CPR and first aid instruction, as well as holding water aerobics for different
 149 groups, all in addition to the proposed swimming lessons.

150 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board approved
 151 the Swim Kids USA agreement, as amended, for the Preserve at Wilderness Lake Community Development
 152 District.

- 153 B. Exhibit 14: Consideration of Activities Center AC Replacement Proposal Options

154 Ms. Dobson stated that the current units were from 2013 and 2015, and were residential units which
 155 had been offered with five-year warranties. Ms. Dobson noted that the proposed AC replacements
 156 had been presented as improvements on the current units, but that she was unsure whether they
 157 were officially commercial-class units. Ms. Fisher suggested that the size of the facilities that the
 158 units were for would not necessarily require a commercial-class unit. Requests were heard from
 159 the Board to keep general track of when items needed replacement throughout the community, and
 160 Ms. Dobson stated that she had previously maintained a chart which could be updated.

- 161 1. Cool Coast Heating & Cooling, Inc.

162 Ms. Dobson noted that the proposal from Cool Coast Heating & Cooling, Inc. featured a
 163 10-year warranty on parts, the coil, and compressor, and a six-month warranty on labor.
 164 Ms. Dobson stated that this proposal was slightly less expensive than the competing
 165 proposal.

166

167 2. Ierna's Heating, Cooling & Plumbing

168 Ms. Dobson noted that the proposal from Ierna's Heating, Cooling & Plumbing featured
169 an all-inclusive 10-year warranty, but ran at a slightly higher price point.

170 On a MOTION by Ms. Fisher, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
171 the Ierna's Heating, Cooling & Plumbing AC replacement proposal for the Activities Center unit, inclusive
172 of a 10-year warranty, in the amount of \$12,094.00, for the Preserve at Wilderness Lake Community
173 Development District.

174 C. Exhibit 15: Consideration of MRIC Spatial, LLC. Letter Fee Proposal

175 In response to a Supervisor question, Ms. Dobson confirmed that both proposed surveys, for
176 topographic and tree location purposes, were needed.

177 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
178 the MRIC Spatial, LLC. Letter Fee Proposal to survey the Pine Knot common area, in the amount of
179 \$1,500.00, for the Preserve at Wilderness Lake Community Development District.

180 D. Exhibit 16: Consideration of Reuben Clarson Consulting Dock Inspection Report Proposal

181 Mr. Brletic explained that the inspection report that would be provided for the Lodge dock in this
182 proposal would be the same type of review as the one performed for the District's floating dock the
183 previous year.

184 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
185 the Reuben Clarson Consulting Dock Inspection Report Proposal, in the amount of \$1,700.00, for the
186 Preserve at Wilderness Lake Community Development District.

187 E. Exhibit 17: Discussion & Consideration of Newspaper Options for Notices

188 Ms. Dobson explained that the CDD had run legal advertisements with the *Tampa Bay Times* with
189 their former management company, and noted that *Business Observer* had less expensive ad rates.
190 Ms. Dobson stated that both options was being presented to the Board for consideration out of
191 possible concerns with reduced readership and community awareness of meetings, workshops, and
192 public hearings should the Board switch to utilizing *Business Observer* for future legal notices. The
193 Board commented in favor of maintaining the current standard of transparency and continuing to
194 advertise with the *Tampa Bay Times*.

195 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
196 utilizing the *Tampa Bay Times* for all future legal notices, for the Preserve at Wilderness Lake Community
197 Development District.

198 F. Exhibit 18: Consideration & Adoption of **Resolution 2024-02**, Appointing Assistant Treasurer

199 Ms. Dobson advised that this resolution provided for an additional individual to act as assistant
200 treasurer in the event that the CDD's current treasurer was unable to fulfill any obligations for any
201 reason. Ms. Dobson stated that the additional assistant treasurer would be Mr. Scott Smith.

202 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adopted
203 **Resolution 2024-02**, Appointing Assistant Treasurer, for the Preserve at Wilderness Lake Community
204 Development District.

206 G. Exhibit 19: Consideration & Adoption of **Resolution 2024-03**, Designating Signatories

207 Ms. Dobson explained that this resolution would add Mr. Smith as a signatory to fulfill any relevant
208 Board direction, as Assistant Treasurer for the District.

209 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adopted
210 **Resolution 2024-03**, Designating Signatories, for the Preserve at Wilderness Lake Community
211 Development District.

212 H. Exhibit 20: Discussion of Newsletter – Ikare Publishing

213 Ms. Dobson noted that the vendor had expressed concerns about being able to commit to the CDD’s
214 expectations for a print newsletter, citing issues with the advertising component, resources, and the
215 fact that the company’s base of operations was in a different county. Ms. Dobson noted that the
216 vendor had offered to create digital newsletters instead. Discussion ensued between the Board and
217 Ms. Dobson regarding the capabilities of in-house staff to develop newsletters. Additional
218 comments were made in favor of filling in potential gaps in resident communication with text
219 message reminders and opt-in alerts, and specific staff roles these administrative communication
220 duties would fall under. Vesta staff noted efforts in training and delegating out duties related to
221 organizing flyers and issuing communications each month.

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

223 Ms. Hepner requested that flyers from more recent events be displayed on the monitors, alongside
224 event photos.

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

226 There being none, the next item followed.

227 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 3, 9:30 AM**

228 Ms. Edwards, Ms. Fisher, and Ms. Hepner stated that they would be able to attend the next meeting
229 in person, which would constitute a quorum. Ms. Ruhlig stated that she did not believe she would
230 be able to attend. Mr. Norrie was not present for the quorum check.

231 **TWELFTH ORDER OF BUSINESS – Adjournment**

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

234 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
235 adjourned the meeting at 2:30 p.m. for the Preserve at Wilderness Lake Community Development District.

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

239 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
240 **meeting held on January 3, 2024.**

241

242

243

Signature

Printed Name

244 **Title:** **Secretary** **Assistant Secretary**

Signature

Printed Name

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

EXHIBIT 10

The Preserve at Wilderness Lake Community Development District

Financial Statements
(Unaudited)

Preliminary

November 30, 2023

The Preserve at Wilderness Lake CDD
Balance Sheet
November 30, 2023

	General Fund	Reserve Fund	Debt Service 2012	Debt Service 2013	TOTAL
1 ASSETS					
2 BANKUNITED OPERATING	\$ 1,124,592	\$ -	\$ -	\$ -	\$ 1,124,592
3 BANKUNITED MONEY MARKET	50,246				50,246
4 TRUIST OPERATING	19,223	-	-	-	19,223
5 PETTY CASH	300	-	-	-	300
6 TRUST ACCOUNTS:					-
7 REVENUE FUND	-	-	-	-	-
8 RESERVE FUND	-	-	128,912	153,444	282,356
9 INTEREST FUND	-	-	-	-	-
10 PREPAYMENT FUND	-	-	16,991	26,593	43,585
11 ACCOUNTS RECEIVABLE	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - ON ROLL	1,353,933	206,274	140,142	259,909	1,960,258
13 DUE FROM OTHER FUNDS	-	820,949	30,326	56,243	907,518
14 PREPAID EXPENSES	3,975	-	-	-	3,975
15 DEPOSITS	28,750	-	-	-	28,750
16 DUE FROM OTHERS	16	-	-	-	16
17 TOTAL ASSETS	\$ 2,581,036	\$ 1,027,224	\$ 316,371	\$ 496,189	\$ 4,420,820
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 75,772	\$ 31,681	\$ -	\$ -	\$ 107,453
20 RENTAL DEPOSITS PAYABLE	670	-	-	-	670
21 DEFERRED REVENUE - ON-ROLL	1,353,933	206,274	140,142	259,909	1,960,258
22 DUE TO OTHER FUNDS	907,518	-	-	-	907,518
23 OUTSTANDING CHECKS	225	-	-	-	225
24 TOTAL LIABILITIES	2,338,118	237,955	140,142	259,909	2,976,125
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	210,193	789,268	(2,772)	4,552	1,001,240
31 TOTAL FUND BALANCE	242,918	789,268	176,229	236,280	1,444,695
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,581,036	\$ 1,027,224	\$ 316,371	\$ 496,189	\$ 4,420,820

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 November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Month of November	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	\$ 287,084	\$ 287,084	\$ (1,353,933)	17%
4 INTEREST EARNINGS					
5 INTEREST	10,500	275	423	(10,077)	4%
6 MISCELLANEOUS REVENUE					
7 GENERAL STORE	-	1,077	2,959	2,959	
8 GUEST FEES	-	129	248	248	
9 EVENTS & SPONSORSHIPS	-	608	1,232	1,232	
10 RENTAL REVENUES	-	468	1,173	1,173	
11 FEE-BASED SERVICES	-	-	307	307	
12 OTHER MISC. REVENUE	-	-	-	-	
13 INSURANCE PROCEEDS	-	-	-	-	
14 PRIOR YEAR CREDIT	-	-	-	-	
15 TOTAL REVENUE	1,651,517	289,642	293,426	(1,358,091)	18%
16 BALANCE FORWARD FROM PREVIOUS YEAR	175,000	-	-	(175,000)	
17 TOTAL REVENUE & BALANCE FORWARD	\$ 1,826,517	\$ 289,642	\$ 293,426	\$ (1,533,091)	16%
18 EXPENDITURES					
19 LEGISLATIVE					
20 SUPERVISOR FEES	\$ 14,000	\$ 800	\$ 1,800	\$ (7,394)	13%
21 PAYROLL FICA TAXES	-	-	-	-	
22 PAYROLL SERVICE FEES	-	-	-	-	
23 TOTAL LEGISLATIVE	14,000	800	1,800	(12,200)	13%
24 FINANCIAL & ADMINISTRATIVE					
25 ADMINISTRATIVE SERVICES	8,874	740	1,480	(7,394)	17%
26 DISTRICT MANAGEMENT	25,078	2,089	4,178	(20,900)	17%
27 DISTRICT ENGINEER	20,000	4,055	6,520	(13,480)	33%
28 DISCLOSURE REPORT	2,200	-	5,724	3,524	260%
29 TRUSTEE FEES	7,800	-	-	(7,800)	0%
30 TAX COLLECTOR / PROPERTY FEES	150	384	584	434	389%
31 FINANCIAL & REVENUE COLLECTIONS	5,724	477	954	(4,770)	17%
32 ASSESSMENT ROLL	5,724	-	-	(5,724)	0%
33 ACCOUNTING SERVICES	26,024	2,167	4,334	(21,690)	17%
34 AUDITING SERVICES	3,635	-	-	(3,635)	0%
35 LEGAL ADVERTISING	2,500	79	158	(2,343)	6%
36 MISC. MAILINGS	2,000	-	-	(2,000)	0%
37 BANK FEES	275	48	208	(67)	76%
38 DUES, LICENSES, & FEES	825	-	175	(650)	21%
39 WEBSITE & EMAIL HOSTING	7,500	-	1,538	(5,963)	21%
40 TOTAL ADMINISTRATIVE	118,309	10,039	25,852	(92,457)	22%
41 LEGAL COUNSEL					
42 DISTRICT COUNSEL	30,000	1,342	5,650	(24,350)	19%
43 TOTAL LEGAL COUNSEL	30,000	1,342	5,650	(24,350)	19%

