



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

Advanced Meeting Package

Regular Meeting

***Wednesday
August 6, 2023
9:30 a.m.***

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

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

The Preserve at Wilderness Lake Community Development District

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

Board of Supervisors
The Preserve at Wilderness Lake Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District is scheduled for **Wednesday, August 6, 2023, at 9:30 a.m.** at **The Preserve at Wilderness Lake, located in the Activities Center at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.**

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

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

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

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

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

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

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

Revised Agenda

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Supervisor Comments**
- V. Staff Reports**
 - A. Landscaping & Irrigation
 - 1. RedTree Landscape Inspection Reports – July 13 & August 17 [Exhibit 1](#)
 - 2. RedTree Warranty Sod Report [Exhibit 2](#)
 - 3. RedTree Irrigation Inspection Report
 - 4. RedTree Project Tracker & Proposals [Exhibit 3](#)
 - B. Aquatic Services
 - 1. GHS Environmental Report [Exhibit 4](#)
 - C. District Engineer [Exhibit 5](#)
 - D. District Counsel
 - E. Community Manager
 - 1. Presentation of Community Manager Report [Exhibit 6](#)
 - F. District Manager
 - 1. Presentation of District Manager & Field Operations Report [Exhibit 7](#)
 - 2. Project Tracker [Exhibit 8](#)
- VI. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 2, 2023 [Exhibit 9](#)
 - B. Consideration for Acceptance – The July 2023 Unaudited Financial Report [Exhibit 10](#)

VI. Consent Agenda – continued

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

D. **Ratification of RedTree Proposals** [Exhibit 12](#)

VII. Business Items

A. Consideration of Cleaning Services Proposal Options [Exhibit 13](#)

- 1. **City Wide**
- 2. Electro Sanitation Services

B. **Presentation of Current Cleaning Services Agreement – Vanguard Cleaning** [Exhibit 14](#)

C. Consideration of ADA Door Proposal Options [Exhibit 15](#)

- 1. DH Pace
- 2. **Magnum Door Solutions**

D. Consideration & Adoption of **Resolution 2023-10**, Natural Area Policy [Exhibit 16](#)

E. **Consideration of Ikare Publishing Inc. Newsletter Agreement** [Exhibit 17](#)

F. **Presentation of Lightning Damage Tracker** [Exhibit 18](#)

VIII. Supervisors Requests

IX. Audience Comments – New Business

X. Next Meeting Quorum Check: October 4, 9:30 AM

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

XI. Adjournment

EXHIBIT 1

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	July 13, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Beth Edwards, Tish Dobson (Vesta Property Services) Redtree Landscape Systems-John Burkett, Joseph Mendoza PSA Horticultural-Tom Picciano

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

These items must be completed by August 1, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on August 2, 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

2 MOWING/EDGING/TRIMMING

The mowing of the turf was not yet completed. It was scheduled to be completed on Friday. There was one scalped area and the boulevard center median toward the western end was cut too low. The hard edging was neatly performed but some of the beds had turf runners growing in them and sections of line trimming needed to be done.

IMPORTANT-line trimming was to be performed every week. A visual inspection will be done by lodge staff after every mowing.

Noted.

Lodge lawn by maple-duff left on lawn after mowing and heavy accumulation in tree ring.

completed 7.14.23.

Lodge exit drive-mower scalped turf at the top of berm. *Photo below.*

noted.



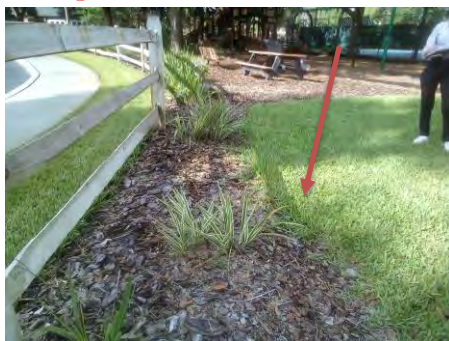
Minnow Brook-line trim tall grass along woodline. *Photo below.*
completed 7.31.23.



Americus-soft edge along viburnum hedge.
completed 7.31.23.

Tennis court perimeter bed-soft edge along boulevard side of tennis court.
completed 7.31.23.

Lodge split rail fence along blvd. and entry drive at tennis court-soft edge. *Photo below.*
completed 7.31.23.



Many of the rear bedlines needs to be soft edged.

completed 7.31.23.

Ambleside exit side woodline in area of pond-make tree rings around sycamore trees.

In process.

3 WOODLINE MAINTENANCE

Ambleside exit side in area of pond-cut back woodline

In process.

Blvd. across from Waters Edge-cut back woodline.

In process.

Green Wing cul de sac-cut back woodline.

completed 7.27.23.

3 TURF COLOR

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

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

Citrus Blossom playground- turf color was a consistent medium green.

Stoneleigh park-turf color was a consistent medium green.

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

Oakhurst park-turf color was a consistent medium green.

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

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

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

July



July



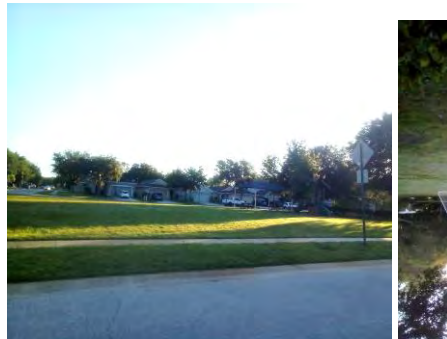
July



June



June



June



May



May



May



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass remained fair, but it has continued to improve. A marked improvement since the June inspection. The density of the St. Augustine turf was good.

Boulevard from Lodge to main entry-the density was good in most areas. There are sections of dead and/or declining turf that needs to be replaced under the warranty.

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density still ranged from poor to good. There are sections of dead and/or declining turf that needs to be replaced under the warranty.

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. It is heavily weeded due to excessive moisture. It may be advisable to oversee this lawn on a yearly basis if the soccer field will be heavily used. 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 was good.

Tennis court-the density around the tennis court still ranged from fair to good. Along the blvd. was thin.

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

2 TURF WEED CONTROL

It is difficult to successfully eradicate broadleaf weeds in extreme heat without damaging viable turf. It is recommended that either a very mild herbicide solution be used or the weeds can get controlled in the fall when the weather cools. Mowing the turf high and providing a thick dense lawn will help prevent weeds from germinating.

Oakhurst park-broadleaf and grassy weeds in the common Bermudagrass.

Completed 8.2.23.

Lodge-geesegrass has been treated and was dying off.

Completed 8.2.23.

Blvd. outbound from bridge to traffic light-treat broadleaf weeds.

Completed 8.2.23.

Americus- broadleaf weeds.

Completed 8.2.23.

Caliente/Night Heron- broadleaf weeds.

Completed 8.2.23.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Deerfields exit drive-replace dead turf on berm. **WARRANTY WORK.**

In process.

General work order -continue to replace dead patches of turf along boulevard outbound. Most of the sod extends from Birchholm to the traffic light. **WARRANTY WORK.**

In process.

Citrus Blossom common area-dead turf needs to be replaced. **WARRANTY WORK.** *Photo below.*

In process.

June

July



Most of the mowing was performed at the correct height. The turf color of the St. Augustine and Bahiagrass continued to improve. The color was generally a consistent median green and the density was strong except for dead patches of turf along the boulevard and at Citrus Blossom common area that need to be replaced. No insect activity was noted but it appears that that gray leaf spot was affecting the turf on the outbound side by the ranger station. Both broadleaf turf weeds and crabgrass were noted in sections of high visibility turf. It was too hot to fully eradicate the broadleaf weeds without causing damage to the turf. The weeds will need to be treated in the fall. Cultural tasks such as cutting the turf high and providing proper irrigation will help to lessen the germination of weeds. Continue to monitor for sod webworm, chinch bug and additional disease activity.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Butterfly garden-plants are healthy. Milkweed needs to be installed. *Photo below.*

Noted.

June

July



Stoneleigh park-replace eight dead viburnum along pond. Be certain to check for proper irrigation coverage.

WARRANTY WORK. In process.

Caliente/Night Heron intersection-leave crotons that were mistakenly installed at the wrong location and install 18 additional crotons on the median at Oakhurst park. **In process.**

Palmetto Pines-replace dead anise. **WARRANTY WORK. In process.**

Eagles Landing monument-treat Fakahatchee grass for spider mites.

Completed 8.2.23.

Cormorant Cove median at Night Heron-treat Fakahatchee grass for spider mites.

Completed 8.2.23.

Caliente/Night Heron intersection median-treat Fakahatchee grass for spider mites.

Completed 8.2.23.

Deerfields berm-replace dead viburnum. **WARRANTY WORK.**

In process.

Americus-continue to treat disease activity on quava. It appears to be similar to Downy mildew.

Completed 8.2.23.

Pine Knot-treat disease activity on quava. It appears to be similar to Downy mildew.

Completed 8.2.23.

Pine Knot-replace dead anise. **WARRANTY WORK.** *Photo below.*

In process.



1 BED / CRACK WEED CONTROL

Volleyball court-remove bed weeds.

completed 7.27.23.

Deerfield park-remove bed weeds from crape myrtles and bottlebrush.

In process.

Minnow Brook-remove bed weeds.

completed 7.26.23.

Night Heron across from Minnow Brook median-remove bed weeds along row of pines.

completed 7.27.23.

Tennis court perimeter-remove bed weeds.

completed 7.24.23.

Pool deck-remove oak tree from quava hedge.

completed 7.24.23.

Butterfly garden-remove grape vines.

completed 7.24.23.

Lodge patio-remove vines from schilling hollies.

completed 7.24.23.

Americus-remove bed weeds along viburnum hedge.

completed 7.17.23.

Blvd. from traffic to Deer Crossing sign-treat crack weeds on both sides of road.

completed 7.27.23.

Hawk Wind Trails monument-remove bed weeds.

completed 7.17.23.

Stoneleigh playground-remove bed weeds.

completed 7.31.23.

Birchholm Ct.-treat crack weeds.

completed 7.31.23.

Lodge exit drive at flower bed and sidewalk-remove bed weeds. *Photo below.*

completed 7.26.23.



Deerfields-remove bed weeds from monument and treat crack weeds in pavers.

completed 7.28.23.

Cormorant Cove medians-remove bed weeds.

completed 7.28.23.

Caliente/Night Heron intersection-remove bed weeds at monuments.

completed 7.31.23.

Oakhurst lift station-remove bed weeds and vines.

completed 7.31.23.

Oakhurst park-remove bed weeds at playground equipment and tree rings.

completed 7.31.23.

3 IRRIGATION MANAGEMENT

Osprey Cove monument-sprinkler head lying in bed.

completed 8.1.23

Lodge exit drive-repair leaking heads along sidewalk and flower bed. *Photo below.*

not leaking. This is runoff from the annuals.



Blvd exit side at ranger station-some rotor heads have been cleared of grass. *Photo below.*

We will look into this on 8.1.23.



Pool deck-some of the pots are not receiving sufficient irrigation.

completed week of the 24th.

IMPORTANT-hedge lines adversely affected by irrigation issues should take precedence over turf areas with irrigation issues. **completed week of the 24th. Waterin is one (1) day a week.**

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 need be done at the same time, in accordance with specification.

Ongoing.

General work order-the pruning of footpaths through beds needs to be on a proactive basis. Footpaths need to be kept wide enough for user with a walker.

Completed 7.17.23.

Butterfly garden-cut back firebush by two feet and maintain at that height.

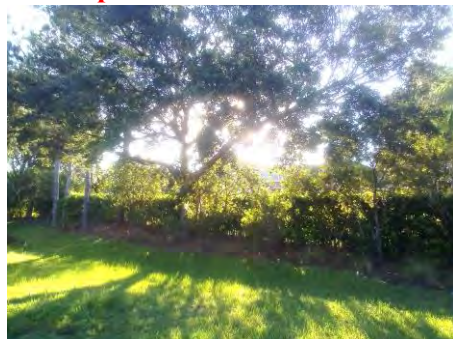
Completed 7.20.23.

Butterfly garden-prune back shrubs along footpath.

Completed 7.20.23.

Draycott cul de sac-viburnum hedge was being pruned. *Photo below.*

Completed 7.20.23.



7836 Grasmere-prune viburnum hedge.

In process.

Waverly Shores/Kendall Heath-prune viburnum and silverthorn.

In process.

Oakhurst lift station-prune Walter’s viburnum.

In process.

General work order-begin thinning out palmetto blvd. median.

In process.

Blvd. across from Birchholm-continue to prune out dead sections of hedge. Cut back as necessary.

In process.

3 TREE PRUNING

Ambleside exit side woodline in area of pond-remove sucker growth form sycamores.

Completed 7.21.23.

Pool deck-prune ligustrum tree back off of pool deck.

Completed 7.21.23.

Stoneleigh playground-elevate trees around playground equipment.

completed 7.31.23.

Blvd. at Kickliter-remove sucker growth from crape myrtles.

completed 7.31.23.

Citrus Blossom common area-remove dead limb from pine tree along sidewalk.

completed 7.31.23.

3 CLEANUP/RUBB WASH REMOVAL

Stoneleigh park lift station area-remove fallen wax myrtle from woodline.

completed 7.31.23.

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

noted.

3 APPEARANCE OF SEASONAL COLOR

Pool-pots have still not been replanted. Be certain to install annuals in pots on all deck and lodge patio with each flower rotation.

In process.

The newly installed coleus was providing a strong curb appeal. The plants have filled up most of the bed space. The plants are healthy. No pinching back was needed at this time. *Photo below.*

July

July

July



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 39–PASSED INSPECTION. Passing score was 33 of 39 or 30 of 36 (w/o flowers). Payment for JULY services should be released after the receipt of the DONE REPORT.

FOR MANAGER

None

PROPOSALS

Submit proposal to remove dead pine trees at Oakhurst monument.

proposal previously submitted and on hold.

Submit proposal to install new planting outside of gym door to pool deck. Replace old hawthorns.

proposal attached.

Submit proposal to prune large oaks around the tennis court.

proposal previously submitted. approved and work was completed on 7.27.23

SUMMARY

Redtree performed to contractual standards for this inspection. The mowing of the turf was not yet completed. The high visibility areas that were mowed, were neatly hard edged. Sections of line trimming and soft edging were missed and needed to be completed. One area of turf was cut at a different height than the majority of turf and there was a small scalped patch. The color and density were both strong in most areas, but a few sections of dead sod need to be replaced. There was no insect presence, but Gray Leaf spot disease was noted along the boulevard. The broadleaf and grassy weeds can't be successfully treated in the high heat and humidity without damaging the turf. They will be controlled in the fall. Most of the shrubs were healthy, though mite problems continue to exist within the Fakahatchee grass. With a few exceptions the shrub and tree pruning were being well managed. Some areas of woodline needed to be cut back. The bed and crack weed control was fair Weeds again were present and abundant in a number of high visibility locations. There were a few leaking and broken irrigation heads that needed to be repaired. The new seasonal flower rotation of coleus providing a colorful display at all locations. There needs to be a continued attention to detail oriented work particularly around the lodge.

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

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

Signature _____ *John Burkett* _____

Print Name John Burkett, Client Care Specialist

Company RedTree Landscape Systems, LLC

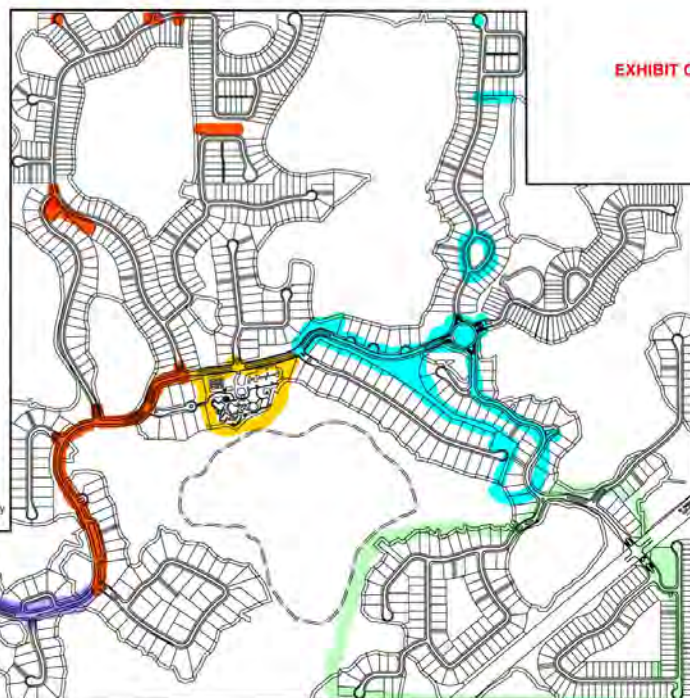
Date August 1, 2023

5 Section Schedule

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

Bed Map Notes

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



PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	August 17, 2023
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Beth Edwards, Tish Dobson (Vesta Property Services) Redtree Landscape Systems-John Burkett, Joseph Mendoza PSA Horticultural-Tom Picciano

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

These items must be completed by September 4, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on September 5, 2023. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be noted

SCORE 1-POOR 2-FAIR 3-GOOD

3 MOWING/EDGING/TRIMMING

The turf was mowed, edged, and trimmed in accordance with the specifications. It appeared that a section of Cardinalwood was missed during the hard edging operation. The majority of the bed lines were neatly soft edged. The mowing operation was scheduled to be completed on Friday the 18th.

Oakhurst park-redefine bed line under pine trees.

Ambleside-line trim along outbound woodland.

Lodge dock-line trim tall grass along sides of dock.

Cormorant Cove-line trim along outbound wetland.

3 WOODLINE MAINTENANCE

7007 Cardinalwood-cut back woodland.

Cardinalwood outbound-cut back woodland including area around pond.

Blvd. across from Eagles Nest-cut back woodland.

Waters Edge entry side-cut back woodland.

Blue Spring pond-cut back woodline.

3 TURF COLOR

Boulevard from Lodge to main entry-color still ranged from a lightly mottled medium green to a consistent medium green.

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

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

Stoneleigh park-turf color remained a consistent medium green.