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 November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Month of November	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	-	850	600	340%
47 GENERAL LIABILITY INSURANCE	4,656	-	-	(4,656)	0%
48 PROPERTY INSURANCE	57,017	-	56,824	(193)	100%
49 TOTAL INSURANCE	65,203	-	57,674	(7,529)	88%
50 LAW ENFORCEMENT					
51 OFF DUTY DEPUTY	30,000	2,088	3,928	(26,072)	13%
52 TOTAL LAW ENFORCEMENT	30,000	2,088	3,928	(26,072)	13%
53 UTILITIES					
54 ELECTRICITY UTILITY SERVICES	167,000	15,115	30,436	(136,564)	18%
55 GAS UTILITY SERVICES	31,500	2,539	3,788	(27,712)	12%
56 SOLID WASTE ASSESSMENT	3,500	-	-	(3,500)	0%
57 GARBAGE RECREATION FACILITY	3,000	496	997	(2,003)	33%
58 WATER-SEWER SERVICES	25,000	2,276	4,526	(20,474)	18%
59 STORMWATER ASSESSMENTS	3,125	-	-	(3,125)	0%
60 TOTAL UTILITIES	233,125	20,426	39,746	(193,379)	17%
61 LANDSCAPE					
62 LANDSCAPE MAINTENANCE	158,000	12,900	25,800	(132,200)	16%
63 LANDSCAPE FERTILIZATION	30,000	750	6,525	(23,475)	22%
64 LANDSCAPE ANNUAL FLOWERS	16,200	6,750	6,750	(9,450)	42%
65 LANDSCAPE REPLACEMENT PLANTS	45,000	-	2,602	(42,398)	6%
66 LANDSCAPE MULCH	42,000	-	-	(42,000)	0%
67 LANDSCAPE INSPECTION SERVICES	13,200	1,100	2,200	(11,000)	17%
68 LANDSCAPE PEST CONTROL	13,980	1,515	2,680	(11,300)	19%
69 LANDSCAPE AERATION	4,000	-	-	(4,000)	0%
70 TREE TRIMMING SERVICES	41,600	2,750	9,750	(31,850)	23%
71 IRRIGATION REPAIR & MAINTENANCE	25,000	13,169	17,741	(7,259)	71%
72 IRRIGATION INSPECTION	13,600	1,100	2,200	(11,400)	16%
73 WELL MAINTENANCE	2,500	-	-	(2,500)	0%
74 TOTAL LANDSCAPE	405,080	40,034	76,248	(328,832)	19%
75 LAKE AND WETLAND MAINTENANCE					
76 WETLAND PLANT INSTALLATION	-	-	-	-	
77 MONTHLY AQUATIC WEED CONTROL	34,500	2,875	5,750	(28,750)	17%
78 WETLAND STAFF OVERSIGHT	2,000	167	333	(1,667)	17%
79 PRIVATE RESIDENT CONSULTATION	780	65	130	(650)	17%
80 WETLAND NUISANCE SPECIES CONTROL	10,500	875	1,750	(8,750)	17%
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	7,963	(71,217)	10%
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 November 30, 2023

	FY 2024 Adopted Budget	FY 2024 Month of November	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	36,379	36,379	(11,621)	76%
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	2,297	6,543	(43,457)	13%
97 LODGE JANITOR CONTRACT SERVICES	30,000	3,140	4,073	(25,927)	14%
98 LODGE JANITOR SUPPLIES	7,500	340	340	(7,160)	5%
99 SPA LINEN & MAT SERVICES	8,000	699	1,223	(6,777)	15%
100 POOL SERVICE CONTRACT	58,520	4,362	8,724	(49,796)	15%
101 POOL REPAIR & MAINTENANCE	5,000	35	2,875	(2,125)	57%
102 POOL PERMITS	1,000	-	-	(1,000)	0%
103 TELEPHONE, INTERNET, CABLE	14,000	531	1,300	(12,700)	9%
104 COMPUTER IT SUPPORT & REPAIR	3,750	-	760	(2,990)	20%
105 SECURITY SYSTEM MONITORING	12,000	-	720	(11,280)	6%
106 SECURITY SYSTEM MAINTENANCE	7,500	600	1,200	(6,300)	16%
107 RESIDENT SERVICES	7,500	30	30	(7,470)	0%
108 RESIDENT ID CARD	1,500	-	-	(1,500)	0%
109 OFFICE SUPPLIES	8,000	-	338	(7,662)	4%
110 GENERAL STORE	5,200	-	-	(5,200)	0%
111 NATURE CENTER OPERATIONS	6,000	26	43	(5,957)	1%
112 WILDLIFE MANAGEMENT SERVICES	14,400	1,200	2,400	(12,000)	17%
113 SPECIAL EVENTS	30,000	483	4,309	(25,691)	14%
114 FITNESS EQUIPMENT MAINTENANCE	1,500	110	220	(1,280)	15%
115 FITNESS EQUIPMENT REPAIR	7,000	-	246	(6,754)	4%
116 EQUIPMENT LEASE	5,000	-	2,418	(2,582)	48%
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	1,558	3,009	(4,491)	40%
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	51,789	77,150	(760,470)	9%
126 TOTAL EXPENDITURES	1,826,517	130,499	296,011	(1,530,506)	16%
127 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	159,143	(2,586)	(2,586)	
128 OTHER FINANCING SOURCES & USES					
129 TRANSFERS IN	-	-	-	-	
130 TRANSFERS OUT	-	-	-	-	
131 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	-	
132 FUND BALANCE - BEGINNING - UNAUDITED	467,879		245,503	(222,376)	
133 NET CHANGE IN FUND BALANCE	-	159,143	(2,586)	(2,586)	
134 FUND BALANCE - ENDING - PROJECTED	\$ 467,879		\$ 242,918	(224,962)	
135 ANALYSIS OF FUND BALANCE					
136 NON SPENDABLE DEPOSITS					
137 PREPAID & DEPOSITS	32,725		32,725		
138 CAPITAL RESERVES	-		-		
139 OPERATING CAPITAL	-		-		
140 UNASSIGNED	210,193		210,193		
141 TOTAL FUND BALANCE	\$ 242,918		\$ 242,918		

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 November 30, 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	\$ 43,726	\$ (206,274)
3 MISCELLANEOUS REVENUE	-	-	-
4 TOTAL REVENUE	250,000	43,726	(206,274)
5 EXPENDITURES			
6 CAPITAL RESERVES	-	-	-
7 TOTAL EXPENDITURES	-	-	-
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,000	43,726	(206,274)
9 OTHER FINANCING SOURCES & USES			
10 TRANSFERS IN	-	-	-
11 TRANSFERS OUT	-	-	-
12 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
13 FUND BALANCE - BEGINNING	745,082	745,543	460
14 NET CHANGE IN FUND BALANCE	250,000	43,726	(206,274)
15 FUND BALANCE - ENDING	\$ 995,082	\$ 789,268	\$ (205,814)
16 ANALYSIS OF FUND BALANCE			
17 ASSIGNED			
18 FUTURE CAPITAL IMPROVEMENTS	-	-	
19 WORKING CAPITAL	-	-	
20 UNASSIGNED	789,268	789,268	
21 FUND BALANCE - ENDING	\$ 789,268	\$ 789,268	

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 November 30, 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	\$ 29,718	\$ (140,278)
3 INTEREST REVENUE	-	1,457	1,457
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	169,997	31,176	(138,821)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2023	-	32,328	32,328
9 May 1, 2024	-	-	-
10 November 1, 2024	-	-	-
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	-	-	-
13 PRINCIPAL PREPAYMENT	-	-	-
14 TOTAL EXPENDITURES	169,967	32,328	(137,639)
15 EXCESS OF REVENUE OVER (UNDER) EXP.	30	(1,152)	(1,182)
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	183,277	177,381	(5,895)
21 NET CHANGE IN FUND BALANCE	30	(1,152)	(1,182)
22 FUND BALANCE - ENDING	\$ 183,307	\$ 176,229	\$ (7,077)

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 November 30, 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	\$ 55,114	\$ (260,324)
3 SPECIAL ASSESSMENTS - OFF ROLL	-	-	-
4 INTEREST REVENUE	-	1,971	1,971
5 MISC REVENUE	-	-	-
6 TOTAL REVENUE	315,438	57,085	(258,353)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	55,394	55,394
10 May 1, 2024	-	-	-
11 November 1, 2024	-	-	-
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	-	-	-
14 PRINCIPAL PREPAYMENT	-	5,000	5,000
15 TOTAL EXPENDITURES	315,438	60,394	60,394
16 EXCESS OF REVENUE OVER (UNDER) EXP.	-	(3,308)	(3,308)
17 OTHER FINANCING SOURCES (USES)			
18 TRANSFERS IN	-	-	-
19 TRANSFERS OUT	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 FUND BALANCE - BEGINNING	234,562	239,589	5,027
22 NET CHANGE IN FUND BALANCE	-	(3,308)	(3,308)
23 FUND BALANCE - ENDING	\$ 234,562	\$ 236,280	\$ 1,719

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

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
09/30/2023		BOY Balance					1,121,098.72
10/01/2023	1121	Egis Insurance & Risk Advisors	Policy #100123678 10/01/23 - 10/01/24	Insurance		56,824.00	1,064,326.72
10/02/2023	1120	Hunt Talent LLC	Face Painter / Balloon Twister	Special Events		495.00	1,063,831.72
10/02/2023	100090	RedTree Landscape Systems	Invoice: 14818 (Reference: Replace Waters Edge Controller - Estimate 153)	Irrigation R&M		12,075.75	1,051,755.97
10/02/2023	100091	Business Observer, Inc.	Invoice: 23-01609P (Reference: Legal Advertising.)	Legal Advertising		78.75	1,051,677.22
10/03/2023	ACH100323	Duke Energy	Collective Accounts 08/03/23-09/03/23	Electric Utility		1,284.11	1,050,393.11
10/06/2023	ACH100623	Deluxe Business Systems	PWL - Checks Ordered	Office Supplies		338.02	1,050,055.09
10/10/2023	1122	Agnieszka Fisher	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,855.09
10/10/2023	1123	Bryan Norrie	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,655.09
10/10/2023	1124	Heather Hepner	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,455.09
10/10/2023	1125	Holly Ruhlig	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,255.09
10/10/2023	1126	Virginia B. Edwards	BOS Meeting 10/4/23	Supervisor Fees		200.00	1,049,055.09
10/10/2023	100092	A Total Solution, Inc	Invoice: 000183375 (Reference: Quarterly Security Video Alarm System M	Security Monitoring		720.00	1,048,335.09
10/10/2023	100093	Vesta District Services	Invoice: 413501 (Reference: Monthly DM Services.)	District Management		5,473.00	1,042,862.09
10/10/2023	100094	Cooper Pools Inc.	Invoice: 7417 (Reference: Monthly Pool Maintenance - Oct 2023.)	Pool Service		4,397.00	1,038,465.09
10/10/2023	100095	RedTree Landscape Systems	Invoice: 14968 (Reference: Arbor Care - rear of cinema bldg.) Invoice: 14	Landscape Maintenance		16,750.00	1,021,715.09
10/11/2023	1127	Frontier	Business Fiber Internet 10/07- 11/06	Telephone, Internet, Cable		272.11	1,021,442.98
10/12/2023	100096	A Total Solution, Inc	Invoice: 000183378 (Reference: Monthly Maintenance.)	Security System		600.00	1,020,842.98
10/12/2023	100097	RedTree Landscape Systems	Invoice: 14979 (Reference: Arbor Care - Water's Edge Monument.) Invoic	Irrigation R&M		1,678.95	1,019,164.03
10/12/2023	100098	Vesta District Services	Invoice: 413502 (Reference: Annual Fee: Dissemination Agent.)	Dissemination Agent		5,724.00	1,013,440.03
10/13/2023	1128	ALSCO	Mats	Spa Linen & Mats		158.78	1,013,281.25
10/16/2023	1129	Enelsa Moran	Room Rental Deposit Refund (9/30/23)	Rental Deposits		250.00	1,013,031.25
10/16/2023	100099	A Total Solution, Inc	Invoice: 0000173719 (Reference: Parks and Recreation Lodge Repair & Ma	Lodge R&M		476.15	1,012,555.10
10/16/2023	100100	Brletic Dvorak Inc	Invoice: 1220 (Reference: Financial & Administrative District Council.)	District Engineer		1,520.00	1,011,035.10
10/16/2023	100101	Cooper Pools Inc.	Invoice: 7477 (Reference: Parks and Recreation Pool Repair & Maintt.)	Pool R&M		1,530.00	1,009,505.10
10/16/2023	100102	Fitness Logic	Invoice: 115048 (Reference: Parks and Recreation Fitness Equipment Maint	Fitness Equipment Maint.		110.00	1,009,395.10
10/16/2023	100103	Himes Electrical Service, Inc.	Invoice: 23704 (Reference: Parks and Recreation Pool Repair & Maintt.)	I Pool R&M		559.91	1,008,835.19
10/16/2023	100104	Pasco Sheriff's Office	Invoice: 1-202310-10258 (Reference: Law Enforcement Off Duty Deputy.)	Off Duty Deputy		1,840.00	1,006,995.19
10/16/2023	100105	ProPet Distributors	Invoice: 143852 (Reference: Parks and Recreation Dog waste Station Suppli	Dog Waste Station		1,450.40	1,005,544.79
10/16/2023	100106	RedTree Landscape Systems	Invoice: 15026 (Reference: Landscape Tree Trimming Services.) Invoice:	Assorted Landscape		43,627.50	961,917.29
10/16/2023	100107	Straley Robin Vericker	Invoice: 23584 (Reference: Financial & Administrative District Council.)	District Counsel		4,308.16	957,609.13
10/16/2023	100108	Vesta Property Services, Inc	Invoice: 414044 (Reference: Parks & Recreation Resident Services.) Invoi	Management Contract		30,729.82	926,879.31
10/16/2023	100109	Romaner Graphics	Invoice: 21886 (Reference: Road & Street Facilities Entry & Walls Repair &	Lodge, Entry R&M		3,750.00	923,129.31
10/19/2023	1130	Grant Hemond & Associates	DJ Services - Fall Festival/Oktoberfest Party (FINAL PAYMENT)	Special Events		556.50	922,572.81
10/20/2023	EFT102023	FL Dept. of Rev.	Sep 2023 Sales Tax	Accounting Services		200.48	922,372.33
10/23/2023	100110	Reuben Clarson Consulting, Inc	Invoice: 18880 (Reference: Dock & Boardwalk Insp/Reporting.)	Lodge R&M		1,300.00	921,072.33
10/23/2023	01ACH102323	Pasco County Utilities	21320 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		2,065.22	919,007.11
10/23/2023	02ACH102323	Pasco County Utilities	20750 Wilderness Lake Blvd 08/17/23-09/18/23	Water/Sewer Services		31.36	918,975.75
10/23/2023	03ACH102323	Pasco County Utilities	21539 Cormorant Cove Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	918,965.46
10/23/2023	04ACH102323	Pasco County Utilities	21922 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		29.73	918,935.73
10/23/2023	05ACH102323	Pasco County Utilities	7639 Grasmere Dr 08/17/23-09/18/23	Water/Sewer Services		10.29	918,925.44
10/23/2023	06ACH102323	Pasco County Utilities	0 Waverly Shores Lane 08/17/23-09/18/23	Water/Sewer Services		10.29	918,915.15
10/23/2023	07ACH102323	Pasco County Utilities	0 Whispering Wind Dr. 08/17/23-09/18/23	Water/Sewer Services		92.66	918,822.49
10/23/2023			Funds Transfer			50,000.00	868,822.49
10/24/2023	1131	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	863,349.49
10/24/2023	1132	Vesta District Services	Monthly contracted management fees	District Management		5,473.00	857,876.49
10/24/2023	1133	Vesta District Services	Billable Expenses - Aug 2023	District Management		55.31	857,821.18
10/24/2023	100111	Arrow Exterminators	Invoice: 53759465 (Reference: Pest Control Service 10.13.23.)	Lodge R&M		154.00	857,667.18
10/24/2023	100112	Fitness Logic	Invoice: 115096 (Reference: Replace cable on pull down seated row.)	Fitness Equipment Repair		245.99	857,421.19
10/24/2023	100113	PSA Horticultural	Invoice: 1432 (Reference: October 2023 Landscape Inspection Report.)	Landscape Inspection		1,100.00	856,321.19
10/24/2023	100114	Vesta District Services	Invoice: 414267 (Reference: Billable Expenses - Sep 2023.)	Various		1,943.33	854,377.86
10/24/2023	100115	State Wildlife Trapper, LLC	Invoice: 1808 (Reference: Hog Removal Svc - October 2023.)	Wildlife Management		1,200.00	853,177.86
10/24/2023	100116	Sunrise Propane	Invoice: U111C207 (Reference: Propane Purchased.)	Gas Utility Services		1,409.23	851,768.63
10/25/2023	EFT102523	Waste Connections Of Florida	Monthly Fee - Oct	Garbage Recreation		500.91	851,267.72
10/26/2023	1ACH102623	Duke Energy	08/29-09/26	Electric Utility		13,951.09	837,316.63
10/26/2023	ACH102623	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 9/3.-10/3	Electric Utility		30.79	837,285.84
10/26/2023	2ACH102623	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 9/3-10/2	Electric Utility		30.79	837,255.05