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

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

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

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

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

August



August



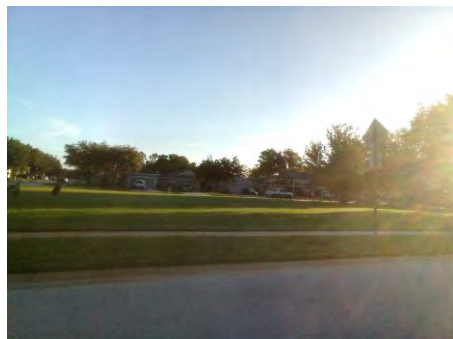
August



July



July



July



June



June



June



3 TURF DENSITY

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

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

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density ranged from fair to good except for some dead sections of turf which are scheduled for replacement.

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

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

Night Heron/Caliente intersection-the density 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 are some bare sections of turf from goose grass eradication which are scheduled for replacement.

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

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

2 TURF WEED CONTROL

Eagles Crest monument-broadleaf weeds.

Front of nature center-broadleaf weeds and crabgrass.

Lodge cut drive-broadleaf weeds and crabgrass.

Main exit-broadleaf weeds.

Americus-broadleaf weeds

Caliente/Night Heron- broadleaf weeds.

Lodge left side-goose grass has been killed off. *Photo below.*



Oakhurst park soccer field-broadleaf weeds and crabgrass.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Blvd. outbound at ranger station-dead sections of turf. *Photo below.*



The turf was mowed at the correct height with sharp blades, leaving a clean and precise cut. Both the color and density were strong in most areas of the St. Augustine and Bahia turf. There was a slight loss of color since the July inspection. The broadleaf weed and grassy volume has increased in the high quality, high visibility turf over the past month. The turf appears to be receiving sufficient irrigation. There were no signs of any significant insect or disease activity.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Behind nature center- monitor condition of Washingtonia palm. It appears to be in decline. *Photo below.*



Stoneleigh park-replace dead viburnum along pond. **WARRANTY WORK.**

Butterfly garden-remove and replace pentas. They have rotted out.

Butterfly garden-treat insect activity on firebush.

Lodge patio-remove dead azaleas by Japanese blueberries and replace. **WARRANTY WORK**

Lodge patio-replace dead jasmine killed by Roundup. **WARRANTY WORK.** *Photo below.*



Butterfly garden-plants are healthy. Milkweed was never installed. *Photo below.*



Eagles Landing monument-treat Fakahatchee grass for spider mites.

Cormorant Cove median at Night Heron-treat Fakahatchee grass for spider mites.

Grasmere berm- treat Fakahatchee grass for spider mites.

1 BED / CRACK WEED CONTROL

Blvd. at Grasmere large common area-remove bed weeds under bottlebrush trees.

Grasmere berm-remove bed weeds from tree rings and viburnum hedge.

Pine Knot-remove vines from hedge line.

Lodge parking lot/basketball court-remove weeds from lirioppe and azaleas.

Lodge pump station-remove palmettos on corner of entry drive.

Natures Ridge walkway-remove vine from pine tree by gate.

Behind pool deck-remove weed from palmetto.

Lodge pump station-remove bed weeds and vines.

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

Lodge front of building-remove vines

Lodge front door exit drive-remove vines from schilling holly.

Americus-remove grapevine from hedge line.

Hérons' Glen median-remove bed weeds.

Stoneleigh playground surface-remove bed weeds.

Draycott cul de sac-remove bed weeds along viburnum hedge.

Roundabout sidewalk-remove vines from cypress trees along woodline.

Deerfields-remove bed weeds and treat crack weeds in pavers.

Eagles Grove monument-remove bed weeds.

Minnow Brook-remove bed weeds from median and treat crack weeds in sidewalk.

Cormorant Cove medians-remove bed weeds.

Oakhurst lift station-remove bed weeds and vines.

Oakhurst park-remove bed weeds from bed under pine trees, tree rings, bike rack and benches. *Photo below.*



3 IRRIGATION MANAGEMENT

Left rear corner of amenity center-broken standpipe.

Oakhurst park sidewalk-possible irrigation leak. *Photo below.*



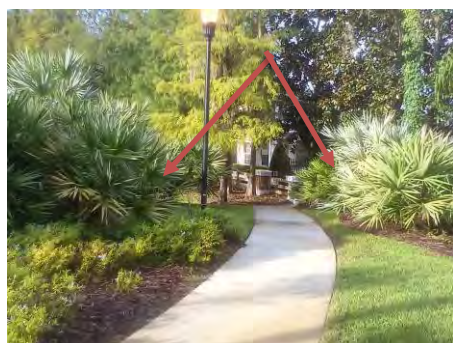
1 SHRUB PRUNING

*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.

Water’s Edge-prune dead section from bottlebrush by electric panel.

Behind pool deck-thin out palmettos by pool equipment and prune away from lawn and plumbago. *Photo below.*



Butterfly garden walkway-prune large firebush down by 1/3 and maintain them at that height to improve line of sight for staff.

Pool deck-prune copperleaf to top of fence.

Lodge patio-prune jasmine off of building

Lodge patio-prune large thryallis.

Deerfields entry-prune shrubs.

Oakhurst park area-all shrubs in general area need to be pruned.

Kendall Heath/Waverly Shores-prune viburnum, lorapetalum and silverthorn. Also, prune and level out lorapetalum next to 21917.

Heron's Glen monument-prune shrubs. Sign is covered by vegetation. *Photo below.*



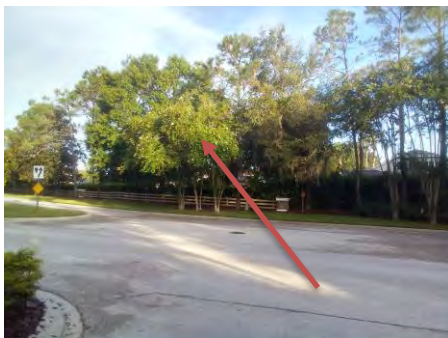
Draycott cul de sac-prune viburnum hedge. *Photo below.*



Night Heron median at Cormorant Cove-prune coontie palm to improve line of sight.

3 TREE PRUNING

Blvd. across from Lakewood Retreat-remove sucker growth from crape myrtles. *Photo below.*



Water's Edge gate median-remove sucker growth from crape myrtles.

Lodge patio-remove sucker growth from Japanese blueberries.

Lodge patio-elevate ligustrum tree by gym up to windowsill and prune the top.

Nature center left side-prune top of ligustrum.

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

3 CLEANUP/RUBB WASH REMOVAL

Side of tennis court-blow pine bark back into beds.

Butterfly garden-remove heavy magnolias leaf drop along the fence.

Main exit-remove debris from storm drain.

3 APPEARANCE OF SEASONAL COLOR

Pool-pots have still not been replanted. Be certain to install annuals in pots on all deck and lodge patio with each flower rotation.

The coleus was still providing a strong curb appeal. The plants have filled up most of the bed space. The plants are healthy. Some minor pinching back was needed. *Photo below.*

August



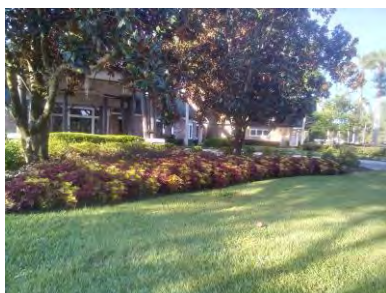
August



August



July



July



July



(0) CARRIED FORWARD FROM PRIOR MONTH

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

Upon completion of this landscape inspection Tom Picciano of PSA contacted Pete Lucadano of Redtree Landscape Systems. Mr. Lucadano was informed about the disappointing results regarding excessive weed growth and being unable to adhere to the contractual “detailing” schedule. Based on the conversation, Mr. Lucadano sent additional labor resources to the site on Friday August 18th. He was reminded that according to the contract, failing a single component such as in this case could result in a financial penalty. Mr. Lucadano stated that he understood the potential financial risk and assured Mr. Picciano that he would properly staff and ensure that contractual obligations are met on a moving forward basis. He was willing to accept any penalties that the Board approved based on future PSA reports.

FOR MANAGER

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

PROPOSALS

Submit proposal to remove dead pine trees at Oakhurst monument.

Submit proposal to install new planting outside of gym door to pool deck. Replace old hawthorns.

Submit proposal to prune large oaks around the tennis court.

SUMMARY

Redtree performed to contractual standards for this inspection. The mowing of the turf was not yet completed. The turf was mowed and trimmed in accordance with the specifications. Some of the hard edging was missed. Both the color and density were strong, though there was a slight loss of color over the past month. Warranty sod will be replaced soon. The volume of turf weeds was high in some of the St. Augustine turf. They will be controlled in the fall. There were no indications of any significant insect or disease activity. The majority of the shrubs were healthy. Many shrubs required pruning as it appeared normally scheduled rotational pruning was missed. The health of the Washingtonia palm at the lodge needs to be monitored. Some ornamental tree pruning was needed. The bed and crack weed control were poor. The turf, shrubs and flowers were receiving sufficient irrigation. No major irrigation issues were noted. The seasonal flower display was still providing a positive curb appeal at all locations. There needs to be a more pro-active approach to adhering to the detailing schedule in order to achieve higher scores.

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

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

Signature _____

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 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

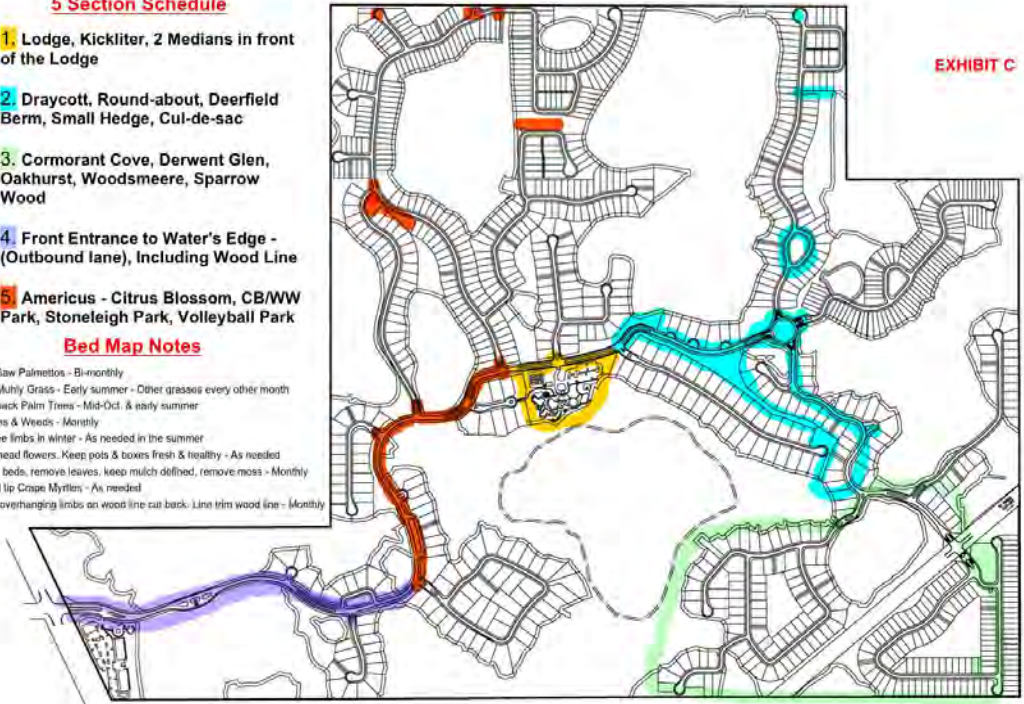


EXHIBIT 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

REVISED 2023 WARRANTY SOD REPLACEMENT LOCATIONS

FOR

Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – District Manager

August 23, 2023

St. Ft.	Location
170	Exit side of WLB / West side of Citrus Bloom
750	Exit side of WLB / Side of Natures Ridge Monument
680	Exit side of WLB / Directly across from Natures Ridge Monument
650	Exit side of WLB / East of Natures Ridge
950	Exit side of WLB / Between Bircholdt & Americus
1300	Exit side of WLB / Between Americus & Americuls
350	Exit side of WLB / Between Americus & Waters Edge Monument
450	Exit side of WLB - Between Pine Knot & Woods Bay
5300	Total Square Feet of Floratam Turf To Be Replaced
1800	Neighborhood Park – Citrus Blossom
7100	Revised Total Square Feet of Floratam Turf To Be Replaced

Proposal submitted by John Burkett – Account Manager



WILDERNESS LAKE PRESERVE COMMUNITY MAP

HOME SITE SIZES

- 33.5' X 120' Standard Pacific Homes (Villas)
- 40' x 120' Morrison Homes
- 50' x 120' Standard Pacific Homes – Sold Out
- 52' x 120' Standard Pacific Homes
- 65' x 120' David Weekley Homes
- 75' x 120' M/I Homes – Sold Out
- 90' x 150' Hannah-Bartoletta Homes
- 90' x 150' Bayfair Homes
- 90' x 150' Smith Family Homes

LEGEND

- 1. Welcome Center
- 2. Ranger Station
- 3. Wilderness Lodge
- * Model Center Locations



ROADS CONSTRUCTION 825 UP - RED TREE WARRANTY

To Ehren Cutoff 8 Homes

- A B C D E F G H I J K L M N O P Q R S T U V W

Ambleside Drive
Americus Lane
Birchholm Court
Blue Spring Drive
Cardinal Wood Lane
Citrus Blossom Drive

Cormorant Cove Drive
Cypress Tree Court
Deer Path Lane
Derwent Glen Circle
Draycott Way
Endless Summer Court
Eleanor Wood Court

12U, 11U, 11V, 10V, 10W, 9W, 8W
12L, 13L, 13J
12L
5N, 5M, 5L, 6K, 7K
15Q, 16P
1K, 1J, 1I, 2H, 2L, 3H, 4H, 5L
5J, 6J, 7J, 7K, 8K
14P, 13P, 13Q, 13R, 13S, 12S, 12T
7N, 8M, 8N
8R, 7S, 7T, 7U, 6U, 6V, 5V, 5W
13Q, 14Q, 15Q, 15R, 15S, 14S, 13R
8N, 9O, 9P, 10Q, 10R, 11S
1I
6R, 6S

Follensby Court
Foxgrove Drive
Garden Walk Loop
Grasmere Drive
Greenwing Court
Helen White Lane
Kendall Heath Way
Kickliter Lane
Minnow Brook Way
Morning Mist Way
Moss Ledge Run
Night Heron Drive
Palmetto Pines Lane

2H
1L, 2L, 3L, 3M, 2M
1S, 2S
1R, 2R, 3R, 4R, 5R, 6R, 7R
4H
7T, 6T, 6U
13W, 14W, 15W, 16W
6M, 7M, 8M
9Q, 9R
1N, 2M, 2L
14V, 14U, 15U, 15T, 16T
8R, 9R, 9S, 10S, 10T, 11T, 11S, 12T, 12U, 13V
15H, 16H

Pine Knot Lane
Quiet Haven Court
Sky Vista Drive
Tawny Owl Court
Timber Ridge Way
Tower Road
Whispering Wind Drive
Waverly Shores Lane
Wilderness Lake Blvd.
Man Entrance
Ehren's Cutoff Entrance
Wild Oak Lane
Woods Bay Court

14H
10K
14J, 13K, 13L, 14L, 15L
10T
14J, 15K
13V, 12W
5H, 6I, 7I, 8I, 9I, 10I
16U, 16V, 16W
14A through 9R
14A
12W
10H, 11H, 12H
13E, 13G

ARTIST'S RENDERING
SUBJECT TO CHANGE WITHOUT NOTICE
FUTURE DEVELOPMENT MAY OR MAY NOT
OCCUR AS SHOWN ON ILLUSTRATION OR
MAP REFER TO RECORDED PLAT 1005

EXHIBIT 3

Proposals Awaiting Approval

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

LAND OR TREE	Project	Location	Amount	Date proposal submitted	Date Approved	Date completed
TREE	Oak Tree Pruning – On Hold	Tennis Court Area	\$3,025.00	2.20.23		
LAND	Annual Installation – Kevin providing an enhancement proposal vs. annuals	Lakewood Retreat Monument	\$445.00	3.27.23		
LAND	Installation	Butterfly Garden and rear of center Amenities Building	\$150.00	5.18.23 Resent 5.24.23		
LAND	Replace Hawthorn with Dwarf Firebush	Outside gym door to pool deck	\$170.00	8.1.23		
TREE	Cut down and remove (19) dead pine trees	Various locations	\$12,825.00	8.16.23		
LAND	Replacement of plants in pots	Amenity center and pool area	\$2,300.00	8.19.23		

TREE	Palm Tree Removal	Rear of Cinema building	\$1,750.00	8.22.23		
LAND	Plant Installation	Cinema Center – left of Lodge	\$272.00	8.22.23		
LAND	Plant Replacement	Center entry island @ Lodge entrance	\$768.00	8.22.23		
TREE	Oak Tree Pruning	(3) locations	\$1,025.00	8.22.23		
INSTALL	Plant replacement and sod installation.	Right side walk way at Lodge & Playground	\$162.50	8.22.23		



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5532 Auld Lane, Holiday FL 34690

TREE REMOVAL PROPOSAL
FOR
PRESERVE AT WILDERNESS LAKE

Attention: Tish Dobson

August 16, 2023

All work to be performed under the supervision of a Certified Arborist.



Photo	Description	Cost
	<p>Cut down & remove (1) dead pine tree.</p> <p>Entrance side east of Pembroke Pines entrance.</p>	<p>\$675.00</p>
	<p>Cut down & remove (2) dead pine trees.</p> <p>Exit side of Pine Knot Island.</p>	<p>\$1,350.00</p>


Photo	Description	Cost
	<p>Cut down & remove (4) dead pine trees.</p> <p>Exit side between Waters Edge and Pine Knot.</p>	<p>\$2,700.00</p>


Photo	Description	Cost
	<p>Cut down & remove (3) dead pine trees.</p> <p>Exit side between Eagles Watch and Eagles Crest.</p>	<p>\$2,025.00</p>



Photo	Description	Cost
	<p>Cut down & remove (1) dead pine tree.</p> <p>Exit side of Eagles Cove in Ilex hedge.</p>	<p>\$675.00</p>
	<p>Cut down & remove (3) dead pine trees.</p> <p>Center median just North of Nature's Ridge.</p>	<p>\$2,025.00</p>




Photo	Description	Cost
	<p>Cut down & remove (1) dead pine tree.</p> <p>East of Water's Edge monument.</p>	<p>\$675.00</p>
	<p>Cut down & remove (2) dead pine trees.</p> <p>Across from lodge South of Kickliter.</p>	<p>\$1,350.00</p>

Photo	Description	Cost
	<p>Cut down & remove (2) dead pine trees.</p> <p>Center island at turtle crossing sign.</p>	<p>\$1,350.00</p>

Includes all labor, debris disposal, and dumping fees.