The Preserve at Wilderness Lake CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
10/26/2023	1134	Frontier	Local service 10/22/23-11/21/23	Telephone, Internet, Cable		100.99	837,154.06
10/26/2023	1135	Frontier	FiberOptic Internet 200 static IP 10/15/23-11/14/23	Telephone, Internet, Cable		66.55	837,087.51
10/27/2023	1136	Terri Oakley	Reimbursements	Nature Center Operations		16.98	837,070.53
10/27/2023	1137	Tish Dobson	Reimbursements	Various		615.02	836,455.51
10/27/2023	1138	Palm Beach Security & Safe, Inc.	SUNDAY EMERGENCY - RHOS DOOR FROM FITNESS CENTER	Lodge R&M		800.00	835,655.51
10/31/2023	1139	Palm Beach Security & Safe, Inc.	Repair Rear Door in Fitness Center	Lodge R&M		500.00	835,155.51
10/31/2023	100117	Cooper Pools Inc.	Invoice: 7483 (Reference: Stenner Pump for Lap Pool.)	Pool R&M		715.00	834,440.51
10/31/2023	100118	GHS, LLC	Invoice: 2023-495 (Reference: Aquatic Maintenance - Sep 2023.)	Lake Wetland Maint.		3,981.67	830,458.84
10/31/2023	100119	RedTree Landscape Systems	Invoice: 15086 (Reference: Landscape Maint. - Oct 2023.)	Landscape Pest Control		1,165.00	829,293.84
10/31/2023	100120	Florida Coast Equipment	Invoice: P1694505 (Reference: Case of Oil.)	Special Events		15.26	829,278.58
10/31/2023	1140	Strictly Entertainment, Inc.		Special Events		2,445.00	826,833.58
10/31/2023			Interest		86.87		826,920.45
10/31/2023		EOM Balance			86.87	294,317.14	826,920.45
11/01/2023	ACH110123	Duke Energy	Collective Accounts 09/03/23-10/03/23	Electric Utility		1,308.56	825,611.89
11/01/2023	1141	Agnieszka Fisher	BOS Meeting 11/1/23	Supervisor Fees		200.00	825,411.89
11/01/2023	1142	Heather Hepner	BOS Meeting 11/1/23	Supervisor Fees		200.00	825,211.89
11/01/2023	1143	Holly Ruhlig	BOS Meeting 11/1/23	Supervisor Fees		200.00	825,011.89
11/01/2023	1144	Virginia B. Edwards	BOS Meeting 11/1/23	Supervisor Fees		200.00	824,811.89
11/02/2023	100121	Ideal Network Solutions, Inc.	Invoice: 7007 (Reference: REPLACEMENT AND RECONFIGURATION	Computer IT Support		760.00	824,051.89
11/02/2023	100122	RedTree Landscape Systems	Invoice: 15087 (Reference: Bahia Sod Fertilization - Oct 2023.) Invoice: 1	Landscape Fertilization		5,775.00	818,276.89
11/02/2023	100123	Inteligy Tampa Bay LLC	Invoice: 17039 (Reference: Host/Fax Services.)	Telephone, Internet, Cable		330.00	817,946.89
11/06/2023	100125	Cooper Pools Inc.	Invoice: 1190 (Reference: MOTOR, IMPELLER & PRO PUMP SEAL KIT	Pool R&M		950.00	816,996.89
11/06/2023	100126	ALSCO	Invoice: LTAM1008226 (Reference: Mats.)	Spa Linen & Mats		165.67	816,831.22
11/06/2023	100127	Cooper Pools Inc.	Invoice: 7571 (Reference: Monthly Pool Service Nov 2023, replace stenner	Pool Service		4,397.00	812,434.22
11/06/2023	100128	GHS, LLC	Invoice: 2023-542 (Reference: Monthly Aquatic Weed Control, Wetland Nu	Lake Wetland Maint.		3,981.67	808,452.55
11/06/2023	100129	Pasco Sheriff's Office	Invoice: I-202311-10310 (Reference: Security Svcs - Oct 2023.)	Off Duty Deputy		2,088.00	806,364.55
11/06/2023	100130	RedTree Landscape Systems	Invoice: 15109 (Reference: Irrigation repairs.) Invoice: 15110 (Reference:	Irrigation R&M		561.25	805,803.30
11/06/2023	100131	Straley Robin Vericker	Invoice: 23738 (Reference: general Legal Matters - thru 10.15.23.)	District Counsel		1,342.00	804,461.30
11/06/2023	100132	Head's Flags Inc.	Invoice: 22575 (Reference: 5x8' U.S. nylon flag.)	Lodge R&M		80.79	804,380.51
11/06/2023	100133	Sunrise Propane	Invoice: U025K376 (Reference: Propane Purchased.)	Gas Utility Services		1,248.87	803,131.64
11/06/2023	100134	Full Vessel	Invoice: 571 (Reference: Bar Service 10.14.23. Check Stub Notes: Oktober	Special Events		95.00	803,036.64
11/06/2023	100135	Ierna's Heating, Cooling & Plumbing, Inc.	Invoice: 3075002 (Reference: Dispatch Fee.)	Lodge R&M		89.00	802,947.64
11/07/2023			Tax Excess Fees		8,089.00		811,036.64
11/08/2023			Tax Assessments		34,446.86		845,483.50
11/09/2023	EFT110923	FL Dept. of Rev.	Sep 2023 Sales Tax (NSF Penalty)	Accounting Services		20.32	845,463.18
11/09/2023	100136	A Total Solution, Inc	Invoice: 000183809 (Reference: Monthly Maintenance.)	Security System		600.00	844,863.18
11/09/2023	100137	ALSCO	Invoice: LTAM1009893 (Reference: Mats.)	Spa Linen & Mats		163.16	844,700.02
11/09/2023	100138	Fitness Logic	Invoice: 115550 (Reference: Monthly Maintenance.)	Fitness Equipment Maint.		110.00	844,590.02
11/09/2023	100139	RedTree Landscape Systems	Invoice: 15193 (Reference: Monthly Grounds Maintenance.) Invoice: 152	Landscape Maintenance		20,167.00	824,423.02
11/09/2023	100140	Vesta District Services	Invoice: 414382 (Reference: Monthly contracted management fees.)	District Management		5,473.00	818,950.02
11/09/2023	100141	Business Observer, Inc.	Invoice: 23-01750P (Reference: Legal Advertising.)	Legal Advertising		78.75	818,871.27
11/09/2023	100142	Sunrise Propane	Invoice: U111C611 (Reference: Propane Purchased.)	Gas Utility Services		681.15	818,190.12
11/13/2023	1145	PSA Horticultural	Monthly Landscape Inspection - Sep 2023	Landscape Inspection		1,100.00	817,090.12
11/13/2023			Frontier Refund		255.79		817,345.91
11/14/2023	1147	Mike Fasano, Pasco County Tax Collector	Parcel ID # 35-25-18-0040-00000-L060, 2023 Solid Waste Assessment	Tax Collector		96.00	817,249.91
11/15/2023	1148	Cooper Pools Inc.		Pool R&M		6,847.29	810,402.62
11/16/2023	1149	Mardy Langner	Mosquito Spray	Resident Services		6.41	810,396.21
11/16/2023	1150	Terri Oakley	Reimbursements	Nature Center		83.14	810,313.07
11/16/2023	100143	Brletic Dvorak Inc	Invoice: 1248 (Reference: Project Mgr/Sr Inspector - Oct 2023.)	District Engineer		2,465.00	807,848.07
11/16/2023	100144	PSA Horticultural	Invoice: 1440 (Reference: November 2023 Landscape Inspection.)	Landscape Inspection		1,100.00	806,748.07
11/16/2023	100145	RedTree Landscape Systems	Invoice: 15124 (Reference: Irrigation Repairs 09.19.23.) Invoice: 15150 (I	Irrigation R&M		2,261.00	804,487.07
11/16/2023	1151	SmartTech ID Company, Inc.	Resident ID Cards	Resident ID Card		360.12	804,126.95
11/17/2023	100146	RedTree Landscape Systems	Invoice: 15393 (Reference: October 2023 Tall Palm Pruning.) Invoice: 15	Tree Trimming		7,100.00	797,026.95
11/20/2023	1152	Tampa Print Services, Inc.	CDD Letter - Printing/Mailing	Misc. Mailing		1,240.32	795,786.63
11/20/2023			Tax Assessments		123,935.45		919,722.08
11/20/2023	100147	ALSCO	Invoice: LTAM1011541 (Reference: Mats.)	Spa Linen & Mats		163.16	919,558.92
11/20/2023	100148	State Wildlife Trapper, LLC	Invoice: 1822 (Reference: Hog Removal - Nov 2023.)	Wildlife Management		1,200.00	918,358.92

The Preserve at Wilderness Lake CDD
Check Register - FY2024

Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
11/20/2023	100149	Sunrise Propane	Invoice: U111C691 (Reference: Propane Purchased.)	Gas Utility Services		760.00	917,598.92
11/20/2023	EFT112023	FL Dept. of Rev.	Oct 2023 Sales Tax	Accounting Services		267.39	917,331.53
11/20/2023	01ACH112023	Pasco County Utilities	21320 Wilderness Lake Blvd 09/18/23-10/17/23	Water/Sewer Services		1,975.64	915,355.89
11/20/2023	02ACH112023	Pasco County Utilities	20750 Wilderness Lake Blvd 09/18/23-10/17/23	Water/Sewer Services		32.25	915,323.64
11/20/2023	03ACH112023	Pasco County Utilities	21539 Cormorant Cove Dr 09/18/23-10/17/23	Water/Sewer Services		10.44	915,313.20
11/20/2023	04ACH112023	Pasco County Utilities	21922 Waverly Shores Lane 09/18/23-10/17/23	Water/Sewer Services		26.89	915,286.31
11/20/2023	05ACH112023	Pasco County Utilities	7639 Grasmere Dr 09/18/23-10/17/23	Water/Sewer Services		10.44	915,275.87
11/20/2023	06ACH112023	Pasco County Utilities	0 Waverly Shores Lane 09/18/23-10/17/23	Water/Sewer Services		10.44	915,265.43
11/20/2023	07ACH112023	Pasco County Utilities	0 Whispering Wind Dr. 09/18/23-10/17/23	Water/Sewer Services		209.64	915,055.79
11/24/2023	ACH112423	Waste Connections Of Florida	Monthly Fee - Nov	Garbage Recreation		496.36	914,559.43
11/27/2023	3ACH112723	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 10/4,-11/2	Electric Utility		30.79	914,528.64
11/27/2023	2ACH112723	Duke Energy	09/27-10/26	Electric Utility		13,789.50	900,739.14
11/27/2023	3ACH112723	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 10/4-11/2	Electric Utility		30.79	900,708.35
11/27/2023	100150	Vesta Property Services, Inc	Invoice: 414957 (Reference: Oct 2023 Personnel.)	Management Payroll		33,349.80	867,358.55
11/28/2023	1153	Frontier	Local service 11/22/23-12/21/23	Telephone, Internet, Cable		100.99	867,257.56
11/30/2023			Tax Assessments		257,260.13		1,124,517.69
11/30/2023			Interest		74.31		1,124,592.00
11/30/2023	EOM Balance				424,061.54	126,389.99	1,124,592.00

EXHIBIT 11

Ideal Network Solutions, Inc.