PRICE FOR (19) TREES @ \$675.00 / TREE: \$12,825.00

Authorized Signature to Proceed

_____/_____
Date of Authorization

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

EXHIBIT 4



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

August 30, 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)
August 2023 Summary Report**

Dear Mrs. Dobson,

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

Dates Worked Performed: August 1, 2, 4, 8, 11, 17, 23, 24, 28 and 30

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages. Removed all vegetative debris and low hanging branches in connector swale of CS-P1.
4. Reviewed conservation area behind 21432 Morning Mist Way with T. Dobson to discuss allowable vegetation management per the Southwest Florida Water Management District's (SWFWMD) guidelines.
5. Removed large oak tree that fell into the connector swale of Pond No. 35.
6. Worked on Maintenance Area 7. Work included removal of nuisance/exotic species, vine removal and limb trimming. Off-site disposal. Treated Cuban bulrush adjacent to Stoneleigh Drive bench.
7. Applied EutroSorb in Pond Nos. 15 and 24 to remove phosphorus from the water column to help with algae control.
8. Field meeting with homeowner of 21436 Morning Mist Way and T. Dobson to discuss allowable vegetation management in the adjacent conservation area per the SWFWMD's guidelines.
9. Field meeting with homeowner of 7537 Grasmere Drive and T. Dobson to discuss allowable vegetation management in the adjacent conservation area per the SWFWMD's guidelines.
10. Phone and email correspondence with WLP staff.
11. 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.

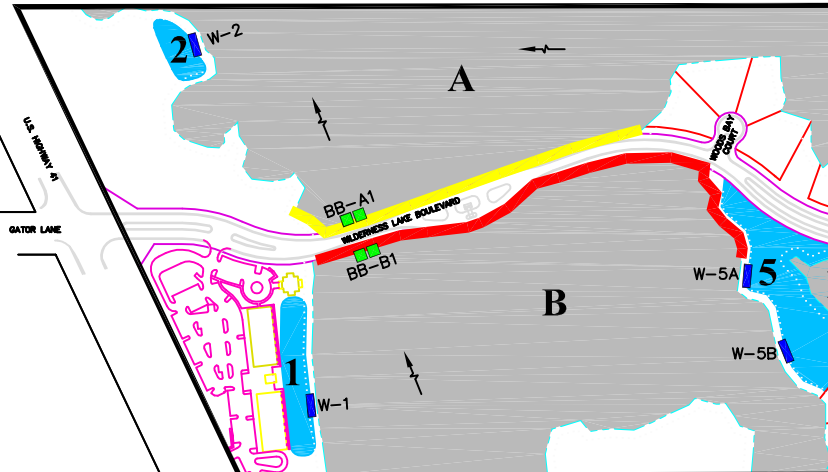
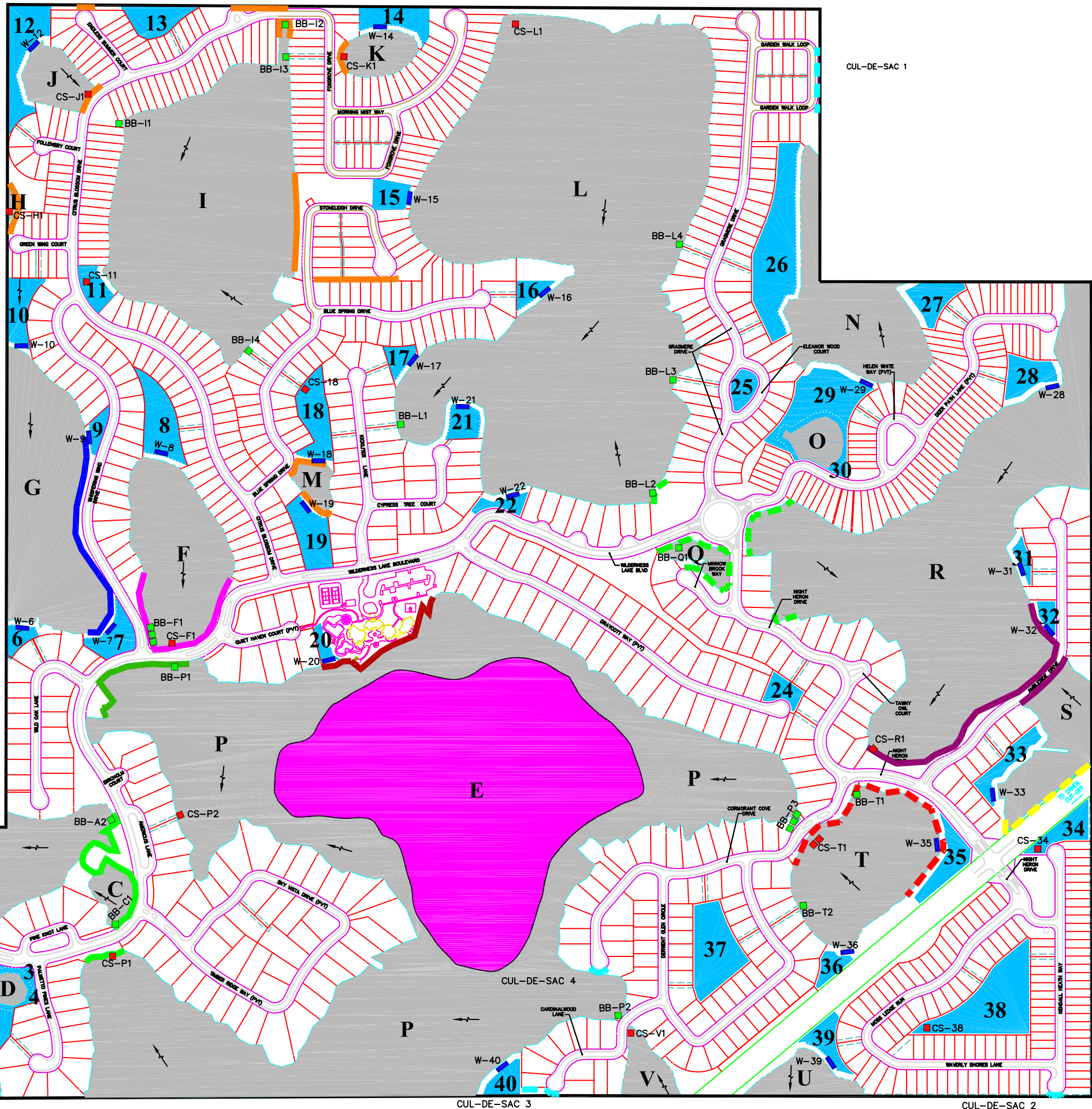
Date: September 18, 2020



Not to Scale



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



CUL-DE-SAC 3

CUL-DE-SAC 2

CUL-DE-SAC 4

CUL-DE-SAC 1

EXHIBIT 5

**Preserve at Wilderness Lake CDD
ENGINEER'S REPORT FOR September 6th, 2023 BOARD MEETING**

Ongoing Projects Report and Updates:

Paver Replacement Project

ACPLM has completed the paver replacement. BDi did a final walkthrough with the project manager for the job on June 20th. A punchlist was created and presented to the contractor. The permanent thermoplastic striping was completed on August 1st. Passing test reports were received from the geotechnical engineer, Testlab, as well. BDi will work with CDD staff and the county to resolve any outstanding dissolution of maintenance responsibilities for the newly paved areas now that the work is substantially complete and applicable data has been received.

Punchlist items remaining are for the vendor to repair a small broken curb to be performed within the month. Deductions from the original contract are anticipated. ACPLM has asked for the CDD to handle the damaged sod area on the boulevard and have that dollar amount for the CDD landscaper to install deducted. Also, staff has asked for a deduction for the temporary striping that they did not perform per contract addendum. Both items will be resolved prior to CDD staff authorizing payment in full.

UPDATE: BDi has been trying to schedule a inspection meeting with Pasco County but has not gotten a set date for the inspection yet. BDi will continue to follow up with the county and ACPLM on the punchlist items.

Draycott Drainage

District management contacted BDi to investigate a drainage issue on Draycott Way. BDi performed a site visit to investigate possible causes. No major issues were found; however, a recommended scope of maintenance work was created that would possibly improve the conditions and was sent to potential contractors to perform the work. No proposals have been received as of this report but BDI will continue to follow up and will send proposals to district management when received.

EXHIBIT 6



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

August 2023 Clubhouse Operations / Maintenance Updates:

- Cleaned and weed whipped the maintenance yard.
- Donated the scrap metal that was in the maintenance yard.
- Treated for weeds around the Lodge.
- Painted several sections of fence line.
- Completed the parking lot back stop painting project.
- Cleaned the Cormorant Cove dock.
- Repaired the soccer net.
- Repaired the front and rear poolside gates.
- Relocated the John boat to the floating dock.
- Pressure washed the lanai behind the Lodge, sidewalks, paver walkways, windows, doors, and pool deck.
- Deep cleaned the poolside umbrellas and tables.
- Treated the monuments and pillars with rust remover.
- Replaced a paper towel dispenser in the Men's Locker Room.
- Repaired several poolside chairs.
- Repaired several sections of the community fence line.
- Assisted RedTree with storm debris removal.
- Repainted several monuments.
- Repaired several light canisters in the Lodge, Nature Center, and Fitness Center.
- Replenished the Emergency Storm Supply Kit.
- Aided with the repair of the Women's Sauna.
- Reported several street light outages to Duke Energy.
- Stabilized several steppingstones along the path between the Activities Center and Nature Center.
- Ordered replacement butterfly decals for the Butterfly Garden signage.
- Assessing the landscape photo sensors for replacement.
- Hurricane Idalia storm prep and clean up.
- Setup for the following events: CDD Mtg., Glow Jars, HOA Mtg., Comedy Show, Boo Hoo Breakfast, Back to School Celebration, Art Class, Sip & Paint, Grill & Chill, Snow Cones, and various resident events.

3rd Quarter 2023 Projects:

- Add rock to the Splash Pad Palm tree rings: **Completed.**
- Repairing the Security, Fire, Burglar systems: **Completed. New communication board on order.**
- Adding additional in-house surge suppression equipment: **Completed.**
- Contacted Duke Energy for meter surge suppression equipment: **Assessment scheduled.**
- Replace the Basketball hoop, net, and pole padding: **Completed.**
- Replace a park Garden Swing: **Completed.**
- Reconnect the facility T.V.s once the second server is online: **Completed.**
- Bring all the wi-fi cameras online: **Completed.**



Wilderness Lake Preserve Community Development District (CDD)

- Repair the Splash Pad Switch Board: **Completed.**
- Repair the Splash Pad Touch Pad: **In progress.**

4th Quarter 2023 Projects:

- Add additional drainage to the Volleyball Court: **Completed.**
- Repair/replace hazardous sidewalk panels around the Lodge: **Completed.**
- Rewire two chandeliers in the Activities Center: **Completed.**
- Replace several poolside shade structures: **In progress.**
- Remove all the dead Pine trees throughout the community: **Completed.**
- Remove the dead Oak tree in front of the Lodge: **Completed.**
- Add the camera system to the Lodge Receptionist desk: **Scheduled.**
- Launch the 12–14-year-olds access wrist bands: **Completed.**
- Establish the credit/debit card payment system: **Completed.**
- Update the website: **Continually updated.**
- Add additional swing mats under the swings throughout the community: **In progress.**
- Partner with a newsletter media company: **In progress. Received samples for the Board's review.**
- Consider Cleaning Services proposals: **Proposals to be reviewed during the September meeting.**
- Deep clean the Lodge stone floor: **Scheduled.**
- Launch the NABR app: **Assessing the platform for modifications before launching.**
- Recycle the equipment that was damaged during the lightning strike: **Completed.**
- Add two ADA doors to the Nature Center. (Front and rear): **Proposals to be reviewed during the September meeting.**

Contractors:

ACPLM:

Completed thermal striping the new sections of asphalt.

Arrow Exterminators:

Serviced the interior and exterior of the buildings.

A Total Solution:

Replaced the access control panel.

Replaced the magnetic lock on the Tennis Courts. (Lightning damage)

Replaced the Fitness Center faulty card reader.

Replaced a poolside faulty card reader. (Lightning damage)

Cooper Pools:

Addressed the violations on the Aquatics: Jacuzzi and Lagoon Pool

Replaced the main drain on the Lap Pool, per the Florida Statute.

Fitness Logic:

Performed routine maintenance on all fitness equipment.



Wilderness Lake Preserve Community Development District (CDD)

Scheduled to replace the lower control board on the StarTrec treadmill.

Fit Rev:

Assisted with updating the Peloton program.

Himes Electric:

Ordered LED lighting for the Tennis Courts.
Rewired the contactor on the Splash Pad control panel.

Hunt Talent LLC:

Scheduled entertainment for an event in January.

Phoenix Pools:

In the process of repairing the touch pad on the Splash Pad.

RedTree:

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

Staffing:

Interviewed several Part-time Lodge Rep. candidates.
Interviewed and filled the open Maintenance position.
Screened several candidates to fill the open Event Coordinator position.
Trained staff on creating fliers and drafting eblasts through Constant Contact.
Staff Meeting: Monday, September 4th.

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

- See Report Under Separate Cover.

Scheduled Room Usage/Rentals (June):

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

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

8/2 – CDD Mtg. – AC

8/2 – Cards – AC

8/3 – Glow Jars – AC

8/5 – Comedy Show – Theater

8/5 – Private Rental – AC

8/5 – Private Rental – NC

8/7 – Story Time – NC

8/9 – Cards – AC

8/10 – Boo Hoo Breakfast – Lodge



Wilderness Lake Preserve Community Development District (CDD)

8/11 – Private Rental – AC
8/12 – Private Rental – AC
8/12 – Back to School Pool Party – Poolside
8/12 – Art Class – AC
8/13 – Private Rental – AC
8/14 – Story Time – NC
8/14 – HOA Mtg. – AC
8/15 – ARC Mtg. – AC
8/15 – Chat’Hers Luncheon – AC & Theater
8/15 – Girl Scouts – NC
8/16 – Cards – AC
8/18 – Sip & Paint – AC
8/19 – Private Rental – AC
8/19 – Grill & Chill – AC
8/20 – Hoops & Scoops – AC
8/21 – Story Time – NC
8/23 – Cards – AC
8/24 – Band Practice – AC
8/25 – Ladies Night – AC
8/26 – Snow Cones – Lodge Lanai
8/27 – Private Rental – AC
8/28 – Story Time – NC
8/28 – ARC Mtg. – AC
8/29 – Girl Scouts – NC

Upcoming Events:

➤ **September:**

- Walking Toning Class: Every Monday, Wednesday & Friday
- Yoga Class: Every Tuesday & Thursday
- Pool Party – 9/4
- Ladies Night – 9/8
- Blood Drive – 9/9
- Art Class – 9/9
- Sip & Paint – 9/15
- Hoops & Scoops – 9/17
- Yappy Hour – 9/23



Wilderness Lake Preserve Community Development District (CDD)

➤ **October:**

- Walking Toning Class: Every Monday, Wednesday & Friday
- Yoga Class: Every Tuesday & Thursday
- Grill & Chill – 10/6
- Comedy Show – 10/7
- Art Class – 10/14
- Oktoberfest & Pumpkin Patch – 10/14
- Sip & Paint – 10/20
- Fall Garage Sale – 10/21
- Star Gazing – 10/21
- Spooky House Contest – 10/25
- Haunted House – 10/27
- Haunted House – 10/28
- Kids & Pups Costume Parade – 10/31

Resident Requests:

- 7437 Deer Path Lane – Replace sod along the wetland buffer.





Wilderness Lake Preserve Community Development District (CDD)

Wetland Buffer Violation:

21628 Draycott Way – Directing roof line runoff into the conservation through the wetland buffer via a corrugated pipe, also cleared a path for the corrugated pipe.



September Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Line Dancing		5		\$ 50.00	\$ (45.00)		
Karaoke					\$ (200.00)		
Comedy		8		\$ 80.00	\$ (72.00)		\$ (317.00)
October Events	Date	# of Attendees	Budget	Revenue	Paid to Vendors	Debt. Card	
Story Time	October	No Sign-In		\$ -		\$ (270.28)	
Karaoke with Mr. Ray	10/7/2022	3	\$ 250.00	\$ -	\$ (200.00)		
Fall Festival	10/8/2022	200	\$ 3,000.00	\$ -	\$ (1,864.00)	\$ (635.54)	
Yard Sign - Fall Festival	10/15/2022	N/A	\$ 150.00	\$ -	\$ (125.00)		
Line Dance	10/12/2022	1	\$ 40.00	\$ 10.00	\$ (9.00)		
Paint & Sip	10/14/2022	4	\$ 100.00	\$ 60.00	\$ (54.00)	\$ (27.57)	
Comedy	10/16/2022	7	\$ 125.00	\$ 105.00	\$ (94.50)		
Oktoberfest	10/21/2022	24	\$ 1,250.00	\$ 240.00	\$ (1,163.17)	\$ (61.21)	
Yard Sign - Garage Sale	10/15/2022	N/A	\$ 150.00	\$ -	\$ (100.00)		
Crafts with Marilyn	10/23/2022	2	\$ 50.00	\$ 20.00	\$ (20.00)		
Haunted House	10/28-29/22	150	\$ 150.00	\$ -	\$ (125.00)		
Halloween Costume Parade	10/31/2022	75	\$ 400.00	\$ -	\$ (125.00)	\$ (196.13)	
Spooky House Contest		5	\$ 40.00	\$ -	\$ (20.00)		
Misc. Shopping for the Month							\$ (5,090.40)
November Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time	November	No Sign-In	\$ 200.00	\$ -		\$ (507.46)	
Karaoke with Mr. Ray	11/4/2022	2	\$ 200.00	\$ -	\$ (200.00)		
Comedy with James	Cancelled	0		\$ -	\$ -		
Florida Jazz Event	11/5/2022	0	\$ 500.00	\$ -	\$ (350.00)	\$ (117.52)	
Art Class (Residents Pay Vendor Directly)	11/11/2022			\$ -			
Paint & Sip with Mr. Joe	11/18/2022	4	\$ 150.00	\$ 120.00	\$ (108.00)	\$ (24.97)	
Annual Art & Craft Fair	11/12/2022	10	\$ 75.00	\$ 100.00	\$ -	\$ (66.28)	
Turkey Trot	11/24/2022	?		\$ -		\$ (297.16)	
Misc. Shopping for the Month	November			\$ -		\$ (373.85)	\$ (2,045.24)
December Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month

Story Time	December	36 for month	\$ 100.00	\$ -		\$ (28.43)	
Santa Arrival & Tree Lighting	12/3/2022	150	\$ 1,500.00	\$ -	\$ (1,235.00)	\$ (166.13)	
Merry Little Christmas	12/18/2022	50		\$ -			
Best Decorated House		15 Entries	\$ 50.00	\$ -		\$ (30.00)	
Breakfast with Santa	12/17/2022	182	\$ 2,500.00	\$772.45	\$ (895.00)	\$ (1,335.61)	
Gingerbread house	12/21/2022	49 (14 families)	\$ 100.00	\$ -		\$ (97.42)	
Kids Gaming Event/Pizza	12/29/2022	60	\$ 900.00	\$ -	\$ (517.00)	\$ (302.98)	
Pre-New Years Celebration	12/30/2022	40	\$ 275.00	\$ -	\$ (100.00)	\$ (140.05)	
Misc. Shopping for the Month	December		\$ 1,400.00	\$ -	\$ (886.00)	\$ (513.05)	\$ (6,246.67)
January Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	January	51 for month	\$ 200.00	\$ -		\$ (334.56)	
Art Class (Residents Pay Vendor Directly)	1/5/2023	11		\$ -	\$ -	\$ -	
Sip & Paint	1/13/2023	19		\$ 570.00	\$ (513.00)	\$ (63.66)	
Comedy	1/14/2023	7		\$ 70.00	\$ (93.00)		
Jonny Bird - The Voice of New Vegas	1/28/2023	53	\$ 600.00	\$ -	\$ (400.00)	\$ (150.16)	
Yoga	January	71 for month		\$ 35.50			
Misc. Shopping for the Month	January			\$ -		\$ (198.24)	\$ (1,752.62)
February Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	February	53 (4 wks)	\$ 150.00	\$ -		\$ (140.39)	
Art Class (Residents Pay Vendor Directly)		12		\$ 30.00			
Sip & Paint (Residents Pay Vendor Directly)	2/10/2023	8	\$ 50.00	\$ 24.00		\$ (37.26)	
Love Is in The Air – Valentine Celebration	2/11/2023	48	\$ 1,000.00	\$ 570.00	\$ (350.00)	\$ (489.55)	
Kids Valentine Event	2/11/2023	8	\$ 75.00	\$ -		\$ (66.40)	
Elliott Smith Comedy Magician	2/25/2023	52	\$ 700.00	\$ -	\$ (595.00)	\$ (43.14)	
Yoga	February	80 for month		\$ 40.00			
Misc. Shopping for the Month	February			\$ -		\$ (241.71)	\$ (1,963.45)

March Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	March	48 (4 wks)	\$ 200.00	\$ -		\$ (203.45)	
Art Class (Residents Pay Vendor Directly)	3/18/2023	3		\$ 7.50			
Sip & Paint (Residents Pay Vendor Directly)	3/10/2023	6		\$ 18.00		\$ (34.85)	
Jazz Event – Live Performance	3/4/2023	30	\$ 100.00	\$ -		\$ (94.84)	
Gym Refresh Celebration	3/4/2023		\$ 325.00	\$ -	\$ (75.00)	\$ (221.50)	
Spring Break (5 Days)	3/13-3/17	84 for week	\$ 450.00	\$ -		\$ (425.15)	
St. Patty's Celebration with Jason Ensor	3/17/2023	50	\$ 900.00	\$ -	\$ (350.00)	\$ (408.75)	
Yoga	March			\$ 32.50			
Misc. Shopping for the Month	March			\$ -		\$ (11.49)	\$ (1,825.03)
April Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	April		\$ 100.00	\$ -			
Comedy	4/1/2023		\$ 200.00	\$ -	\$ (200.00)		
Art Class (Residents Pay Vendor Directly)	4/22/2023			\$ -			
Sip & Paint (Residents Pay Vendor Directly)	4/14/2023			\$ -			
Easter Celebration	4/8/2023		\$ 3,200.00	\$ -	\$ (2,330.00)	\$ (640.51)	
Yoga	April			\$ -			
Misc. Shopping for the Month	April			\$ -			\$ (3,170.51)
May Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	May		\$ 100.00	\$ -		\$ (50.31)	
Art Class (Residents Pay Vendor Directly)	5/27/2023			\$ -			
Sip & Paint (Residents Pay Vendor Directly)	5/19/2023	8		\$ 24.00		\$ (20.00)	
Cinco de Mayo Celebration	5/5/2023	34	\$ 900.00	\$ -	\$ (350.00)	\$ (491.33)	
Mother's Day Celebration	5/13/2023	25	\$ 600.00	\$ -		\$ (534.31)	
Trivia	5/25/2023	4	\$ 25.00				
Bingo	5/27/2023	9	\$ 50.00			\$ (29.80)	
Memorial Day	5/29/2023	110	\$ 2,200.00	\$ -		\$ (1,956.01)	

Yoga	May		\$ -	\$ 22.00			
Misc. Shopping for the Month	May		\$ -	\$ -			\$ (3,431.76)
June Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	June		\$ 100.00	\$ -		\$ (56.98)	
Wine Glass Painting	6/7/2023	6	\$ 100.00			\$ (73.90)	
Kid's Bingo	6/8/2023	17	\$ 50.00			\$ (46.88)	
Art Class (Residents Pay Vendor Directly)	6/10/2023	1	\$ -	\$ 2.50			
Sip & Paint (Residents Pay Vendor Directly)	6/16/2023	5	\$ 40.00	\$ 15.00		\$ (16.04)	
Out of School Summer Celebration	6/3/2023	30	\$ 350.00	\$ -	\$ (250.00)	\$ (59.47)	
Macrame Feathers	6/15/2023	1	\$ 50.00			\$ (31.89)	
Father's Day Celebration	6/17/2023	24	\$ 100.00	\$ -		\$ (74.89)	
Snow Cones	6/21/2023	15	\$ 20.00			\$ (7.25)	
S'mores	6/23/2023	32	\$ 50.00			\$ (30.00)	
Yoga	June			\$ 25.50			
Misc. Shopping for the Month	June		\$ -	\$ -			\$ (647.30)
July Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (5 Wk)	July		\$ 250.00	\$ -		\$ (299.22)	
Pressed Flower Lanterns	7/1/2023	32	\$ 100.00			\$ (84.27)	
4 th of July	7/4/2023	81	\$ 500.00		\$ (250.00)	\$ (212.72)	
Sip & Paint (Residents Pay Vendor Directly)	7/14/2023	1	\$ 50.00			\$ -	
Craft Fair	7/15/2022	8 Booths	\$ 200.00	\$ 80.00		\$ (166.65)	
Bohemian Wall	7/20/2023	21	\$ 100.00			\$ (70.44)	
Art Class (Residents Pay Vendor Directly)	7/22/2023	0	\$ -	\$ -			
Family Game Night	7/27/2023	10	\$ 20.00			\$ -	
Yoga	July			\$ -			
Misc. Shopping for the Month	July		\$ -	\$ -		\$ (148.02)	\$ (1,231.32)
August Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	August		\$ 200.00	\$ -		\$ (116.36)	

Glow Jars	8/3/2023	21	\$ 125.00			\$ (138.87)	
Boo Hoo Breakfast	8/10/2023	27	\$ 100.00			\$ (95.94)	
Art Class (Residents Pay Vendor Directly)	8/12/2023		\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)	8/18/2023	1	\$ 50.00	\$ 3.00		\$ (14.68)	
Back to School Pool Party	8/12/2023	83	\$ 500.00	\$ -	\$ (395.00)	\$ (88.77)	
Grill & Chill	8/19/2023	29	\$ 100.00			\$ (81.52)	
Hoops & Scoops	8/20/2023	10	\$ -				
Ladies Night	8/25/2023	31	\$ 175.00			\$ (156.89)	
Snow Cones	8/26/2023	21	\$ 25.00			\$ (8.69)	
Yoga	August			\$ -			
Misc. Shopping for the Month	August		\$ -	\$ -			\$ (1,096.72)
September Events	Date	# of Attendees	Budget	Revenue	Vendors	Debt. Card	Total for each Month
Story Time (4 Wk)	September		\$ 200.00	\$ -			
Labor Day BBQ	9/4/2023		\$ 500.00		\$ (395.00)		
Art Class (Residents Pay Vendor Directly)	9/9/2023		\$ -	\$ -			
Sip & Paint (Residents Pay Vendor Directly)	9/15/2023		\$ 50.00	\$ -			
Yoga	September		\$ -	\$ -			
Misc. Shopping for the Month	September		\$ -	\$ -			\$ (395.00)
Proposed Budget			\$ 29,885.00	\$ 3,126.95	Year-To-Date Expenditure		\$ (29,213.02)

Yearly Budget \$ 30,000.00
 Year-To-Date Expenditure \$ (23,908.61)
 Proposed Budget \$ (4,555.00)
 Left in Budget \$ 1,536.39

September 3 - September 16, 2023

	Sunday Sept 3	Monday Sept 4 Labor Day BBQ	Tuesday Sept 5	Wednesday Sept 6 CDD Mtg. Food Truck	Thursday Sept 7	Friday Sept 8 Ladies Night	Saturday Sept 9 Blood Drive, Art Class	Total Hours
Tish	Off	9:30-6:00	Off Mtgs.	8:30-5:00	8:30-3:00Mtg	8:30-8:00	8:30-5:00	
Terri	Off	9:30-6:00	4:00-9:00	8:30-2:00	1:30-9:00	1:30-9:00	1:30-10:00	40.50
Megan	12:00-9:00	9:30-6:00	8:30-5:00	12:30-9:00	Off	Off	Vac	32.00
Mardy	11:30-9:00	9:30-6:00	9:00-3:00	Off	3:00-9:00	3:00-9:00	5:00-10:00	38.50
Temp		12:00-4:00	5:00-9:00	5:00-9:00	9:00-1:00	9:00-1:30	9:30-1:00	24.50
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
								175.50

	Sunday Sept 10	Monday Sept 11 Story Time, ARC	Tuesday Sept 12	Wednesday Sept 13 Food Truck	Thursday Sept 14	Friday Sept 15 Sip & Paint	Saturday Sept 16	Total Hours
Tish	Off	Off	8:30-3:00Mtg.	8:30-5:00	8:30-3:00 Mtg.	8:30-7:00	8:30-5:00	
Terri	Off	8:30-5:00	12:30-9:00	Off	12:30-9:00	8:30-5:00	8:30-5:00	40.00
Megan	11:30-9:00	8:30-5:00	8:30-5:00	12:30-9:00	Off	Off	1:30-10:00	40.50
Mardy	12:00-9:00	3:00-9:00	Off	9:00-3:00	8:30-5:00	3:00-9:00	Off	34.00
Temp		5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-10:00	25.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
								179.50

ES - Event Setup

Can't work

*30 minute lunch break required for anyone working at least

PM only

AM only

*1 hour lunch

*30 min lunch

September 17 - September 30, 2023

	Sunday Sept 17 Hoops Scoops	Monday Sept 18 Story Time	Tuesday Sept 19	Wednesday Sept 20 Food Truck	Thursday Sept 21	Friday Sept 22	Saturday Sept 23 Yappy Hour	Total Hours
Tish	Off	Off	8:30-3:30Mtg	8:30-5:00	8:30-3:30Mtg	8:30-5:00	8:30-5:00	
Terri	Off	8:30-5:00	12:30-9:00	Off	8:30-5:00	12:30-9:00	1:30-10:00	40.00
Event Coord.								
Megan	12:00-9:00	12:30-9:00	8:30-5:00	12:30-9:00	Off	Off	8:30-5:00	40.00
Mardy	11:30-9:00	8:30-5:00	Off	8:30-1:00	3:00-9:00	3:00-9:00	5:00-10:00	38.00
L.Rep. New Hire		5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00		20.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
								178.00

	Sunday Sept 24	Monday Sept 25 Story Time, ARC	Tuesday Sept 26 HOA Mtg	Wednesday Sept 27 Food Truck	Thursday Sept 28	Friday Sept 29	Saturday Sept 30	Total Hours
Tish	Off	Off	8:30-3:30Mtg.	8:30-5:00	8:30-5:00	8:30-5:00	8:30-5:00	
Terri	Off	8:30-5:00	12:30-9:00	Off	12:30-9:00	8:30-5:00	8:30-5:00	40.00
Event Coord.								
Megan	11:30-9:00	8:30-5:00	8:30-5:00	12:30-9:00	Off	Off	1:30-10:00	40.50
Mardy	12:00-9:00	3:00-9:00	Off	9:00-3:00	8:30-5:00	3:00-9:00	Off	34.00
L.Rep. New Hire		5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-9:00	5:00-10:00	25.00
Trevor	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	7:00-3:30	Off	Off	40.00
Maint. New Hire	Off	Off	9:00-5:30	9:00-5:30	9:00-5:30	7:00-3:30	7:00-3:30	40.00
								219.50

ES - Event Setup

Can't work

*30 minute lunch break required for anyone working at least

AM only

PM only

*1 hour lunch

*30 min lunch



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/9/2023

Deputy: **JASPER, ANDREW (6617)**

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 9:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023463345
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	1 CIT 44 WW
Amount of time running radar:	0 (See notes)
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Yes - 2023463630 & 2023463601
Please document a detailed Narrative of events that took place during your detail:	<p>I stayed near the clubhouse between 2100-2300 to facilitate people leaving to their vehicles. At 2300, I cleared the fitness center, shut off lights, and left before the alarm engaged. I conducted parking enforcement in all non-gated portions of the neighborhood. I issued 44 warnings for street parking (2023463630) and 1 citation for parking in front of a fire hydrant (2023463601). Due to my radar being out for service, I did not conduct any speed enforcement. I monitored the roadways and clubhouse for the remainder of the shift. I did not observe any suspicious or criminal activity. The parking enforcement is detailed below.</p> <p>Warnings: 15DFNV Red Ford F-150 – 7447 Night Heron Dr Temp DKW1914 (correct tag BW48GC) White Ford F-150 – 7023 Derwent Glen Cir (Non-Resident) 40AKCR White Ram 1500 – 7023 Derwent Glen Cir (Non-Resident) LYWU46 White Toyota Highlander – 7112 Derwent Glen Cir LZPJ96 Grey Chevy Silverado – 7125 Derwent Glen Cir 907TC Black Hyundai Tucson - 7143/7149 Derwent Glen Cir (Non-Resident) LHHD47 White Chrysler 200 – 21513 Cormorant Cove Dr (Non-Resident)</p>

LHGR46 Grey Jeep Wrangler – 21514 Cormorant Cove Dr
13AEUQ Blue Toyota Corolla – 7416 Ambleside Dr
LSMX87 White Ram Van – 7514 Ambleside Dr
QLEG52 White Mazda CX-5 – 7729 Grasmere Dr
B0SIT Black VW Jetta – 7729 Grasmere Dr
AK33TW Red Hyundai Sonata – 7750 Grasmere Dr
1417YH Grey Toyota Rav4 – 21702 Garden Walk Lp
DFRZ28 Black Nissan Titan – 21715 Garden Walk Lp (Non-Resident)
HZDP05 White Honda Pilot – 21715 Garden Walk Lp
LVPJ37 Grey Nissan Altima – 7935 Grasmere Dr
4895VW Black Mazda CX-5 – 21416 Cypress Tree
LSIS47 Black Nissan Rogue – 21416 Cypress Tree
96901Z Black Infiniti M35 – 7506 Citrus Blossom Dr
AH92LN Silver Honda Civic – 7752 Blue Springs Dr
V0BZ Black VW Bug – 7840 Stoneleigh Dr
JCKG76 Black Cadillac XTS – 7646 Whispering Wind Dr (Non-Resident)
NLPF85 Black Chevy Spark – 21034 Green Wing Ct
84BSTS Grey Toyota Camry – 7800 Citrus Blossom Dr (Non-Resident)
Temp DKK2373 Beige Toyota 4Runner – 21020 Follensby Ct (Non-Resident)
QREV22 Black Ford Focus – 21020 Follensby Ct
NY HUB7941 Black Ford Explorer – 7932 Endless Summer Ct (Non-Resident)
KWTI05 Black Ram 1500 – 7943 Endless Summer Ct
NJ J66SAH Silver Lexus NX3 – 7952 Endless Summer Ct (Non-Resident)
69DIXW Silver Hyundai Tiburon – 7947 Endless Summer Ct (Non-Resident)
82BJXG Blue Nissan Frontier – 7952 Endless Summer Ct (Non-Resident)
Temp DHF2195 Black BMW 238i – 7955 Endless Summer Ct
CNZX05 Red Kia Soul – 7925 Foxgrove Dr
IRQE33 Black Lincoln Navigator – 7905 Foxgrove Dr
PKKC92 Grey Nissan Kicks – 21401 Morning Mist Way
39BJYT Silver VW Jetta – 21401 Morning Mist Way
TT4NN White Mits GTZ – 21343 Morning Mist Way
Y76ZJT (correct tag BY27BM) Brown Ram 1500 – 21322 Morning Mist Way (Non-Resident)
QEYH26 Silver Chevy Tahoe – 7816 Foxgrove Dr
NTBH94 Red Ford Fusion – 7905 Foxgrove Dr
PZNS85 Red Hyundai GT – 7655 Citrus Blossom Dr (Non-Resident)
22ASNA Black Toyota Rav4 – 7655 Citrus Blossom Dr
29DDQQ Grey Honda Civic – 21027 Pine Knot Ln
Citation:
06AEDR Grey Toyota Solara – 7943 Endless Summer Ct;
FIRE HYDRANT
No warning/citation issued to 2 vehicles at 7441 Ambleside Dr – driveway is undergoing construction.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/6/2023

Deputy: **BROSNAN, KARISSA (7301)**

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 9:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023456944
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Arrived to clubhouse at 2100 hours and ensured staff got to their vehicle safe. Conducted foot patrol of area to ensure no people were on premises after hours. Conducted a patrol of neighborhood to ensure no suspicious activity or minors out after curfew. Returned to clubhouse to close gym at 2300 hours. Turned off lights and cleared area. The remaining time, I conducted patrol of neighborhood and intermittently foot patrol of clubhouse, with an emphasis of pool area due to people swimming after sunset. I gave out 7 illegal parking violations, due to complaints of vehicles constantly blocking the roadway.



Pasco Sheriff's Office
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8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/11/2023

Deputy: **MYERS, MATTHEW (2080)**

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 9:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023467877
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I obtained the key card from the guard gate. I then met with staff at the clubhouse and remained at front as they locked up and left. I then provided security and completed foot patrols around the clubhouse, pool, playground area. Nothing of note to report.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/16/2023

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

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 9:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023477643
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I conducted multiple patrols of the community maintaining a visible position. At approximately 2255 hours I responded back to the lodge and conducted a foot patrol. I did not observe anyone in the pool area. I entered the gym and observed 0 occupants. I did not observe anyone trespassing at any of the amenities after they had closed. No calls for service occurred within the community while on the detail. I did not observe any suspicious activity or traffic violations. It should be noted that it rained periodically throughout the detail keeping activity low.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/23/2023

Deputy: **BROSNAN, KARISSA (7301)**

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 9:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023491291
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2023491352
Please document a detailed Narrative of events that took place during your detail:	Arrived to clubhouse at 2100 hours and ensured staff got to their vehicle safe. Conducted foot patrol of area to ensure no people were on premises after hours. Conducted a patrol of neighborhood to ensure no suspicious activity or minors out after curfew. Returned to clubhouse to close gym at 2300 hours. Turned off lights and cleared area. The remaining time, I conducted patrol of neighborhood and intermittently foot patrol of clubhouse, with an emphasis of pool area due to people swimming after sunset. I gave out 2 illegal parking violations, due to complaints of vehicles blocking the roadway. Had a static post at 7241 DERWENT GLEN CIR, due to threats made towards the resident.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/30/2023

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

Position: Community (Security)

Scheduled Time 9:00PM - 3:00AM

Actual Time 12:00A - 12:00AM
M

Display Text	Answer Text1
Event Number:	THIS DETAIL WAS NOT COMPLETED DUE TO DISASTER RELIEF APLHA/BRAVO SCHEDULING
On Arrival Did You Check-in:	NO
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	THIS DETAIL WAS NOT COMPLETED DUE TO DISASTER RELIEF APLHA/BRAVO SCHEDULING



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 8/27/2023

Deputy: **GABORIAULT, AUSTIN (6937)**

Position: Community (Security)

Scheduled Time 10:00PM - 4:00AM

Actual Time 10:00PM - 4:00AM

Display Text	Answer Text1
Event Number:	2023498648
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2023498875 Arrived on scene observed a Silver Ford F150 bearing FL tag AX59IW with a boat and trailer bearing FL tag CC75UY parked in the roadway on Cypress Tree Court. A parking violation warning was issued and left under the windshield wiper of the vehicle. Made phone contact with the caller advising her of the outcome. Advised caller contact the SO if the issue persists.
Please document a detailed Narrative of events that took place during your detail:	2023498648 Upon arrival I retrieved the Key Card from the ranger's station, I checked in with the listed points of contact via text since the club house appeared to be closed at the time of my arrival. Conducted frequent perimeter checks of the clubhouse throughout the duration of my shift. Closed the gym at 11pm. Conducted frequent directed patrols throughout the duration of my shift. At the end of my shift I returned the key card to the ranger's station. 2023498875 Arrived on scene observed a Silver Ford F150 bearing FL tag AX59IW with a boat and trailer bearing FL tag CC75UY parked in the roadway on Cypress Tree Court. A parking violation warning was issued and left under the windshield wiper of the vehicle. Made phone contact with the caller advising her of the outcome. Advised caller contact the SO if the issue persists.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 9/1/2023

Deputy: **STEWART, LINDSAY (5700)**

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023509259
On Arrival Did You Check-in:	NO
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Event #2023509259
Please document a detailed Narrative of events that took place during your detail:	<p>2000-0000 hours – Upon arrival, I drove to the clubhouse and only observed residents there and no one in the office. I stationed at the clubhouse for a little while until driving around the community. I drove to the ranger station, filled out the form, and retrieved the clubhouse access card. During the course of the shift, I drove through all of the different neighborhoods and the clubhouse. Right before 2300 hours, I walked through the clubhouse and only observed one person in the gym, who left at 2300 hours with no issues. There were kids playing basketball, but also left when they were supposed to. I walked through the pool area and did not observed anyone there. I also checked the doors to the clubhouse and they were all secured. While I was in the gym, the cleaning guy was there and his key to one of the back doors was stuck so I helped him and told him to not use that until he gets it fixed. Towards the end of the night, a traffic violator call came out from US 41, so I handled it but it was not from the neighborhood. . While patrolling the neighborhood, I did not observe any suspicious vehicles or suspicious activity in the community. And, I did not observed anyone violating traffic laws or violating the clubhouse policies. At the end of shift, I placed the access card back inside the ranger station and locked the door.</p>



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 9/3/2023

Deputy: **MYERS, MATTHEW (2080)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023512624
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	After obtaining key card, I responded to clubhouse where I escorted staff out at closing (2100hrs). I then conducted foot patrols around the clubhouse and pool area and turned off lights, checked doors, and made sure no one was inside gym at closing (2300hrs). I provided security at the clubhouse and patrolled the area until 0100hrs.



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

The below is a consolidated daily report of all the deputies that worked the THE PRESERVE AT WL CDD* Community (Security) detail on 9/4/2023

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

Position: Community (Security)

Scheduled Time 8:00PM - 12:00AM

Actual Time 8:00PM - 12:00AM

Display Text	Answer Text1
Event Number:	2023514148
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	N/A not issued
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	Provided security in the neighborhood as requested. Lodge staff advised of children jumping off the Cormorant Cove dock's roof prior to the start of the detail. Upon my arrival, I checked the area periodically and did not observe anyone at the dock. No incidents occurred in the neighborhood.

EXHIBIT 7



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

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

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

District Manager's Report:

Debit Card:

Accounting is in the process of securing a Lodge debit card for purchasing of supplies.

Events:

The summer events were well attended with plenty of enthusiasm for the fall and winter lineup.

Hurricane Idalia:

Storm prep was well organized with all of the staff assisting. There was minimal cleanup.

Landscaping:

Mendoza, the onsite Crew Chief, is checking in daily to coordinate the daily/weekly schedule, as well as providing updates on remediation items.

Lodge Irrigation Pump/Well:

The Lodge irrigation pump finally completely failed after experiencing issues since the lightning strike that occurred in April.

Newsletter:

Ikare Publishing is in the process of securing advertisements for the October edition. Sample newsletters will be available for review during the September meeting.

Women's Sauna:

The heating elements were replaced. The thermostat subsequently went out immediately. The thermostat is scheduled to be replaced the week of September 3rd.

Staffing:

In the process of interviewing to fill the Event's Coordinator and Part-time Lodge Representative positions. The Maintenance position was filled.

Training:

Currently reviewing policies, procedures, day-to-day operations, and reporting with staff. The team is settling into a routine with no issues to report.

Landscape Projects & Proposal Tracker

Project/Proposal Requested	Date Requested	Date Received	Date Approved	Completion Date
Moss Ledge Run Tree Trimming		1/27/2023	Hold	
Tennis Court Tree Trimming		2/20/2023	Hold	
Grasmere Berm Sod Replacement		3/16/2023	5/24/2023	
Replace Hybrid Irrigation Controller		3/27/2023	5/8/2023	5/15/2023
Pine Tree Removal Butterfly Garden	4/23/2023	4/26/2023	4/26/2023	5/5/2023
3 Pine Tree Removals - Birchholm Court Pine Knott Palmetto Pines	4/26/2023	5/1/2023	5/8/2023	7/27/2023
Fire Bush along Tennis Court	4/13/2023	5/2/2023	5/10/2023	5/25/2023
Pine Encroachment - Draycott Berm	4/13/2023	5/4/2023	5/10/2023	
Remove Dead Maple - Stoneleigh Park	4/13/2023	5/11/2023	5/11/2023	5/22/2023
Butterfly Garden & Rear Amenities Bldg.	4/13/2023	5/18/2023	5/29/2023	
Neighborhood Park Scrubber Valve		5/23/2023	5/25/2023	6/6/2023
Palm Tree Trimming Project	5/11/2023	5/27/2023	6/1/2023	6/1/2023
Draycott Berm Irrigation Controller	5/11/2023	6/5/2023	Verbal on 6/5/2023 - Executed on 6/20/2023 (Vacation)	6/27/2023
Draycot Berm Dead Pines	5/11/2023	6/19/2023	6/19/2023	7/27/2023
Lodge Oak Tree Removal	6/19/2023	6/19/2023	6/19/2023	7/27/2023
Two Pine Tree Removal Across from Lakewood Retreat	5/11/2023	6/21/2023	6/21/2023	7/27/2023
Lakewood Retreat Monument Landscape Proposal	3/6/2023	6/21/2023	7/5/2023	Under revision
Oakhurst Monument Pine Tree Removal	6/8/2023	6/28/2023	6/28/2023	7/27/2023

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

19 dead Pine Trees - Remove	8/1/2023	8/17/2023	8/27/2023 - Approved removal by priority. All sections under the DM's threshold.	
Remove branches from the roof line at the entrance of Water's Edge	8/10/2023	8/22/2023	8/22/2023	
Trim Oak tree branches on the outbound lane of Water's Edge. Call homeowner.	8/10/2023	8/22/2023	8/22/2023	
Remove the three dead Anise shrubs at the lift station on WL Blvd.	8/10/2023			Sent reminder
Replace the dead Viburnum shrubs on WL Blvd. Multiple locations- Warranty	8/10/2023			Sent reminder
Sod replacement - WL Blvd. and Neighborhood Park - Warranty	7/13/2023	8/23/2023		
Deerfield's Berm move irrigation out of the hedge.	7/13/2023	8/18/2023	8/22/2023	
Roadway construction sod replacement.	7/13/2023	8/16/2023	Forwarded to the engineer.	

EXHIBIT 8

Project Tracker - August 2023

Current Projects

Date	Project	Task	Update	Update	Estimated Completion Date
9/14/2022	New Sand for Beach Volleyball court	To replenish the sand out at the beach volleyball court	Have obtained three proposals and submitted to District Management.	Expecting proposal from Sitemasters to address underlying drainage issues at the court before any new sand is purchased.	Tabled

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/2022	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Sitemasters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first. Tabled at the Oct. & Nov. meeting.	Tabled
12/9/2022	Tennis Court Lights	To install new lights throughout the entire tennis facility.	Requested proposal on 12/9/22 and am awaiting receipt. Vendor given OK to address immediate needs on the tennis courts and replace like with like at an NTE of 2k.	Work on the immediate needs to begin week of 1/17/23. Proposal for complete overhaul submitted to District Management for Board review at the April meeting. Options to include replacing just the fixtures with similar bulbs, fixtures plus the ballasts, and a third option for all LED.	9/1/2023 Himes Electric
2/1/2023	Security Improvements	Add new security cameras to account for several (7) areas in the amenities areas and at the outer parks where we are currently blind.	Met with Convergent for initial consultation and then with DCSI for more specific recommendations as far as hardware is concerned. Proposal pending. Additional proposals forthcoming.	Received proposal from DCSI for new camera system with expanded capabilities beyond the 30 channels our current system provides. Awaiting proposal for the cameras.	Tabled

1/28/2023	Seasonal Security Patrols	Add professional security patrol services during the summer break period of 5/23 – 8/23.	Received multiple bids and presented to the Board at the March meeting. Advised to revisit the numbers and indicate where in the budget to draw that from, then come back present again at the April meeting. Numbers have been crunched and it is on the April Agenda.	On hold per the Board.	Tabled
5/1/2023	Fire/Burglary Monitoring Services	A Total Solutions to repair/replace damaged equipment.	Fire & Burg online & functioning as designed.		7/1/23
5/1/2023	Splash Pad Palm Tree Rings	Replace the rock around the Palm trees.			7/3/23
7/13/2023	Water's Edge Monument Island	Replace the tip of the Water's Edge monument island be with concrete. * Meet with Aga.			
8/1/2023	ADA doors Nature Center	Add an ADA auto door to front and rear of building.	Proposals under review in Sept.		

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
8/15/2022	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Nine (9) areas near the entrance now to have the brick pavers removed and replaced with asphalt. 3-4 days to complete work once it begins.	7/1/23
8/17/2022	Floating Dock	Dock has a long piece of wood coming separated.	Support column underneath dock has collapsed and is in immediate need of repair or replacement.	Floating dock to be replaced with new, including EZ dock launch, canoe paddle-on launch, canoe/kayak rack, and roof for kayak. Contract has been signed by all parties and the deposit has been sent in.	6/1/23
8/22/2022	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.	Signs delivered but were missing the language we were in need of. Requested new proposal from Romaner Graphics on 3/27/23 and am awaiting receipt.	5/23/23
12/16/2022	Gate Installation	To install new gate and chain link fence at the end of Grasmere Dr. which would allow for mowers to access the common area next to 7947 Grasmere Drive.	Board opted to go with a 6' PVC fence identical to the one currently seen across the street.	Project completed.	3/23/23
10/19/2022	Splash Pad at Pool Area	To repair underlying issues at the splash pad and to resurface once repairs are completed.	Project approved by Board and work is in progress.	Project completed.	3/23/23
12/1/2022	Markers for storm drains	To install "No Dumping" markers on every storm drain throughout the WLP community.	Proposal received and sent to District Management for review.	Project completed	3/23/23
1/26/2023	Outdoor Trash Bins	Add three (3) new outdoor trash bins to amenities areas similar in style to what we currently have on hand.	Proposals submitted to District Management for Board consideration at the February meeting.	Proposal approved with a 43 day lead time on delivery.	7/1/23

2/1/2023	Community Pressure Washing	Pressure wash and treat rust stains along common sidewalk areas throughout the community.	Proposal received.	Project completed.	3/23/23
3/1/2023	New Signage for Business Center	Add new signage at Lodge Business Center	Proposal executed 3/3/23	Project completed.	3/23/23
3/9/2023	Handicap Lift Chair	Replace actuator and hub assembly kit at Lagoon pool handicap chair lift	Proposal received 3/9 and sent to District Management for review.	Proposal executed and am awaiting parts.	4/23/23

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, August 2, 2023 at 6:36 p.m. at the Preserve at Wilderness
6 Lake Lodge, 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

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

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

9 Present and constituting a quorum were:

10	Holly Ruhlig	Board Supervisor, Chairwoman
11	Brian Norrie	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	Vice President, Vesta District Services
18	Stephen Brletic (<i>via phone</i>)	District Engineer, JMT
19	John Burkett	RedTree Landscaping

20
21 *The following is a summary of the discussions and actions taken at the August 2, 2023 Preserve at*
22 *Wilderness Lake CDD Board of Supervisors Regular Meeting.*

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

24 The Pledge of Allegiance was recited.

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

27 An audience member inquired about the source of the increases to the assessments. Ms. Dobson
28 noted the need for replenishing the capital reserve funds following some major expenditures over
29 the past couple of years. In response to the audience member's concerns about yearly increases,
30 Ms. Dobson noted that the District had historically taken efforts to keep the budget's revenue
31 neutral for multiple years.

32 An audience member recalled a large sum of money being discussed for investment purposes. Ms.
33 Dobson explained that the District had the opportunity to allocate funds into accounts to earn extra
34 interest, noting that they planned on discussing a money market option through Bank United in the
35 future. Ms. Dobson additionally responded to comments about meeting times noting that about half
36 of all meetings on the schedule were held in the evenings.

37 Discussion ensued between audience members and the Board regarding recent expenses related to
38 pavers, and it was clarified that these were not planned expenses in the original budget. Ms. Dobson
39 provided additional insight on assessment allocation in the budget, and encouraged for residents to
40 contact her if there was any confusion with the details on how the budget functioned.

41 An audience member noted some observations from a non-resident about the size of the fees for
42 Preserve at Wilderness Lake CDD residents. Ms. Dobson noted that CDD fees would theoretically
43 decrease when the bonds were satisfied, though explained that CDD fees would not ever completely
44 go away due to the need to maintain O&M and capital reserve funds. The audience member asked

45 about the ratio between the O&M and bond portion of the fees, and Ms. Dobson noted that the
46 O&M portion for this CDD was somewhat higher due to the scope of amenities and facilities
47 needing the upkeep.

48 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

49 In response to a Supervisor question about the status of openings, Ms. Dobson stated that this topic
50 would be covered under the District Manager’s and Community Manager’s reports.

51 **FIFTH ORDER OF BUSINESS – Public Hearings**

52 A. FY 2024 Budget Public Hearing

53 1. Open the Public Hearing

54 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
55 opening the public hearing for the FY 2024 Budget, for the Preserve at Wilderness Lake Community
56 Development District.

57 2. Exhibit 1: Presentation of Public Notices

58 3. Exhibit 2: Presentation of FY 2023-2024 Budget

59 Ms. Dobson noted that the budget enclosed in the agenda package listed the capital reserves
60 at \$300,000, but acknowledged the Board’s previous request to fund reserves at \$250,000
61 instead, stating that the final budget would reflect this updated figure.