P.O. Box 48753
Tampa, FL 33646

Invoice

Date	Invoice #
10/18/2023	7007

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

Terms	Project
Due on receipt	

Item	Quantity	Description	Rate	Amount
Network Support	5	October 1, 2023 Camera system re-setup and reconfiguration Ranger station reconfiguration Tech: DJ	95.00	475.00
Network Support	2	October 17, 2023 Barracuda backup replacement and configuration Tech: DJ	95.00	190.00
Network Support	1	October 17, 2023 Conference room phone setup ***REPLACEMENT AND RECONFIGURATION OF DEVICE THAT WAS DAMAGED DUE TO LIGHTNING STRIKE*** Tech: DJ	95.00	95.00
Network Support	1	October 18, 2023 (Courtesy no charge) Removal of old barracuda backup unit and box up for ship back Tech: DJ	0.00	0.00

Thank you for your business.

Total \$760.00

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15087



BILL TO

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

DATE 10/18/2023	PLEASE PAY \$2,400.00	DUE DATE 12/02/2023
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ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services	1	2,400.00	2,400.00
October 2023 Bahia sod fertilization			

TOTAL DUE	\$2,400.00
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THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15088



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE	PLEASE PAY	DUE DATE
10/18/2023	\$1,500.00	12/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows:			
Landscape Maintenance:Grounds Maintenance Services	1	1,500.00	1,500.00
October 2023 St. Augustine Sod Fertilization services			

TOTAL DUE \$1,500.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15089



BILL TO

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

DATE 10/18/2023	PLEASE PAY \$1,500.00	DUE DATE 12/02/2023
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ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows: Landscape Maintenance:Grounds Maintenance Services October 2023 Ornamental Fertilization services	1	1,500.00	1,500.00

TOTAL DUE	\$1,500.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15090



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 10/18/2023	PLEASE PAY \$375.00	DUE DATE 12/02/2023
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ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows: Landscape Maintenance:Grounds Maintenance Services October 2023 Specialty Plants Fertilization	1	375.00	375.00

TOTAL DUE **\$375.00**

THANK YOU.



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

Invoice

Date	Invoice #
10/15/2023	17039

Bill To:

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

Please make all payments payable to:
Inteligy Tampa Bay LLC.

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

Terms	Due Date	P.O. No.	Account #
Due on receipt	10/15/2023		PWL21320

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

VISIT US AT WWW.INTELIGY.COM

Total	\$330.00
Payments/Credits	\$0.00
Balance Due	\$330.00



I N V O I C E

Invoice Number Invoice Date
231540 **7/14/23**

tampaprint.com
 813 875 7083
 4410 W Hillsborough Ave
 Ste A
 Tampa FL 33614
 Since 1984

Bill To:

Preserve at Wilderness Lake
 Vesta Property Services
 250 International Parkway Suite 208
 Lake Mary FL 32746
 Phone: 321-263-0132, ext. 733
 E-Mail: lmuether@vestapropertyservices.com

Customer PO:

Quantity	Description	Amount
950	Preserve at Wilderness Lake CDD Letter One Sheet Two Sided	\$ 197.00
950	Preserve at Wilderness Lake CDD CDD #10 Window Envelopes - Print return address Validate and presort Mailing List, - Fold Insert Seal letters Deliver to post office with documentation.	\$ 533.99
950	Postage U.S.P.S. First Class Postage	\$ 509.33

Taken by: Brad Krantz Thank you for your order!		SUBTOTAL \$ 1,240.32 TAX SHIPPING \$ 0.00 DEPOSITS \$ 0.00 TOTAL \$ 1,240.32 AMOUNT DUE \$ 1,240.32
Preserve at Wilderness Lake CDD		

Cooper Pools Leak Detection Inc

4850 Allen Rd #13

Zephyrhills, FL 33541 US

(813) 480-5357

info@cooperpoolsinc.com

https://www.cooperpoolsinc.com



INVOICE

BILL TO

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

INVOICE 1190
DATE 08/04/2023
TERMS Net 30
DUE DATE 09/03/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/04/2023	B2855 2HP 230V UR 56Y ODP SQFL MOTOR	1	476.00	476.00
08/04/2023	C105-238PEBA 2HP FR 2.5HP UR MAX-E-PRO IMPELLER	1	115.00	115.00
08/04/2023	GO-KIT79V-9 VITON STA-RITE MAX-E-PRO PUMP SEAL KIT	1	44.00	44.00
	INSTALLATION	1	315.00	315.00

Thank you for your business. If you would like to pay by credit card or ACH check, please call the office at 844-766-5256

BALANCE DUE

\$950.00

INVOICE

LTAM1008226

Invoice Date: Oct 19 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
		Finance Charge - Aug 2023 PD \$167.54				2.51
<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>**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.** https://atrack.alsco.com/Account/Login</p>						
RSR Oct 19 2023, 11:12 AM 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	\$165.67
Tax EXEMPT	\$0.00
Invoice Total	\$165.67



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 7571
 DATE 11/01/2023
 TERMS Net 30
 DUE DATE 12/01/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/18/2023	stenner tube #1	#1 stenner tube replace ment	1	35.00	35.00
	Monthly Commercial Pool Service	Monthly Commercial Pool Service November 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



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

Invoice

Date: 11/2/2023
 Invoice #: 2023-542

To:

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

Project: WLP Services

Proposal #: 23-224

P.O. #:

Due Date	Service Date:
12/2/2023	October 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Aquatic Weed Control Program	8.33%	2,875.00
Task 2	Communication and Field Reviews with WLP Staff / CDD	8.33%	166.67
Task 3	Private Resident Consultation	8.33%	65.00
Task 4	Wetland Nuisance/Exotic Species Reduction	8.33%	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



Invoice: I-202311-10310
Service Total: \$2088.00
Payments Total:

Amount Due: \$2088.00
Invoice Date: 11/1/2023
Sent Date: 11/2/2023

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
10/4/2023	LAPOINTE, KEVIN - 6854	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/6/2023	GOMES, SYLVESTER - 7160	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/7/2023	GABORIAULT, AUSTIN - 6937	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$58.00	\$232.00
10/11/2023	MYERS, MATTHEW - 2080	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/13/2023	LONG, ZANE - 3971	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$58.00	\$232.00
10/18/2023	PACK, BRANDEN - 6107	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/20/2023	KEENE, JUSTIN - 5802	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/25/2023	BROSNAN, KARISSA - 7301	THE PRESERVE AT WL CDD* Community (Security)	8:00 PM	4.00	\$58.00	\$232.00
10/27/2023	CLAUDIO, CRYSTAL - 6248	THE PRESERVE AT WL CDD* Community (Security)	9:00 PM	4.00	\$58.00	\$232.00
					Total:	\$2088.00

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15109



BILL TO

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

DATE 10/19/2023	PLEASE PAY \$78.00	DUE DATE 12/03/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/28/23:			
The Lodge Controller			
Check pump system for repair, blown fuse, 30 amp			
Check annuals			
Sales	1	5.50	5.50
Maxi stake with nozzle			
Sales	1	45.00	45.00
6" rotor			
Sales	0.50	55.00	27.50
Labor - technician			

TOTAL DUE \$78.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15110**BILL TO**

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

DATE 10/19/2023	PLEASE PAY \$138.25	DUE DATE 12/03/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows:			
DD Controller:			
Leak at front entrance and leak at base of tree			
Second leak repaired - due to car wrecked into building			
Sales 12" spray head	1	22.50	22.50
Sales 1/2" 90% sxs	1	0.50	0.50
Sales 1/2" ST 90%	1	1.25	1.25
Sales nozzle	1	2.50	2.50
Sales 1/2" flex, per foot	1	1.50	1.50
Sales Labor - technician	2	55.00	110.00

TOTAL DUE	\$138.25
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15314



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$345.00	DUE DATE 12/15/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/4/23:			
Dunkin Donuts			
Repair on zone 1, encased in roots			
Sales 1" couplers	2	1.75	3.50
Sales 1" tee	1	2.00	2.00
Sales 1" 90	5	1.00	5.00
Sales 1" flex, per foot	2	2.25	4.50
Sales Labor - technician x 2	6	55.00	330.00

TOTAL DUE **\$345.00**

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

November 02, 2023
Client: 001029
Matter: 000001
Invoice #: 23738

Page: 1

RE: General Matters

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2023	JMV	REVIEW COMMUNICATION FROM S. SMITH; DRAFT EMAIL TO S. SMITH.	0.3	\$91.50
10/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH S. SMITH; REVIEW DRAFT AGREEMENTS.	1.5	\$457.50
10/4/2023	JMV	REVIEW COMMUNICATION FROM S. SMITH; PREPARE FOR ATTEND CDD BOARD MEETING.	2.6	\$793.00
Total Professional Services			4.4	\$1,342.00

Head's Flags
3815 Henderson Blvd.
Tampa, FL 33629 US
+1 8136360701
tony@headsflags.net

Invoice 22575



BILL TO Wilderness Lake Preserve 21320 Wilderness Lake Blvd. Land O Lakes, FL 34639 Tish 813-995-2437	SHIP TO Wilderness Lake Preserve 21320 Wilderness Lake Blvd. Land O Lakes, FL 34639 Tish 813-995-2437
--	--

DATE
06/21/2023

PLEASE PAY
\$80.79

DUE DATE
07/21/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	5x8'U.S.N	5x8' U.S. nylon flag	1	89.99	89.99
		SUBTOTAL			89.99
		DISCOUNT 20%			-18.00
		SHIPPING			8.80
		TOTAL			80.79

TOTAL DUE **\$80.79**

THANK YOU.



Invoice

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

Customer ID: PRESER
Location: 1
Account No: 8043
WILDERNESS LAKE PRESERVE
21320 WILDERNESS LAKE BLVD.
LAND O' LAKES, FL 34639

Invoice # : U025K376
Date : 10/27/2023
Time : 12:35 PM
Totalizer : 1021296.9 - 1021954.2
Driver : 21
Truck : 5195
Begin % : 47
Ending % : 80

28.2656962, -82.4633403

Qty	Description	Amount
657.3	Propane	\$1,248.87

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes **\$0**

Total Due **\$1248.87**

Full Payment Due on 11/6/2023

Full Vessel

5462 56th commerce park blvd
Tampa, FL 33610 US
valerie@timeforwine.net
<https://www.timeforwine.net>



INVOICE

BILL TO
Tish Dobson
Wilderness Preserve
21320 Wilderness Lake Blvd
Land O' Lakes, FL 34637

SHIP TO
Tish Dobson
Wilderness Preserve
21320 Wilderness Lake Blvd
Land O' Lakes, FL 34637

INVOICE 571
DATE 10/17/2023
TERMS Due on receipt
DUE DATE 10/17/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT	
10/14/2023	Bar Service	Wine Beer Bar Service	1	95.00	95.00T	
3 wines					SUBTOTAL	95.00
3 beers					TAX	0.00
					TOTAL	95.00
					BALANCE DUE	\$95.00

Invoice is due and payable by the due date. If not then fully paid, this and all prior invoices will, as permitted by law, bear interest or service charges from date at 1.5% per month.



Lerna's Heating, Cooling & Plumbing, Inc.
 18843 US Hwy 41 N
 Lutz, FL 33549
 813-948-6055
 #CAC1810676/#CFC1429475

BILL TO

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

INVOICE 3075002	INVOICE DATE Oct 13, 2023
---------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 10/13/2023
Payment Term: Due Upon Receipt
Due Date: 10/13/2023

DESCRIPTION OF WORK

Technician arrived onsite and the customer had a concern about the thermostat from the goodman system was off so I proceeded to run a diagnostic and I found a bad relay along with the 40v transformer on the system and that's why it's not coming on at all also I noticed that this system have a lot of biological growth inside of the cabinet and the system is from 2015 it's out of warranty and also there's another system that is not longer cooling anymore on the same building so I proceeded to run a diagnostic on that system and it's not cooling because it's low on refrigerant due by a possible leak and this system is from 2013.

Recommendations: I recommended to the customer to get a comfort advisor so the customer can get a quote for both units and customer gave me her card information so we do have to contact the customer to set up an appointment with a comfort advisor since the customer do not know when she's going to be available.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
D-FEE	Dispatch Fee: Dispatch Fee	1.00	\$89.00	\$89.00

POTENTIAL SAVINGS	\$13.35
SUB-TOTAL	\$89.00
TAX	\$0.00
TOTAL DUE	\$89.00
BALANCE DUE	\$89.00

Thank you for choosing lerna'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



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

BILL TO

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

ESTIMATE 55877838	ESTIMATE DATE Oct 13, 2023
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JOB ADDRESS

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

Job: 3075002

ESTIMATE DETAILS

Option 1: Comfort advisor for the Goodman and Lennox systems.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
J240	REFERRAL - HVAC Consult Appt: REFERRAL - HVAC Consultation Appointment Requested	1.00	\$0.00	\$0.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$0.00
TAX	\$0.00
TOTAL	\$0.00

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



Taxpayer Information/Receivables

[Logout](#)

Account Details

Business Name: THE PRESERVE AT WILDERNESS
LAKECOMMUNITY DEVELOPMENT
DISTRICT

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

Contact Name: N/A

Contact Telephone: (813) 995-2437

Contact Email: N/A

Certificate No. or FEIN: 59-3707823

[Update e-Services Profile](#)

Receivable Overview

Shown below are the details of your particular tax bill. The interest amount shown below may be greater than the amount shown on your bill, depending on the age of your bill. You may check the "Pay Full" box to pay the full amount of the bill, or you may enter another amount to pay in the "Choose Other Amount" field.

When you have indicated the amount you wish to pay, click the "Next" button below to enter your payment information.

	Tax Type	Applied Date	Tax	Penalty	Interest	Total Due	Pay Full	Other Amount (Partial Payment)
1	Sales	09-2023	\$5.32	\$15.00	\$0.00	\$20.32	<input checked="" type="checkbox"/>	\$0.00



Florida Department of Revenue DEMAND FOR PAYMENT

DR-122L
R. 06/20

10/26/2023

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEV
ELOPMENT DISTRICT
WILDERNESS LAKE PRESERVE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Tax: Sales and Use Tax
Business Partner # : 1628402
Contract Object # : 14999201
Certificate # : 61-8014999201-4
Collection Period : 09/30/2023

Your bank has notified us your payment for the tax and the period referenced above in the amount of \$ 200.48 has not been honored due to Corporate Customer Advises Not Authorized.

The total amount now due, including a returned item fee of \$ 15.00 is as follows:

Tax:	\$	205.62	5.32
Penalty:	\$	0.00	15.00
Interest:	\$	0.18	
Fee(s):	\$	15.00	
Total Due:	\$	220.80	20.32

- See previous page

Failure to make a timely tax payment and issuing a dishonored draft is evidence that state monies may be in jeopardy.

Failure to resolve this matter immediately may result in additional collection activity, including but not limited to:

- Referring your account to a collection agency
- Issuing a Notice of Final Assessment
- Filing a tax warrant
- Referring your account for criminal prosecution
- Steps being taken to cancel your sales and use tax certificate, thereby eliminating your ability to make sales or tax-exempt purchases.

A 10% Administrative Collection Processing Fee (ACP Fee), or \$10, whichever is greater, will be charged on the total amount due on this notice if not paid within 90 days of initial notification for the reporting period above.

To speak with a Department representative about this bill, call Taxpayer Services at 850-488-6800, Monday through Friday (excluding holidays).

Florida Department of Revenue Bill Payment Coupon



Detach and return this portion with your payment.
If you are paying more than one bill, enclose all bill payment coupons.

DR-100
R. 03/17

Date of Notice : 10/26/2023
Collection Period : 09/30/2023
Tax : Sales and Use Tax
Certificate # : 61-8014999201-4
Business Partner # : 1628402
Contract Object # : 14999201

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEV
ELOPMENT DISTRICT
WILDERNESS LAKE PRESERVE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check or money order payable to:

See back for payment options and instructions for completing a machine-readable form.

Total Due : \$ 220.80
Additional Interest/Penalty : \$

Florida Department of Revenue
5050 W Tennessee St
Tallahassee FL 32399-0125

Amount Enclosed:

US Dollars				Cents
0	0	0	0	00

Invoice

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

DATE	INVOICE #
11/1/2023	000183809

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	11/16/2023	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.

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

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

INVOICE

AlSCO
507 North Willow Avenue
Tampa, FL 33606

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

LTAM1009893

Invoice Date: Oct 31 2023
Customer No: 253200
Location No: 253200
Route: 05 Stop: 160
Terms: Net 10 EOM

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

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

Phone : 813-995-2437

Quantity	Item Code	Item Description	Wearer	Wearer Name	Invty	Item Value
8	2020-BN	4X6 Mat, Brown			16	92.24
3	2010-BN	3X5 Mat, Brown			6	37.25
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				33.67
<p>Did you know that you can also get AlSCO invoices via email? We now offer the capability to receive invoices electronically after each delivery! If this is something that would interest you and your business, please reach out to our office today and we will assist in setting this up for you!</p> <p>Main Office# (813)253-0431 AR Representative: Johanna</p> <p>**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.** https://atrack.alSCO.com/Account/Login</p>						
RSR Oct 31 2023, 2:11 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



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
11/3/2023	115550

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	CR	116636	11/2/2023

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15193



BILL TO

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

DATE 11/01/2023	PLEASE PAY \$15,000.00	DUE DATE 12/16/2023
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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

redtreelandscape.com

Invoice 15289**BILL TO**

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

DATE 10/31/2023	PLEASE PAY \$1,392.00	DUE DATE 12/15/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 6/21/23: Lakewood Retreat Monument			
Landscape Construction Remove existing Duranta, Guava and Jasmine - included	1	0.00	0.00
Installation of the following:			
Landscape Construction 3gal Pringle Podocarpus	10	30.00	300.00
Landscape Construction 3gal Natal Plum - rear of island	25	17.00	425.00
Landscape Construction 3gal Natal Plum - front of island	5	17.00	85.00
Landscape Construction 3gal Ilex Schiling	1	17.00	17.00
Landscape Construction 3gal Loropetalum	25	17.00	425.00
Landscape Construction 1gal Flax Lily	20	7.00	140.00
Includes all labor, materials, debris disposal and dumping fees			

TOTAL DUE	\$1,392.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15290



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$170.00	DUE DATE 12/15/2023
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ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 8/1/23: Outside gym door to pool deck			
Landscape Construction Remove existing Hawthorne - included	1	0.00	0.00
Landscape Construction Installation (10) 3gal Dwarf Firebush	10	17.00	170.00

TOTAL DUE \$170.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15291



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$768.00	DUE DATE 12/15/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 8/22/23: Center entry island at Lodge entrance			
Landscape Construction Remove existing Plumbago and dead Azaleas - included	1	0.00	0.00
Landscape Construction Installation of (23) 3gal Compact Loropetalum	23	16.00	368.00
Landscape Construction Installation of (25) 3gal Dwarf Firebush	25	16.00	400.00

TOTAL DUE	\$768.00
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15292



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$272.00	DUE DATE 12/15/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per approved proposal dated 8/22/23: Cinema Center - left of the Lodge			
Landscape Construction Installation of (10) 3gal Loropetalum	10	16.00	160.00
Landscape Construction Installation of (7) 3gal Dwarf Firebush	7	16.00	112.00

TOTAL DUE **\$272.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15305**BILL TO**