62 4. Public Comments

63 There being none, the next item followed.

64 5. Close the Public Hearing

65 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
66 closing the public hearing for the FY 2024 Budget, for the Preserve at Wilderness Lake Community
67 Development District.

68 6. Exhibit 3: Consideration & Adoption of **Resolution 2023-03**, Adopting Fiscal Year 2023-
69 2024 Budget

70 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adopted
71 **Resolution 2023-03**, Adopting Fiscal Year 2023-2024 Budget, for the Preserve at Wilderness Lake
72 Community Development District.

73 B. FY 2024 O&M Assessments Public Hearing

74 1. Open the Public Hearing

75 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
76 opening the public hearing for the FY 2024 O&M Assessments, for the Preserve at Wilderness Lake
77 Community Development District.

78 2. Public Comments

79 Comments were made clarifying that the details of the budget had been discussed by line
80 item and worked out through discussions at previous workshop meetings,

81 3. Close the Public Hearing

82 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
83 closing the public hearing for the FY 2024 O&M Assessments, for the Preserve at Wilderness Lake
84 Community Development District.

85 4. Exhibit 4: Consideration & Adoption of **Resolution 2023-04**, Annual Assessments

86 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board adopted
87 **Resolution 2023-04**, Annual Assessments, for the Preserve at Wilderness Lake Community Development
88 District.

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

90 A. Landscaping & Irrigation

91 1. Exhibit 1: Landscape Inspection Reports – July 13

92 Ms. Dobson presented the reports from RedTree.

93 Ms. Dobson noted that following some negotiations, the 5800 square feet of turf in poor
94 condition would be replaced and covered by warranty at zero cost to the District. Ms.
95 Dobson observed that there were still 19 dead pine trees from the Lodge to 41, and there
96 may be more identified upon assessing the rest of the community. Ms. Dobson noted
97 ongoing shrub work and plans to finish up the rear of the community.

98 2. RedTree Irrigation Inspection Report

99 3. RedTree Proposals (if any)

100 B. Aquatic Services

101 1. Exhibit 6: GHS Environmental Report

102 C. District Engineer

103 Mr. Brletic noted that striping had been completed at the front of the community by ACPLM, and
104 that he would be working with District Counsel on finalizing Pasco County's acceptance of the
105 conveyance. Mr. Brletic stated that he would send his report to the District Manager for circulation
106 and Board review as soon as possible.

107 D. District Counsel

108 E. Community Manager

109 1. Exhibit 7: Presentation of Community Manager Report

110 Ms. Dobson noted the progress that had been accomplished for the completion of various
111 projects, adding that she anticipated the splashpad being back up and running the day after
112 the meeting. Ms. Dobson noted that some shade structures by the pool had been removed
113 due to beam deterioration, and that they were looking into whether new structures were in
114 stock through Lowe's. Additional updates were provided on the access wristbands, card
115 payment system setup, research into new vendors for physical copies of newsletters, and
116 acquiring proposals for deep cleaning the lodge floor for consideration at the September
117 meeting. Ms. Dobson recommended that deep cleaning occur quarterly, and suggested that
118 resealing the floor would be straightforward and relatively inexpensive. Ms. Dobson
119 fielded questions from the Board regarding tracking lightning strike items, noting that she
120 could forward her spreadsheet for reference and that she hoped that the remaining issues
121 would be resolved within the next couple of weeks.

122 F. District Manager

123 1. Exhibit 8: Presentation of District Manager & Field Operations Report

124 Ms. Dobson provided an update on filling staffing needs, noting that openings currently
125 existed for a full-time Lodge representative, an event coordinator, and a Lodge Manager,
126 and that there were two staff members currently expressing interest in the Lodge
127 representative and event coordinator positions. Ms. Dobson added that two other applicants
128 had been interviewed for the Lodge representative position. Mr. Smith proposed some
129 options for handling the Lodge Manager position, explaining that while there could be a
130 cost-neutral option implemented while retaining other Districts in a DM's portfolio, having
131 an employee dedicated fully to Preserve at Wilderness Lake would incur an additional cost
132 to absorb current District Manager salary and portfolio impacts.

133 Comments were heard from the Board expressing some concerns about Ms. Dobson's
134 workload in assuming a full-time dedicated role specifically for Wilderness Lake. Ms.
135 Dobson explained how her portfolio and focus could be reorganized, and stated that she
136 was willing to take on the responsibilities needed. Discussion ensued between the Board
137 and Vesta staff regarding the logistics and implementation of the plan.

138 Following discussion, the Board directed staff to draft cost-neutral agreements that would
139 outline the roles and responsibilities of a combined District Manager and General Manager
140 role, that would also allow for retaining two additional communities under management.
141 Ms. Dobson acknowledged a potential candidate that she had discussed with Ms. Cortina,
142 and noted that Ms. Hepner, as the Board liaison, could be invited in for discussions and
143 next steps with the candidate.

144 *(The Board recessed the meeting at 9:17 p.m., and reconvened at 9:33 p.m. During the recess, Mr. Norrie*
145 *left the meeting.)*

146 Ms. Dobson noted that a resident on Citrus Blossom Drive had submitted a request
147 regarding a dead tree in the nearby conservation area, explaining that during the period
148 between the lodge manager and her own return, approval had been acquired from
149 SWFWMD. Ms. Dobson explained that there was an invoice from Tree Masters for the
150 removal work in the amount of \$800, and the resident was asking the Board to consider
151 assisting with this payment with at least a 50% contribution. Ms. Dobson clarified for the
152 Board that the tree was on the resident's property within the wetland buffer. Comments
153 were made indicating that as it was on the resident's property, the CDD did not have any
154 obligation.

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

156 A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Workshop
157 Meeting Held June 22, 2023

158 B. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Regular
159 Meeting Held July 5, 2023

160 C. Exhibit 11: Consideration for Acceptance – The June 2023 Unaudited Financial Report

161 D. Exhibit 12: Consideration for Acceptance – The June 2023 Operations & Maintenance
162 Expenditures

163 Ms. Edwards suggested for a column to be added to the check register identifying where each
164 expense was being allocated. The Board additionally requested for a copy of the check register to
165 be included before the invoices with page numbers as a table of contents.

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

169 E. Exhibit 13: Ratification of Cooper Pools Commercial Gas Heater Replacement Proposal

170 Ms. Dobson noted that the proposal had been approved as a Lightning Damage expense, though
 171 they had subsequently been unable to prove whether the motor had failed due to a lightning strike.
 172 Ms. Dobson stated that she would go back to the insurance company, the electrician, and to Cooper
 173 Pools to see if anything could be arranged.

174 On a MOTION by Ms. Fisher, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
 175 the Ratification of the Cooper Pools Commercial Gas Heater Replacement Proposal, for the Preserve at
 176 Wilderness Lake Community Development District.

177 F. Exhibit 14: Ratification of A Total Solution Video Camera Networking Proposal - Lightning
 178 Damage

179 On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
 180 approved the Ratification of A Total Solution’s Video Camera Networking Proposal addressing lightning
 181 damage, for the Preserve at Wilderness Lake Community Development District.

182 G. Exhibit 15: Ratification of A Total Solution Tennis Court Mag Lock & Surge Protection Proposal
 183 – Lightning Damage

184 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
 185 the Ratification of A Total Solution’s Tennis Court Mag Lock & Surge Protection Proposal addressing
 186 lightning damage, for the Preserve at Wilderness Lake Community Development District.

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

188 A. Exhibit 16: Consideration & Adoption of **Resolution 2023-05**, Designating Dates, Times, &
 189 Location for FY 2024 Meetings

190 Following discussion on previous night meeting schedules, the Board opted to hold meetings at
 191 6:30 p.m. in the evening for their November 2023, February 2024, May 2024, and August 2024
 192 meeting dates. The Board and Ms. Dobson additionally discussed scheduling a budget workshop
 193 at some point in April 2024, also at 6:30 p.m. to allow for residents commuting home from work
 194 to attend.

195 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board adopted
 196 **Resolution 2023-05**, Designating Dates, Times, & Location for FY 2024 Meetings, for the Preserve at
 197 Wilderness Lake Community Development District.

198 B. Exhibit 17: Consideration of Illuminations Holiday Lighting Proposal

199 On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
 200 approved the Illuminations Holiday Lighting Proposal, in the amount of \$12,000.00, for the Preserve at
 201 Wilderness Lake Community Development District.

202 C. Exhibit 18: Consideration of HIMES Tennis Court Lighting Replacement Proposal

203 Ms. Dobson noted that the lightning had affected the tennis court lighting, and asked the Board
 204 whether they wished to move forward with LED lighting with the knowledge that at least half of
 205 the presented proposal would be covered under the insurance claim. The Board requested for a
 206 timeframe for their installation.

207 On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
 208 the HIMES Tennis Court Lighting Replacement Proposal, with the confirmation of the installation
 209 timeframe, in the amount of \$34,957.00, with a portion of the amount to be covered by insurance, for the
 210 Preserve at Wilderness Lake Community Development District.

211 D. Exhibit 19: Discussion of Wetland Buffer on Minnow Brook Way

212 Ms. Dobson noted that there was a minimal encroachment for the fence footprint, in the amount of
 213 about six inches at most, and as no water flow was being impeded, SWFWMD had granted
 214 permission for the homeowner to move forward on the fence installation. Ms. Dobson noted that
 215 the HOA had expressed preference for the CDD Board to not grant permission for this to proceed,
 216 out of concerns for setting a poor precedent favoring increasing encroachments. Ms. Dobson asked
 217 the Board for input on whether they wished to move forward with giving staff direction to finalize
 218 the policy and bring back its language for ratification.

219 Following discussion, the Board stated that they were in agreement with SWFWMD in allowing
 220 the encroachment into the wetland buffer. Ms. Dobson suggested that District Counsel may wish
 221 to review the letter from SWFWMD.

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

223 Comments were heard complimenting the weekly updates as being helpful, and clarifying that
 224 scheduling conflicts were different in meaning from “conflicts of interest”. In response to a
 225 Supervisor asking about announcing phone numbers of callers, Ms. Dobson noted that while the
 226 numbers were public record, she could announce the numbers using their last four digits only
 227 moving forward.

228 Ms. Dobson discussed the Project Tracker with the Board, and suggested that they could try to get
 229 RedTree’s in line with District Management’s own tracker.

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

231 There being none, the next item followed.

232 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 6, 9:30 AM**

233 All Supervisors present indicated that they planned on attending the meeting scheduled for
 234 September 6 in person, which would constitute a quorum. Ms. Dobson stated that she would check
 235 with Mr. Norrie regarding his attendance status.

236 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

239 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adjourned
 240 the meeting at 10:34 p.m. for the Preserve at Wilderness Lake Community Development District.

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

244 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
245 **meeting held on September 6, 2023.**

246

Signature

Signature

Printed Name

Printed Name

247 **Title: Secretary Assistant Secretary**

Title: Chairman Vice Chairman

EXHIBIT 10

The Preserve at Wilderness Lake Community Development District

Financial Statements
(Unaudited)

Preliminary

July 31, 2023

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

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2012</u>	<u>Debt Service 2013</u>	<u>TOTAL</u>
1 <u>ASSETS</u>					
2 BANKUNITED OPERATING	\$ 1,462,254	\$ -	\$ -	\$ -	\$ 1,462,254
3 TRUIST OPERATING	4,340	-	-	-	4,340
4 PETTY CASH	300	-	-	-	300
5 TRUST ACCOUNTS:					-
6 REVENUE FUND	-	-	40,955	72,797	113,752
7 RESERVE FUND	-	-	128,912	153,983	282,895
8 PREPAYMENT FUND	-	-	4,006	7,025	11,031
9 ACCOUNTS RECEIVABLE	-	-	-	-	-
10 ASSESSMENTS RECEIVABLE - ON ROLL	10,436	-	999	1,851	13,285
11 DUE FROM OTHER FUNDS	-	776,763	1,470	2,731	780,964
12 PREPAID EXPENSES	3,481	-	-	-	3,481
13 DEPOSITS	28,750	-	-	-	28,750
14 DUE FROM OTHERS	16	-	-	-	16
15 TOTAL ASSETS	\$ 1,509,576	\$ 776,763	\$ 176,342	\$ 238,386	\$ 2,701,068
16 <u>LIABILITIES</u>					
17 ACCOUNTS PAYABLE	\$ 125,257	\$ 31,681	\$ -	\$ -	\$ 156,938
18 RENTAL DEPOSITS PAYABLE	1,420	-	-	-	1,420
19 DEFERRED REVENUE - ON-ROLL	-	-	-	-	-
20 DUE TO OTHER FUNDS	780,964	-	-	-	780,964
21 OUTSTANDING CHECKS	225	-	-	-	225
22 TOTAL LIABILITIES	907,866	31,681	-	-	939,547
23 <u>FUND BALANCE</u>					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	32,231	-	-	-	32,231
27 CAPITAL RESERVES	-	-	179,002	231,729	410,730
26 OPERATING CAPITAL	-	-	-	-	-
28 UNASSIGNED	569,479	745,082	(2,660)	6,658	1,318,560
29 TOTAL FUND BALANCE	601,710	745,082	176,342	238,386	1,761,520
30 TOTAL LIABILITIES & FUND BALANCE	\$ 1,509,576	\$ 776,763	\$ 176,342	\$ 238,386	\$ 2,701,068

The Preserve at Wilderness Lake CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of July	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS					
3 ASSESSMENTS ON-ROLL	\$ 1,647,700	\$ 14,260	\$ 1,669,106	\$ 21,406	101%
4 INTEREST EARNINGS					
5 INTEREST	9,500	62	15,513	6,013	163%
6 MISCELLANEOUS REVENUE					
7 GUEST FEES	4,500	539	3,753	(747)	83%
8 EVENTS & SPONSORSHIPS	3,500	34	3,229	(271)	92%
9 RENTAL REVENUES	8,250	1,765	9,830	1,580	119%
10 GENERAL STORE	7,000	1,902	5,802	(1,198)	83%
11 OTHER MISC. REVENUE	500	-	1	(499)	0%
12 INSURANCE PROCEEDS	-	-	41,810	41,810	
13 PRIOR YEAR CREDIT	-	-	636	636	
14 TOTAL REVENUE	1,680,950	18,561	1,749,680	68,730	104%
15 BALANCE FORWARD FROM PREVIOUS YEAR	248,796	-	248,796	-	
16 TOTAL REVENUE & BALANCE FORWARD	\$ 1,929,746	\$ 18,561	\$ 1,998,476	\$ 68,730	104%
17 EXPENDITURES					
18 LEGISLATIVE					
19 SUPERVISOR FEES	\$ 14,000	\$ 1,400	\$ 15,600	\$ (738)	111%
20 PAYROLL FICA TAXES	-	-	-	-	
21 PAYROLL SERVICE FEES	-	-	-	-	
22 TOTAL LEGISLATIVE	14,000	1,400	15,600	1,600	111%
23 FINANCIAL & ADMINISTRATIVE					
24 ADMINISTRATIVE SERVICES	8,874	740	8,136	(738)	92%
25 DISTRICT MANAGEMENT	25,078	84	26,568	1,490	106%
26 DISTRICT ENGINEER	17,000	8,100	40,508	23,508	238%
27 DISCLOSURE REPORT	2,200	-	2,000	(200)	91%
28 TRUSTEE FEES	7,800	-	6,852	(948)	88%
29 TAX COLLECTOR / PROPERTY FEES	150	-	-	(150)	0%
30 FINANCIAL & REVENUE COLLECTIONS	5,724	477	5,397	(327)	94%
31 ASSESSMENT ROLL	5,724	-	5,724	-	100%
32 ACCOUNTING SERVICES	26,024	2,279	23,963	(2,061)	92%
33 AUDITING SERVICES	3,635	3,635	3,635	-	100%
34 LEGAL ADVERTISING	2,250	200	1,470	(780)	65%
35 MISC. MAILINGS	2,500	51	51	(2,449)	2%
36 DUES, LICENSES, & FEES	825	-	519	(306)	63%
37 WEBSITE & EMAIL HOSTING	7,500	-	3,754	(3,746)	50%
38 TOTAL ADMINISTRATIVE	115,284	15,567	128,577	13,293	112%
39 LEGAL COUNSEL					
40 DISTRICT COUNSEL	20,000	2,959	37,605	17,605	188%
41 TOTAL LEGAL COUNSEL	20,000	2,959	37,605	17,605	188%