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

DATE 10/31/2023	PLEASE PAY \$372.50	DUE DATE 12/15/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/5/23:			
Lodge - repair on main line			
Sales 2" couplings	4	2.00	8.00
Sales 2" slip fix	2	35.00	70.00
Sales 2" PVC, per foot	4	1.75	7.00
Sales 1 1/2 couplers	2	2.00	4.00
Sales 1 1/2 x 1" reducer	2	2.00	4.00
Sales 1" flex, per foot	2	2.25	4.50
Sales Labor - technician x 2	5	55.00	275.00

TOTAL DUE	\$372.50
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15306



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$277.50	DUE DATE 12/15/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/4/23:			
Caliente Timer: repairs on zones 18, 22, 37, 38			
Sales 6" pop up	6	18.75	112.50
Sales Labor - technician x 2	3	55.00	165.00

TOTAL DUE **\$277.50**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15394



BILL TO

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

DATE 11/06/2023	PLEASE PAY \$1,165.00	DUE DATE 12/21/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows: Landscape Maintenance:Grounds Maintenance Services November 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

redtreelandscapesystems.com

Invoice 15395



BILL TO

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

DATE 11/06/2023	PLEASE PAY \$750.00	DUE DATE 12/21/2023
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ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance services performed as follows: Landscape Maintenance:Grounds Maintenance Services November 2023 Palm Fertilization services	1	750.00	750.00

TOTAL DUE \$750.00

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 11/01/2023
 Invoice # 414382
 Terms Net 30
 Due Date 12/01/2023
 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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01750P

Date 10/20/2023

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 # 23-01750P

\$78.75

Notice of Board of Supervisors Regular Meeting

RE: The Preserve at Wilderness Lake Community Development District
regular meeting on November , 2023 at 6:30 p.m.

Published: 10/20/2023

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 OCT 23 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.



Invoice

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

Customer ID: PRESER	Invoice # : U111C611
Location: 1	Date : 11/3/2023
Account No: 8043	Time : 10:06 AM
WILDERNESS LAKE PRESERVE	Totalizer : 958169.9 - 958528.4
21320 WILDERNESS LAKE BLVD.	Driver : 2
LAND O' LAKES, FL 34639	Truck : 3318
	Begin % : 62
	Ending % : 80

28.2656860, -82.4634202

Qty	Description	Amount
358.5 Gal	Propane	\$681.15

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes	\$0
Total Due	\$681.15

Full Payment Due on 11/13/2023

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655
tom@psagrounds.com
www.psagrounds.com



INVOICE

BILL TO

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

INVOICE # 1426
DATE 09/23/2023
DUE DATE 10/23/2023
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/21/2023	Preserve at Wilderness Lake CDD monthly landscape inspection	September 2023 Landscape Inspection	1	1,100.00	1,100.00

We truly appreciate your business!

BALANCE DUE

\$1,100.00

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2023 Solid Waste Assessment



Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
C/O VESTA DISTRICT SVCS-LOGAN MEUTHER
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

Date : 11/3/2023

Parcel ID : 35-25-18-0040-00000-L060

"H" Indicates Hauler Record.

PARCEL ADDRESS:

Card	Use Code	Assessment
01	25	\$100.00

Total Assessment Levied all Cards: \$100.00

Use code: 25
Description: SERVICE SHOPS

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 18 2023



2023 Solid Waste Disposal Assessment

Total Fee Due If Paid By:

1287

NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
\$96.00	\$97.00	\$98.00	\$99.00	\$100.00	\$101.50	\$103.00

Assessment Levied
\$100.00

Parcel Number
35-25-18-0040-00000-L060
Invoice# 23126110

* Delinquent April 1

SW 4/644 1-2 *****AUTO**MIXED AADC 335



PRESERVE AT WILDERNESS LAKE COMMUN
C/O VESTA DISTRICT SVCS-LOGAN MEUTHER
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

23126110 352518004000000L060 0009600



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 7400
DATE 09/26/2023
TERMS Due on receipt
DUE DATE 10/01/2023

P.O. NUMBER
DOH parts required

SALES REP
Bob Bowling

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/01/2023	38954 8" SLIDE VALVE REPAIR KIT	2	181.58	363.16
08/01/2023	F-30400P 4" PVC 75-420GPM TOP MOUNT FLOWMETER	1	219.14	219.14
08/01/2023	BTM MOUNT PLASTIC PRESSURE GAUGE	1	8.84	8.84
08/01/2023	Air Relief Valve W/ Gauge	2	55.29	110.58
08/01/2023	SL1DW 30-130 F NYLON WELL INLINE THERMOMETER	1	97.57	97.57
08/01/2023	Labor Fee	1	180.00	180.00

Contact Cooper Pools Inc CPC1459240 to pay.
repair items needed for DOH inspection. installed Aug 1, 2023, delayed billing

SUBTOTAL	979.29
TAX	0.00
TOTAL	979.29

BALANCE DUE **\$979.29**



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 7264
 DATE 09/01/2023
 TERMS Net 30
 DUE DATE 10/01/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Commercial Pool Service	1	5,853.00	5,853.00
	Oring	1	15.00	15.00

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	5,868.00
TAX	0.00
TOTAL	5,868.00
BALANCE DUE	\$5,868.00



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

Check Request

Today's Date: 11/11/2023

District Name: PWOL

Check Amount: \$16.41

Payable To: Mandy Langston

Mailing Address: 21320 Wilderness Lake Blvd
Land O' Lakes, FL 34637

Check Description: Reimbursement

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

[Signature]
Approved Signature

DM:	<u>TD</u>
Fund:	_____
GL:	<u>1180150</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: 11/1/2023

District Name: PWL

Check Amount: \$83.14

Payable To: Terri Oakley

Mailing Address: 21320 Wilderness Lake Blvd
Land O' Lakes, FL 34637

Check Description: Reimbursement

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

[Signature]
Approved Signature

DM:	<u>[Signature]</u>
Fund:	_____
GL:	_____
Object Cd:	_____
Check #:	_____
Date:	_____

**Check Request
Terri Oakley
11/11/2023**

Date:	Name of Business:	GL Code	Amount	Purpose
9/17/2023	Dollar Tree	1180210	10.75	Story Time
9/18/2023	Pet Supplies Plus	1180210	21.95	Yappy Hour
		1180190	13.98	Nature Center Supplies
9/18/2023	What's in Your Tank	1180190	2.68	Nature Center Supplies
9/18/2023	Walmart	1180190	9.8	Story Time
9/19/2023	Publix	1180150	23.98	Resident Services

Total: **83.14**

Brlitic 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 1248
DATE 10/27/2023
TERMS Net 30
DUE DATE 11/26/2023

PROJECT NAME

Preserve at Wilderness Lake CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Oct 4 – Oct 27]	6:00	200.00	1,200.00
Senior Inspector	[Oct 4 – Oct 26]	11:00	115.00	1,265.00

BALANCE DUE **\$2,465.00**



Preserve at Wilderness Lake COMMUNITY DEVELOPMENT DISTRICT
Oct-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	4.00	\$115	J. Whited	\$460.00
Pine Knot Property Swale Issue - Site Visit, Plans Review, and Report	3.00	\$200	S. Brletic	\$600.00
Cormorant Dock - RFP for Repairs, Bid Solicitation	7.00	\$115	J. Whited	\$805.00
INVOICE TOTAL	17.00			\$2,465.00

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 15124**BILL TO**

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE	PLEASE PAY	DUE DATE
10/23/2023	\$347.00	12/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/19/23:			
Timer A			
Sales	2	22.50	45.00
12" spray head			
Sales	1	1.00	1.00
1/2" tee			
Sales	1	1.25	1.25
1/2" SCH 90			
Sales	1	0.75	0.75
1/2" MA			
Sales	2	1.50	3.00
1/2" flex, per foot			
Sales	1	1.00	1.00
1/2" SC cap			
Sales	2	2.50	5.00
nozzles			
Sales	1	45.00	45.00
Rotor leak by guard shack - exit side - 6" rotor w/ 3/4 x 1/2" poly			
Sales	1	25.00	25.00
Spray leak by guard shack entrance side - 6" spray head PRS 30 w/ 1/2" poly			
Sales	4	55.00	220.00
Labor - technician			

TOTAL DUE**\$347.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15150**BILL TO**

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

DATE 10/23/2023	PLEASE PAY \$333.75	DUE DATE 12/07/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/27/23:			
Eagle's Crest			
Island of Eagle's Crest sign			
Poor coverage replace 4" to 6"			
Rose 3 of/and relocate for coverage			
Add (1) spray in front by light for coverage			
Zone #2 sprays: sidewalk and island			
Sales	8	18.75	150.00
6" spray heads			
Sales	9	2.50	22.50
nozzles			
Sales	7	0.75	5.25
1/2" SLT 90% FM 90's			
Sales	7	0.50	3.50
1/2" couplings			
Sales	10	1.50	15.00
1/2" flex pipe, per foot			
Sales	2.50	55.00	137.50
Labor - technician			

TOTAL DUE	\$333.75
------------------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15154**BILL TO**

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

DATE 10/23/2023	PLEASE PAY \$1,096.50	DUE DATE 12/07/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/25/23:			
Waters Edge:			
Revamp / update rotors on new sod areas			
Zone #13			
Sales	6	45.00	270.00
6" rotors			
Sales	6	0.50	3.00
3/4 x 1/2" poly nipple			
Sales	2	0.50	1.00
1/2" coupling			
Sales	2	0.75	1.50
1/2" SLT 90%			
Zone #16			
Sales	12	45.00	540.00
6" rotors			
Sales	12	0.50	6.00
3/4 x 1/2 poly nipple			
Sales	5	55.00	275.00
Labor - technician			

TOTAL DUE	\$1,096.50
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15153**BILL TO**

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE	PLEASE PAY	DUE DATE
10/23/2023	\$483.75	12/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/27/23:			
Oak Hurst Park: Park revamp, new sod area			
Zone #8			
Sales	3	45.00	135.00
6" rotors			
Sales	3	0.50	1.50
3/4 x 1/2" poly nipple			
Zone #7			
Sales	3	45.00	135.00
6" rotor			
Sales	3	0.50	1.50
3/4 x 1/2" poly nipple			
Sales	3	0.75	2.25
1/2" SLT 90%			
Sales	3	0.50	1.50
1/2" coupling			
Sales	4	1.50	6.00
1/2" flex, per foot			
Zone #9			
Sales	2	45.00	90.00
6" rotor			
Sales	2	0.50	1.00
3/4 x 1/2 poly nipple			
Sales	2	55.00	110.00
Labor - technician			

TOTAL DUE**\$483.75**

SmartTech ID Company, Inc
3959 Van Dyke Rd. # 150
Lutz, FL 33558 US
8138522010



INVOICE

BILL TO

The Preserve At Wilderness
Lake CDD
21330 Wilderness Lakes Blvd
Land O Lakes, FL 34637
United States

SHIP TO

The Preserve At Wilderness
Lake CDD
Attn: Tish Dobson
21330 Wilderness Lakes Blvd
Land O Lakes, FL 34637
United States

INVOICE # 091823-WL_SUPP**DATE** 09/18/2023**DUE DATE** 10/08/2023**TERMS** Net 20**SHIP DATE**

09/19/2023

SHIP VIA

Fed Ex Ground

TRACKING NO.