The Preserve at Wilderness Lake CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of July	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
42 INSURANCE					
43 PUBLIC OFFICIALS LIABILITY INSURANCE	3,050	-	2,733	(317)	90%
44 SUPERVISOR WORKERS COMPENSATION INSURANCE	250	-	664	414	266%
45 GENERAL LIABILITY INSURANCE	4,331	-	3,880	(451)	90%
46 PROPERTY INSURANCE	42,272	-	38,011	(4,261)	90%
47 TOTAL INSURANCE	49,903	-	45,288	(4,615)	91%
48 LAW ENFORCEMENT					
49 OFF DUTY DEPUTY	34,750	-	16,298	(18,453)	47%
50 TOTAL LAW ENFORCEMENT	34,750	-	16,298	(18,453)	47%
51 UTILITIES					
52 ELECTRICITY UTILITY SERVICES	165,000	1,497	134,238	(30,762)	81%
53 GAS UTILITY SERVICES	30,000	-	32,326	2,326	108%
54 SOLID WASTE ASSESSMENT	3,250	-	3,339	89	103%
55 GARBAGE RECREATION FACILITY	1,500	-	3,795	2,295	253%
56 WATER-SEWER SERVICES	30,000	6,900	14,830	(15,170)	49%
57 STORMWATER ASSESSMENTS	3,125	-	2,377	(748)	76%
58 TOTAL UTILITIES	232,875	8,397	190,905	(41,970)	82%
59 LANDSCAPE					
60 LANDSCAPE MAINTENANCE	158,000	12,708	132,528	(25,472)	84%
61 LANDSCAPE FERTILIZATION	30,000	3,900	23,850	(6,150)	80%
62 LANDSCAPE ANNUAL FLOWERS	16,200	7,875	19,800	3,600	122%
63 LANDSCAPE REPLACEMENT PLANTS	45,000	-	29,999	(15,001)	67%
64 LANDSCAPE MULCH	68,000	-	-	(68,000)	0%
65 LANDSCAPE INSPECTION SERVICES	13,200	1,100	9,900	(3,300)	75%
66 LANDSCAPE PEST CONTROL	13,980	1,319	11,804	(2,176)	84%
67 LANDSCAPE AERATION	4,000	-	-	(4,000)	0%
68 TREE TRIMMING SERVICES	32,000	10,525	61,275	29,275	191%
69 IRRIGATION REPAIR & MAINTENANCE	25,000	806	16,457	(8,543)	66%
70 IRRIGATION INSPECTION	13,600	1,100	2,200	(11,400)	16%
71 WELL MAINTENANCE	2,500	-	-	(2,500)	0%
72 TOTAL LANDSCAPE	421,480	39,333	307,812	(113,668)	73%
73 LAKE AND WETLAND MAINTENANCE					
74 WETLAND PLANT INSTALLATION	-	-	-	-	
75 MONTHLY AQUATIC WEED CONTROL	34,500	2,875	17,250	(17,250)	50%
76 WETLAND STAFF OVERSIGHT	2,000	167	1,500	(500)	75%
77 PRIVATE RESIDENT CONSULTATION	780	65	585	(195)	75%
78 WETLAND NUISANCE SPECIES CONTROL	10,500	875	8,725	(1,775)	83%
79 WETLAND INITIAL CLEANUP	30,300	2,950	20,175	(10,125)	67%
80 WETLAND ROUTINE CLEANUP	13,200	-	8,150	(5,050)	62%
81 SPECIAL PROJECTS	5,000	-	-	(5,000)	0%
82 TOTAL LAKE AND WETLAND MAINTENANCE	96,280	6,932	56,385	(39,895)	59%
83 ROAD & STREET FACILITIES					
84 STREET LIGHT DECORATIVE MAINTENANCE	500	-	-	(500)	0%
85 STREET SIGN REPAIR & MAINTENANCE	500	-	1,600	1,100	320%
86 ROADWAY REPAIR & MAINTENANCE	10,000	-	12,079	2,079	121%
87 SIDEWALK REPAIR & MAINTENANCE	3,000	-	-	(3,000)	0%
88 SIDEWALK PRESSURE WASHING	8,000	-	4,300	(3,700)	54%
89 ENTRY & WALLS REPAIR & MAINTENANCE	1,000	-	1,463	463	146%
90 TOTAL ROAD & STREET FACILITIES	23,000	-	19,441	(3,559)	85%

The Preserve at Wilderness Lake CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of July	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
91 PARKS & RECREATION					
92 MANAGEMENT CONTRACT - PAYROLL	450,000	20,271	346,179	(103,821)	77%
93 EMPLOYEE MILEAGE REIMBURSEMENT	2,500	-	1,445	(1,055)	58%
94 MANAGEMENT CONTRACT - DM FEES	18,000	2,089	14,678	(3,322)	82%
95 LODGE REPAIR & MAINTENANCE	50,000	6,063	34,713	(15,288)	69%
96 LODGE JANITOR CONTRACT SERVICES	30,000	3,900	20,695	(9,305)	69%
97 LODGE JANITOR SUPPLIES	7,500	184	6,676	(824)	89%
98 SPA LINEN & MAT SERVICES	8,000	844	8,131	131	102%
99 POOL SERVICE CONTRACT	58,520	5,903	50,526	(7,994)	86%
100 POOL REPAIR & MAINTENANCE	5,000	16	7,622	2,622	152%
101 POOL PERMITS	1,000	-	-	(1,000)	0%
102 TELEPHONE, INTERNET, CABLE	14,000	1,172	11,983	(2,017)	86%
103 COMPUTER IT SUPPORT & REPAIR	3,750	5,485	6,918	3,168	184%
104 SECURITY SYSTEM MONITORING	12,000	2,747	6,213	(5,787)	52%
105 SECURITY SYSTEM MAINTENANCE	7,500	600	24,026	16,526	320%
106 RESIDENT SERVICES	7,500	517	8,668	1,168	116%
107 RESIDENT ID CARD	1,500	-	128	(1,372)	9%
108 OFFICE SUPPLIES	8,000	150	5,062	(2,938)	63%
109 GENERAL STORE	7,000	725	4,643	(2,357)	66%
110 NATURE CENTER OPERATIONS	6,000	-	4,940	(1,060)	82%
111 WILDLIFE MANAGEMENT SERVICES	14,400	-	12,185	(2,215)	85%
112 SPECIAL EVENTS	30,000	500	28,679	(1,321)	96%
113 FITNESS EQUIPMENT MAINTENANCE	1,500	-	990	(510)	66%
114 FITNESS EQUIPMENT REPAIR	7,000	874	5,475	(1,525)	78%
115 EQUIPMENT LEASE	5,000	-	-	(5,000)	0%
116 EQUIPMENT REPAIR & REPLACEMENT	10,000	-	36,942	26,942	369%
117 ATHLETIC COURT REPAIR & MAINTENANCE	5,250	636	7,063	1,813	135%
118 PLAYGROUND EQUIPMENT MAINTENANCE	1,000	-	922	(78)	92%
119 PLAYGROUND MULCH	8,000	-	-	(8,000)	0%
120 DOG WASTE STATION SUPPLIES	5,000	-	5,484	484	110%
121 HOLIDAY DECORATIONS	15,000	1,386	13,386	(1,614)	89%
122 LANDSCAPE LIGHTING REPLACEMENT	2,000	330	613	(1,388)	31%
123 CONTINGENCY	-	-	2,700	2,700	
124 TOTAL PARKS AND RECREATION	801,920	54,392	677,684	(124,236)	85%
125 TOTAL EXPENDITURES	1,809,492	128,978	1,495,595	(313,897)	83%
126 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	120,254	(110,417)	254,085	133,831	
127 OTHER FINANCING SOURCES & USES					
128 TRANSFERS IN	-	100	100	100	
129 TRANSFERS OUT	(120,254)	(100)	(120,354)	(100)	
130 TOTAL OTHER FINANCING RESOURCES & USES	(120,254)	-	(120,254)	-	
131 FUND BALANCE - BEGINNING - UNAUDITED	467,879		467,879	-	
132 NET CHANGE IN FUND BALANCE	-	(110,417)	133,831	133,831	
133 FUND BALANCE - ENDING - PROJECTED	\$ 467,879		\$ 601,710	133,831	
134 ANALYSIS OF FUND BALANCE					
135 NON SPENDABLE DEPOSITS					
136 PREPAID & DEPOSITS	32,231		32,231		
137 CAPITAL RESERVES	-		-		
138 OPERATING CAPITAL	-		-		
139 UNASSIGNED	569,479		569,479		
140 TOTAL FUND BALANCE	\$ 601,710		\$ 601,710		

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, 2022 to July 31, 2023

	FY 2023 Amended Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 128,719	\$ 129,833	\$ 1,114
3 MISCELLANEOUS REVENUE	-	-	-
4 TOTAL REVENUE	128,719	129,833	1,114
5 EXPENDITURES			
6 CAPITAL RESERVES	248,973	272,335	23,362
7 TOTAL EXPENDITURES	248,973	272,335	23,362
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(120,254)	(142,502)	(22,248)
9 OTHER FINANCING SOURCES & USES			
10 TRANSFERS IN	120,254	120,254	-
11 TRANSFERS OUT	-	-	-
12 TOTAL OTHER FINANCING SOURCES & USES	120,254	120,254	-
13 FUND BALANCE - BEGINNING	767,331	767,331	-
14 NET CHANGE IN FUND BALANCE	-	(22,248)	(22,248)
15 FUND BALANCE - ENDING	\$ 767,331	\$ 745,082	\$ (22,248)
16 ANALYSIS OF FUND BALANCE			
17 ASSIGNED			
18 FUTURE CAPITAL IMPROVEMENTS	-	-	
19 WORKING CAPITAL	-	-	
20 UNASSIGNED	745,082	745,082	
21 FUND BALANCE - ENDING	\$ 745,082	\$ 745,082	

The Preserve at Wilderness Lake CDD
Debt Service Fund - Series 2012
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 169,967	\$ 172,120	\$ 2,154
3 INTEREST REVENUE	-	6,425	6,425
4 MISC REVENUE	-	-	-
5 TOTAL REVENUE	169,967	178,545	8,579
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	35,240	35,240
9 May 1, 2023	-	35,240	35,240
10 November 1, 2023	-	-	-
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	-	95,000	95,000
13 PRINCIPAL PREPAYMENT	-	20,000	20,000
14 TOTAL EXPENDITURES	169,967	185,480	15,513
15 EXCESS OF REVENUE OVER (UNDER) EXP.	-	(6,935)	(6,935)
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	183,277	183,277	-
21 NET CHANGE IN FUND BALANCE	-	(6,935)	(6,935)
22 FUND BALANCE - ENDING	\$ 183,277	\$ 176,342	\$ (6,935)

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, 2022 to July 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 315,438	\$ 319,021	\$ 3,583
3 SPECIAL ASSESSMENTS - OFF ROLL	-	4,439	4,439
4 INTEREST REVENUE	-	8,896	8,896
5 MISC REVENUE	-	-	-
6 TOTAL REVENUE	315,438	332,357	16,918
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2022	-	59,266	59,266
10 May 1, 2023	-	59,266	59,266
11 November 1, 2023	-	-	-
12 PRINCIPAL RETIREMENT			
13 May 1, 2023	-	190,000	190,000
14 PRINCIPAL PREPAYMENT	-	20,000	20,000
15 TOTAL EXPENDITURES	315,438	328,533	328,533
16 EXCESS OF REVENUE OVER (UNDER) EXP.	-	3,824	3,824
17 OTHER FINANCING SOURCES (USES)			
18 TRANSFERS IN	-	-	-
19 TRANSFERS OUT	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 FUND BALANCE - BEGINNING	234,562	234,562	-
22 NET CHANGE IN FUND BALANCE	-	3,824	3,824
23 FUND BALANCE - ENDING	\$ 234,562	\$ 238,386	\$ 3,824

The Preserve at Wilderness Lake CDD
Check Register - FY2023

Pg	Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
	05/31/2023		EOM Balance					200,000.00
	06/07/2023	1010	Pasco County Property Appraiser	Annual Fees Due			150.00	199,850.00
	06/08/2023	1013	Agnieszka Fisher	BOS Meeting 5/24/23			200.00	199,650.00
	06/08/2023	1015	Badges of Honor LLC	Name Badges gold black			55.00	199,595.00
	06/08/2023	1014	Body Luxxe	Reissue 8/23/22: it's Lit Candle making class			225.00	199,370.00
	06/08/2023	1008	Bryan Norrie	BOS Meeting 5/24/23			200.00	199,170.00
	06/08/2023	1012	Fitness Logic				352.99	198,817.01
	06/08/2023	1011	GHS, LLC	Monthly Aquatic Weed Control Program			3,981.67	194,835.34
	06/08/2023	1016	Heather Hepner	BOS Meeting 5/24/23			200.00	194,635.34
	06/08/2023	1009	Himes Electrical Service, Inc.	Service call - Checked breakers for splash pool			539.47	194,095.87
	06/08/2023	1002	Holly Ruhlig	BOS Meeting 5/24/23			200.00	193,895.87
	06/08/2023	1007	Judy Smith	Replacement of swim wear damaged w/ bleach in the spa			73.99	193,821.88
	06/08/2023	1006	Nuricproductions	DJ Service for Summer Pool Party			250.00	193,571.88
	06/08/2023	1005	RedTree Landscape Systems				2,955.00	190,616.88
	06/08/2023	1004	Tampa Bay Times	Legal advertising- Budge Workshop			147.50	190,469.38
	06/08/2023	1003	Vanguard Cleaning Systems Of Central FL	June Monthly cleaning services			1,950.00	188,519.38
	06/08/2023	1010	Virginia B. Edwards	BOS Meeting 5/24/23			200.00	188,319.38
	06/08/2023	1001	Waste Connections Of Florida	ACC#023988-0001 21320 Wilderness Lake Blvd Land 6/1- 6/30			420.43	187,898.95
	06/09/2023	08ACH060923	Frontier	FiberOptic Internet 200 static IP 5/15-6/14			105.98	187,792.97
	06/13/2023	ACH 061323	Frontier	Local service 5/19- 6/18			904.76	186,888.21
	06/14/2023			Deposit		9,242.15		196,130.36
	06/14/2023			Deposit		192.36		196,322.72
	06/14/2023	0614ACH1	BankUnited	Check order			50.72	196,272.00
	06/15/2023			Deposit		10,332.12		206,604.12
	06/15/2023	01ACH063023	Ready Refresh	Drinking Water service 5/9- 6/8			147.07	206,457.05
	06/16/2023	07ACH061623	Frontier	Local service 5/22- 6/21			100.99	206,356.06
	06/16/2023			Funds Transfer		1,508,637.34		1,714,993.40
	06/21/2023	1017	ALSCO				437.85	1,714,555.55
	06/21/2023	1018	Bretic Dvorak Inc	Engineering services			2,937.50	1,711,618.05
	06/21/2023	1019	Cooper Pools Inc.	Monthly commercial pool service & Algacide Lap Pool			5,903.00	1,705,715.05
	06/21/2023	1020	FitRev Inc	Wipe dispensers for fitness room			140.00	1,705,575.05
	06/21/2023	1021	Ideal Network Solutions, Inc.	Lodge Reconstruction Project			5,485.00	1,700,090.05
	06/21/2023	1022	PSA Horticultural	June Landscape inspection			1,100.00	1,698,990.05
	06/21/2023	1023	RedTree Landscape Systems				14,625.00	1,684,365.05
	06/21/2023	1024	Straley Robin Vericker	Professional services rendered - General Matters			2,958.50	1,681,406.55
	06/21/2023	1025	Trevor Elliott	Gas for Maintenance			16.60	1,681,389.95
	06/21/2023	1026	Vantage Point Corporation	Trend Micro Worry- Free Business security services Maintenance			288.45	1,681,101.50
	06/21/2023	1027	Vesta District Services				10,946.00	1,670,155.50
	06/21/2023	1028	Amber Tucker	Expense May			305.81	1,669,849.69
	06/21/2023	1029	Karen Deal	Expenses May			1,359.65	1,668,490.04
	06/21/2023	ACH 062123	FL Dept. of Rev.	May 2023 Sales tax			112.47	1,668,377.57
	06/26/2023	1030	Agnieszka Fisher	BOS Meeting 6/22/23			200.00	1,668,177.57
	06/26/2023	1031	Bryan Norrie	BOS Meeting 6/22/23			200.00	1,667,977.57
	06/26/2023	1032	Heather Hepner	BOS Meeting 6/22/23			200.00	1,667,777.57
	06/26/2023	1033	Holly Ruhlig	BOS Meeting 6/22/23			200.00	1,667,577.57
	06/26/2023	1034	Virginia B. Edwards	BOS Meeting 6/22/23			200.00	1,667,377.57
	06/26/2023	1035	A Total Solution, Inc				7,206.27	1,660,171.30
	06/26/2023	1036	ACCI	labor & Equipment for all existing structured cabling in the clubhouse			1,539.00	1,658,632.30
	06/26/2023	1037	Arrow Exterminators				1,306.00	1,657,326.30
	06/26/2023	1038	Cool Coast Heating & Cooling Inc	Performed filter change & Drain Cleaning			629.00	1,656,697.30
	06/26/2023	1039	FitRev Inc	Diamond Pro 20kg Bar			444.00	1,656,253.30
	06/26/2023	1040	GHS, LLC	Monthly Aquatic Weed Control Program			6,931.67	1,649,321.63
	06/26/2023	1041	McNatt's Cleaners	Laundry			19.00	1,649,302.63
	06/26/2023	1042	Nuricproductions	DJ Service for 4th of July			250.00	1,649,052.63
	06/26/2023	1043	Pasco Sheriff's Office				3,277.50	1,645,775.13
	06/26/2023	1044	Site Masters Of Florida LLC	Constructed swales in common area at northwest end of Grasmere Dr.			1,700.00	1,644,075.13
	06/26/2023	1045	Toni Rulon	Room Rental Deposit Refund (6/11/23)			250.00	1,643,825.13
	06/27/2023	01ACH062723	Pasco County Utilities	21320 Wilderness Lake Blvd 4/19-5/18			6,791.47	1,637,033.66