773464053320

DESCRIPTION	QTY	RATE	AMOUNT
EVO R5F002AAA Evolis Zenius YMCKO Ribbon, 200 Images Aprox~200 Single Sided Full Color Cards	2	52.56	105.12T
CRD76228 HID UltraCard 10Mil Adhesive Mylar Backed Cards- CR80, 500 ct. MSRP: \$391.00	1	241.00	241.00T

SUBTOTAL	346.12
TAX	0.00
SHIPPING	14.00
TOTAL	360.12
BALANCE DUE	\$360.12

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15448



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$1,100.00	DUE DATE 12/15/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Arbor Care	1	1,100.00	1,100.00
Basketball court: Remove, grind stump and dispose of debris of pine tree near basketball court			

TOTAL DUE **\$1,100.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15393



BILL TO

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

DATE 10/31/2023	PLEASE PAY \$6,000.00	DUE DATE 12/15/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Arbor Care October 2023 Tall Palm Pruning	1	6,000.00	6,000.00

TOTAL DUE \$6,000.00

THANK YOU.

INVOICE

LTAM1011541

Invoice Date: Nov 16 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>**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.** https://atrack.alsco.com/Account/Login</p>						

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

Sub Total	\$163.16
Tax EXEMPT	\$0.00
Invoice Total	\$163.16

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 # 1822
DATE 11/15/2023
DUE DATE 11/30/2023
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service for November 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: 0

Note:
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)862-2948

Customer ID: PRESER
Location: 1
Account No: 8043
WILDERNESS LAKE PRESERVE
21320 WILDERNESS LAKE BLVD.
LAND O' LAKES, FL 34639

Invoice # : U111C691
Date : 11/10/2023
Time : 9:47 AM
Totalizer : 967689.7 - 968089.7
Driver : 2
Truck : 3318
Begin % : 60
Ending % : 80

28.2656877, -82.4534168

Qty	Description	Amount
400.0 Gal	Propane	\$760.00

Capacity	Equip ID
1000.00	858029
1000.00	858031

Taxes

Total Due

\$0
\$760.00

Full Payment Due on 11/20/2023



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: 19313016

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13324742	9/18/2023	2147	10/17/2023	2281	29	134

Usage History

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

Transactions

Previous Bill	2,065.22
Payment 10/23/23	-2,065.22 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.24
Water Tier 1	13.0 Thousand Gals X \$2.07 26.91
Water Tier 2	12.0 Thousand Gals X \$3.29 39.48
Water Tier 3	13.0 Thousand Gals X \$6.59 85.67
Water Tier 4	96.0 Thousand Gals X \$8.89 853.44
Sewer	
Sewer Base Charge	49.76
Sewer Charges	134.0 Thousand Gals X \$6.71 899.14
Total Current Transactions	1,975.64
TOTAL BALANCE DUE	\$1,975.64

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 # 0350545
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 1,975.64

Total Balance Due	\$1,975.64
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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: 19313015

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13401489	9/18/2023	22	10/17/2023	22	29	0

Usage History

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

Transactions

Previous Bill	31.36
Payment 10/23/23	-31.36 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Sewer	
Sewer Base Charge	21.81
Total Current Transactions	32.25
TOTAL BALANCE DUE	\$32.25

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 32.25

Total Balance Due	\$32.25
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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: **21539 CORMORANT COVE DR**
 Bill Number: 19313017
 Billing Date: 11/3/2023
 Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410473	9/18/2023	3	10/17/2023	3	29	0

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

Transactions	
Previous Bill	10.29
Payment 10/23/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Total Current Transactions	10.44
TOTAL BALANCE DUE	\$10.44



Please return this portion with payment

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

Total Balance Due	\$10.44
Due Date	11/20/2023

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

**The Total Due will be electronically
 transferred on 11/20/2023.**

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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WILDERNESS LK PRESER

Service Address: **21922 WAVERLY SHORES LANE**

Bill Number: 19313018

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410468	9/18/2023	2915	10/17/2023	2920	29	5

Usage History

	Water	Irrigation
October 2023		5
September 2023		6
August 2023		6
July 2023		5
June 2023		6
May 2023		5
April 2023		5
March 2023		6
February 2023		5
January 2023		3
December 2022		5
November 2022		2

Transactions

Previous Bill	29.73
Payment 10/23/23	-29.73 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Water Charges	5.0 Thousand Gals X \$3.29 = 16.45
Total Current Transactions	26.89
TOTAL BALANCE DUE	\$26.89

Please return this portion with payment



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Account # 0350555
 Customer # 01289193

Balance Forward 0.00
 Current Transactions 26.89

Total Balance Due	\$26.89
Due Date	11/20/2023

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

**The Total Due will be electronically
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WILDERNESS LK PRESER
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WILDERNESS LK PRESER

Service Address: **7639 GRASMERE DR**
 Bill Number: 19313019
 Billing Date: 11/3/2023
 Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13401909	9/18/2023	1	10/17/2023	1	29	0

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

Transactions	
Previous Bill	10.29
Payment 10/23/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Total Current Transactions	10.44
TOTAL BALANCE DUE	\$10.44



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

Total Balance Due	\$10.44
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
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WILDERNESS LK PRESER

Service Address: **0 WAVERLY SHORES LANE**

Bill Number: 19313020

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13409971	9/18/2023	169	10/17/2023	169	29	0

Usage History

	Water	Irrigation
October 2023	0	0
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

Transactions

Previous Bill	10.29
Payment 10/23/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.44
Total Current Transactions	10.44
TOTAL BALANCE DUE	\$10.44

Please return this portion with payment



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

Total Balance Due	\$10.44
Due Date	11/20/2023

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

**The Total Due will be electronically
 transferred on 11/20/2023.**

WILDERNESS LK PRESER
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WILDERNESS LK PRESEV

Service Address: **0 WHISPERING WIND DR**
 Bill Number: 19313013
 Billing Date: 11/3/2023
 Billing Period: 9/18/2023 to 10/17/2023

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, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13402056	9/18/2023	270	10/17/2023	300	29	30

Usage History	
Water	Irrigation
October 2023	30
September 2023	17
August 2023	48
July 2023	53
June 2023	22
May 2023	0
April 2023	0
March 2023	0
February 2023	0
January 2023	0
December 2022	7
November 2022	4

Transactions		
Previous Bill		92.66
Payment 10/23/23		-92.66 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		10.44
Water Charges	10.0 Thousand Gals X \$3.29	32.90
Water Charges	5.0 Thousand Gals X \$6.59	32.95
Water Charges	15.0 Thousand Gals X \$8.89	133.35
Total Current Transactions		209.64
TOTAL BALANCE DUE		\$209.64

Please return this portion with payment



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Account # 0350530
 Customer # 01289194
 Balance Forward 0.00
 Current Transactions 209.64

Total Balance Due	\$209.64
Due Date	11/20/2023

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

**The Total Due will be electronically
 transferred on 11/20/2023.**

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

ACCOUNT NO. 6425-023988
 INVOICE NO. 7162407W425
 STATEMENT DATE 11/20/23
 DUE DATE 11/25/23
 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
11/20/23	BASIC SERVICE CHARGE 12/1/2023-12/31/2023	1.00 6.00YD \$ 352.54
11/20/23	ADMINISTRATION FEE 12/1/2023-12/31/2023	1.00 6.00YD \$ 6.00
11/20/23	FUEL SURCHARGE	\$ 101.97
11/20/23	ENVIRONMENTAL SURCHARGE	\$ 35.85
	Invoice Total	\$ 496.36
	Account Balance	\$ 496.36

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. 7162407W425
 STATEMENT DATE 11/20/23
 DUE DATE 11/25/23
PAY THIS AMOUNT 496.36

WRITE AMOUNT PAID	\$
-------------------------	----

WILDERNESS LAKE PRESERVE
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY, FL 32746

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667



Invoice

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

Invoice # 414957
Date 10/31/2023
Terms Net 30
Due Date 11/30/2023
Memo October 2023 Personn...

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	22,002.14	22,002.14
GM Wages Sept 2023	1	5,416.00	5,416.00
Qwick Temp Labor Sept 2023	1	2,631.66	2,631.66

Thank you for your business.

Total 33,349.80



Your Monthly Invoice

Account Summary

New Charges Due Date	12/18/23
Billing Date	11/22/23
Account Number	239-159-2085-030513-5
PIN	1371
Previous Balance	100.99
Payments Received Thru 11/01/23	-100.99
Thank you for your payment!	
Balance Forward	.00
New Charges	100.99
Total Amount Due	\$100.99




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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	12/18/23
Account Number	239-159-2085-030513-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



7770002391592085030513000000000000000100995