The Preserve at Wilderness Lake CDD
Check Register - FY2023

Pg	Date	Ref. Num	Name	Memo	Expense	Deposits	Disbursements	Balance
	06/27/2023	02ACH062723	Pasco County Utilities	0 Waverly Shores Lane 4/19-5/18			12.14	1,637,021.52
	06/27/2023	03ACH062723	Pasco County Utilities	20750 Wilderness Lake Blvd 4/19-5/18			33.21	1,636,988.31
	06/27/2023	04ACH062723	Pasco County Utilities	21539 Cormorant Cove Dr 4/19-5/18			12.14	1,636,976.17
	06/27/2023	05ACH062723	Pasco County Utilities	7639 Grasmere Dr 4/19-5/18			12.14	1,636,964.03
	06/27/2023	06ACH062723	Pasco County Utilities	21922 Waverly Shores Lane 4/19-5/18			28.34	1,636,935.69
	06/27/2023	1046	The Preserve at Wilderness Lake CDD	Opening Merchant Account			100.00	1,636,835.69
	06/27/2023	10ACH062723	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 5/3-6/2			30.79	1,636,804.90
	06/27/2023	11ACH062723	Duke Energy	need back up			13,800.33	1,623,004.57
	06/27/2023	12ACH062723	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 5/3-6/2			30.79	1,622,973.78
	06/27/2023	ACH062723	Frontier	Local service6/22- 7/21/23			100.99	1,622,872.79
	06/28/2023	ACH062823	Frontier	FiberOptic Internet 200 static IP 6/15-7/15			105.98	1,622,766.81
	06/28/2023	1048	Fitness Logic	Monthly general maintenance and cleaning of all equipment			110.00	1,622,656.81
	06/28/2023	1049	Himes Electrical Service, Inc.				517.50	1,622,139.31
	06/28/2023	1050	RedTree Landscape Systems				5,065.00	1,617,074.31
	06/28/2023	1051	Himes Electrical Service, Inc.	Service call - Troubleshoot no power to tennis court lights			227.04	1,616,847.27
	06/29/2023	1052	Badges of Honor LLC	Navy baseball hat w/ embroidery			150.00	1,616,697.27
	06/29/2023	1053	ProPet Distributors	DOGIPOT SMART Litter pickup Bags and Trash Bags Liner			1,385.80	1,615,311.47
	06/29/2023	1054	Trevor Elliott	Reimbursement -Gas for Maintenance and battey			244.63	1,615,066.84
	06/29/2023			Deposit		9,318.94		1,624,385.78
	06/29/2023	1055	Katie Grubaugh	Refund: Room Rental Deposit			250.00	1,624,135.78
	06/29/2023	1056	Lindsey Palmer	Refund: Room Rental Deposit			250.00	1,623,885.78
	06/29/2023	1057	Marlene Suarez	Refund: Room Rental Deposit			250.00	1,623,635.78
	06/29/2023	1058	Mitzi Whitaker	Refund: Room Rental Deposit			250.00	1,623,385.78
	06/29/2023	1059	Nevena Ugrenovic	Refund: Room Rental Deposit			250.00	1,623,135.78
	06/29/2023	1060	Pam Morley	Refund: Pool Rental Deposit			250.00	1,622,885.78
	06/29/2023	1061	Susan Gosman	Refund: Room Rental Deposit			250.00	1,622,635.78
	06/29/2023	1062	Vanguard Cleaning Systems Of Central FL	July Monthly cleaning services			1,950.00	1,620,685.78
	06/29/2023	1063	Vesta District Services	Billable Expenses May 23			84.14	1,620,601.64
	06/29/2023	1064	Victoria Morgan	Refund: Pool Rental Deposit			250.00	1,620,351.64
	06/30/2023	1065	Fitness Logic	Reattached cable to top plate on precor leg press			99.00	1,620,252.64
	06/30/2023			Interest		61.77		1,620,314.41
	06/30/2023	EOM Balance				1,537,784.68	117,470.27	1,620,314.41
1	07/01/2023	1047	A Total Solution, Inc		Security System Monitoring/Maint.		1,320.00	1,618,994.41
3	07/06/2023	1066	Daphne Sterner	Room Rental Deposit Refund (6/24/23)	Rental Deposit		250.00	1,618,744.41
4	07/07/2023	1067	Test Lab, Inc.	Testing Services	Roadway Repair & Maint.		4,084.50	1,614,659.91
5	07/07/2023	ACH 070723	Frontier	Business Fiber Internet 06/07- 07/06	Telephone, Internet, Cable		169.98	1,614,489.93
	07/12/2023	1068	Agnieszka Fisher	BOS Meeting 7/05/23	Supervisor Fees		200.00	1,614,289.93
	07/12/2023	1069	Heather Hepner	BOS Meeting 7/05/23	Supervisor Fees		200.00	1,614,089.93
	07/12/2023	1070	Holly Ruhlig	BOS Meeting 7/05/23	Supervisor Fees		200.00	1,613,889.93
	07/12/2023	1071	Virginia B. Edwards	BOS Meeting 7/05/23	Supervisor Fees		200.00	1,613,689.93
6	07/12/2023	1078	Site Masters Of Florida LLC	Replace 3 elevated sidewalk panels	Lodge Repair & Maint.		1,800.00	1,611,889.93
7	07/13/2023	1ACH071323	Frontier	Local service 6/19- 7/18/23	Telephone, Internet, Cable		795.44	1,611,094.49
8	07/13/2023	0713ACH1	Ready Refresh	Water Service Rental	Spa Linen & Mat Services		39.98	1,611,054.51
9	07/14/2023	1074	Berger, Toombs, Elam, Gaines & Frank	Services rendered in connection w/ audit of basic financial statement	Auditing Services		3,635.00	1,607,419.51
10	07/14/2023	1075	Cooper Pools Inc.		Pool Repair, Pool Service,		5,888.00	1,601,531.51
12	07/14/2023	1076	MPLC	MPLC Umbrella License covering 7/26/23 - 7/25/24	Resident Services		3,118.79	1,598,412.72
14	07/14/2023	1077	Vesta District Services	Billable Expenses May 23	District Management		7,225.31	1,591,187.41
31	07/17/2023	1079	Palm Beach Security Safes, Inc.	Rekeying Facility & Guard House	Lodge Repair & Maint.		4,202.50	1,586,984.91
	07/18/2023			Deposit		3,981.67		1,590,966.58
33	07/18/2023	100000	A Total Solution, Inc	Invoice: 0000171279 (Reference: service call on your access control system	Lodge Repair & Maint.		2,097.47	1,588,869.11
36	07/18/2023	100001	Bretlic Dvorak Inc	Invoice: 1136 (Reference: Project Manager & Senior Inspector.)	District Engineer		5,162.50	1,583,706.61
37	07/18/2023	100002	Cooper Pools Inc.	Invoice: 7130 (Reference: ORP Probes.) Invoice: 7131 (Reference: Replac	Pool Repair & Maint.		9,100.00	1,574,606.61
40	07/18/2023	100003	GHS, LLC	Invoice: 2023-344 (Reference: Monthly Aquatic Services.)	Monthly Aquatic, Wetland Staff, Private Residen		3,981.67	1,570,624.94
41	07/18/2023	100004	Tampa Bay Times	Invoice: 061423-9621 (Reference: Legal Advertising.)	Legal Advertising		121.60	1,570,503.34
42	07/18/2023	100005	Vesta District Services	Invoice: 411693 (Reference: Management Fees & Payroll.)	Management Contract - Payroll		29,590.00	1,540,913.34
43	07/18/2023	100006	Admit One Products, Inc.	Invoice: 337820 (Reference: Wristbands.)	Resident Services		163.81	1,540,749.53
44	07/18/2023	100007	Business Observer, Inc.	Invoice: 23-01129P (Reference: Legal Advertising.) Invoice: 23-01099P (Legal Advertising		573.13	1,540,176.40
48	07/19/2023	1080	Ashlyn Valenta	Room Rental Deposit Refund (7/8/23)	Rental Deposit		250.00	1,539,926.40

The Preserve at Wilderness Lake CDD
Check Register - FY2023

Pg	Date	Ref Num	Name	Memo	Expense	Deposits	Disbursements	Balance
49	07/19/2023	1081	Sysco West Coast Florida, Inc.				2,094.56	1,537,831.84
55	07/19/2023	0719ACH1	Duke Energy	Collective accounts 5/3-6/2	Electric Utility Services		1,435.20	1,536,396.64
56	07/19/2023	1083	Site Masters Of Florida LLC	Replace Missing Grate	Contingency		1,200.00	1,535,196.64
57	07/20/2023	1084	A Total Solution, Inc		Security System Monitoring		5,493.20	1,529,703.44
59	07/20/2023	1085	Site Masters Of Florida LLC	Installed surface drainage pip in sand Volleyball court	Lodge Repair & Maint.		2,100.00	1,527,603.44
	07/25/2023			Deposit		291.90		1,527,895.34
60	07/26/2023	1ACH072623	Pasco County Utilities	20750 Wilderness Lake Blvd 5/18-6/19	Water/Sewer Services		39.88	1,527,855.46
61	07/26/2023	2ACH072623	Pasco County Utilities	21320 Wilderness Lake Blvd 5/18-6/19	Water/Sewer Services		1,745.18	1,526,110.28
62	07/26/2023	3ACH072623	Pasco County Utilities	21539 Cormorant Cove Dr 5/18-6/19	Water/Sewer Services		10.29	1,526,099.99
63	07/26/2023	4ACH072623	Pasco County Utilities	21922 Waverly Shores Lane 5/18-6/19	Water/Sewer Services		29.73	1,526,070.26
64	07/26/2023	5ACH072623	Pasco County Utilities	7639 Grasmere Dr 5/18-6/19	Water/Sewer Services		10.29	1,526,059.97
65	07/26/2023	6ACH072623	Pasco County Utilities	0 Waverly Shores Lane 5/18-6/19	Water/Sewer Services		10.29	1,526,049.68
66	07/27/2023	ACH072723	Duke Energy	05/26-06/27	Electric Utility Services		14,218.28	1,511,831.40
67	07/27/2023	1ACH072723	Duke Energy	7973 Citrus Blossom Dr- Herons Glen 6/3-7/3	Electric Utility Services		30.79	1,511,800.61
68	07/27/2023	2ACH072723	Duke Energy	7739 Citrus Blossom Dr- Sign Herons Wood 6/3-7/3	Electric Utility Services		30.79	1,511,769.82
69	07/27/2023	100008	RedTree Landscape Systems	Invoice: 14124 (Reference: Arbor Care.) Invoice: 14144 (Reference: Tree	Irrigation, Landscape Maint, Tree Trimming		18,291.00	1,493,478.82
73	07/27/2023	100009	Inteligy Tampa Bay LLC	Invoice: 16549 (Reference: Lightening Damage.)	Lodge Repair & Maint.		1,759.00	1,491,719.82
74	07/28/2023	100010	A Total Solution, Inc	Invoice: 0000172173 (Reference: Lightning damage.)	Security System Maint.		4,125.62	1,487,594.20
76	07/28/2023	100011	ALSCO	Invoice: LTAM996518 (Reference: Mats.)	Spa Linen & Mat Services		145.95	1,487,448.25
77	07/28/2023	100012	Fitness Logic	Invoice: 113735 (Reference: Triceps Rope.) Invoice: 113734 (Reference: I	Fitness Equipment Repair		1,880.11	1,485,568.14
81	07/28/2023	100013	FitRev Inc	Invoice: 28827 (Reference: Diamond Pro - IWF 20kg Bar.)	Fitness Equipment Repair		444.00	1,485,124.14
82	07/28/2023	100014	Himes Electrical Service, Inc.	Invoice: 23569 (Reference: Lightning damage.) Invoice: 23507 (Reference: Lodge Repair, Landscape Lighting			707.50	1,484,416.64
84	07/28/2023	100015	RedTree Landscape Systems	Invoice: 13968 (Reference: Landscape Maint..) Invoice: 14176 (Reference: Irrigation, Landscape Maint, Tree Trimming			17,665.00	1,466,751.64
87	07/28/2023	100016	Straley Robin Vericker	Invoice: 23330 (Reference: General Matters.)	District Counsel		4,228.00	1,462,523.64
89	07/28/2023	100017	Business Observer, Inc.	Invoice: 23-01158P (Reference: Legal Advertising.)	Legal Advertising		72.19	1,462,451.45
90	07/31/2023	1ACH073123	Frontier	Business Fiber Internet 07/07- 08/06	Telephone, Internet, Cable		334.05	1,462,117.40
	07/31/2023			Interest		136.14		1,462,253.54
	07/31/2023		EOM Balance			4,409.71	162,470.58	1,462,253.54

The Preserve at Wilderness Lake CDD
Reserve Fund Expenditures
For the period from October 1, 2022 to July 31, 2023

Date	Ref. Num	Name	Memo	Amount
10/7/2022	100722-2 Leaders	Leader's Casual Furniture Co	Deposit for 25 Lounge Chairs 10/22	5,000.00
10/7/2022	100722-Leaders	Leader's Casual Furniture Co	Deposit for 25 Lounge Chairs 10/22	1,918.03
10/14/2022	101422-Anova	Anova Furnishings, Inc	New Bench for Outdoor Use 10/22	1,102.71
10/26/2022	104	Phoenix Pools, Inc.	50% Deposit to Start Project 10/22	12,240.00
11/8/2022	110822-FitRev Deposit	FitRev, Inc.	50% Deposit on Gym Equipment 11/22	28,708.00
11/11/2022	8694	Cool Coast Heating & Cooling Inc.	Change Out Air System 11/22	9,098.00
9/16/2022	50-Balance	Softroc of Ocala/ Tampa	Balance Due - Splash Pad Resurfacing 12/22	9,735.00
12/10/2022	121022- Leaders	Leader's Casual Furniture Co	Deposit for New Swing Bench 12/22	502.90
12/29/2022	SOTAM4462	Leader's Casual Furniture Co	Swing Bench 12/22	502.89
12/11/2022	19	Construction Management Services, LLC	Main Club House Splash Pad Removal 12/22	2,000.00
2/6/2023	100314	Gaydos Hydro Services, LLC	Materials for Dock Vegetation Clearing 01/23	2,146.09
2/8/2023	020823 Leader\'s	Leader's Casual Furniture Co	Remaining Balance Due - Lawn Chairs 02/23	6,918.03
2/24/2023	27585	FitRev, Inc.	Gym Equipment 02/23	28,708.00
3/6/2023	264154	Almetek Industries	Catch Basins 03/23	2,624.42
3/13/2023	031323 CK RQ	ACPLM, Inc.	50% Deposit Asphalt Paving 03/23	42,705.00
3/14/2023	20230315 CK RQ	Tampa Dock & Seawall	Floating Dock Deposit 03/23	20,000.00
3/28/2023	162	Phoenix Pools, Inc.	Project Completion 03/23	12,240.00
3/28/2023	2023609	ACPLM, Inc.	Asphalt Paving 03/23	42,705.00
4/12/2023	041223-2	Site Masters of Florida, LLC	50% Deposit Construct Swales 04/23	1,700.00
4/28/2023	042823		Debit Card Expense 04/23	1,600.00
5/9/2023	20230509	Tampa Dock & Seawall	Balance of contract	31,681.00
5/26/2023	052623-1	Site Masters of Florida, LLC	Construct Swales 05/23	1,700.00
7/7/2023	7125	Cooper Pools Inc	Service Call on Gas Heater	6,800.00
6/30/2023	Total Capital Reserve Expenditures			272,335.07

EXHIBIT 11

Need GL Code of for Monitoring

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 #
7/1/2023	000182589

BILL TO: (Attention Accounts Payable)
Wilderness Lake Preserve 250 International Parkway Suite 208 Lake Mary, FL 32746

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	Net 15	7/16/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
BURG M/Q	Quarterly service charge for monitoring Security Video Alarm System. The Security Video Alarm System was connected to Acadian your new central station on 10/11/21. All monitoring is billed in advance and the schedule is as follows: 1st Quarter=January, February, March 2nd Quarter=April, May June 3rd Quarter=July, August, September 4th Quarter=October, November, December All cancellations MUST be in writing 30 days prior to cancellation!!				3	240.00	720.00

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

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

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

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

Security System Repair & Maint: 1580090

Invoice

Type text here

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 #
7/1/2023	000182452

BILL TO: (Attention Accounts Payable)
Wilderness Lake Preserve 250 International Parkway Suite 208 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	7/16/2023	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



New Debit card
OR CHECK info
for
Deposit

**Wilderness Lake Preserve
Lodge and Recreational Facilities**

Private Event Rental Information (*Residents*)

Name: Daphnie Stehner Today's Date 4/5/23

Date Reserved: 6/24/23 Phone # 727.688.4633

Time Reserved (5 Hour Max.) 4.9.23

FACILITIES AVAILABLE FOR RENTAL

- ✓ • Activities Center POOL TABLE COVERED? PING PONG TABLE REMOVED?
- Theater
- Nature Center Classroom

Room Combinations

- Nature Center Classroom/ Activities Center
- Activities Center / Theater
- Theater / Nature Center Classroom

Capacity and Square Footage

✓ Activities Center	2300 sq. ft.
Theater	27 seats
Nature Center Outdoor Classroom	790 sq. ft.

Resident Fees

- ✓ \$150.00 Activities Center
- \$75.00 Nature Center Classroom
- \$75.00 Theater
- Additional \$25.00 for Each Additional Room
- Security Deposit \$250.00
- 5 Hour Maximum (Includes set-up and clean-up)
- \$50.00 Custodial Services – (In house custodian provides clean up service)
- \$20.00 Table & Chair rental
- \$10.00 Popcorn (Staff member will pop popcorn and clean the machine)

**Wilderness Lake
serve**

5844 Old Pasco Rd
Wesley Chapel, FL
33544

April 5, 2023
4:49 PM

Receipt: rpYf
Authorization: 064954

US DEBIT
AID A0 00 00 00 98 08 40

Deposit for Party	\$250.00
Total	\$250.00
Visa 7302 (Chip)	\$250.00

Type of event? 50th B day Par.

Approx. how many people attending? 30



INVOICE No: 37962

DATE: 6/29/2023

TERMS: PAYABLE UPON RECEIPT

Tax ID # 59-1427227

P.O. Box 15732 Tampa, Florida 33684

Phone: (813) 872-7821 Fax: (813) 872-1876

Bill To:

Brletic Dvorak Inc.
Stephan Brletic
536 4th Ave. S., Unit 4
St. Petersburg, FL 33701

**PAID
07/10/2023**

Project: Wilderness Lake
Brletic Dvorak Inc.

Project No.: 1581.23.1

<u>ITEM</u>	<u>Quantity</u>	<u>Unit</u>	<u>Fee</u>	<u>Cost</u>
TESTING SVCS - INCEPTION THRU 6/24/23				
Field Density Tests No. 1-13	13	each	25.00	325.00
Engineering Technician	36	hour	53.00	1,908.00
Mobilization (Trip) Charge	8	each	100.00	800.00
Asphalt Content and gradation Test	2	each	175.00	350.00
Asphalt Maximun Specific Gravity Test	2	each	175.00	350.00
Project Engineer	0.5	each	95.00	47.50
Report Preparation and Distribution	8	each	38.00	304.00

INVOICE TOTAL **\$4,084.50**

THANK YOU FOR YOUR BUSINESS!

In the event it is necessary for Test Lab, Inc. to incur collection costs or institute proceedings to collect any amount due for services rendered, the client promises to pay reasonable collection costs, charges and expenses, including reasonable attorney's fee incurred by Test Lab, Inc.



Your Monthly Invoice

Account Summary

New Charges Due Date	7/03/23
Billing Date	6/07/23
Account Number	813-996-0570-060723-5
PIN	8786
Previous Balance	.00
Payments Received Thru 6/07/23	.00
Balance Forward	.00
New Charges	169.98
Total Amount Due	\$169.98



RECEIVED JUN 15 2023

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TO PAY
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800-801-6652



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

6790 0007 NO RP 07 06072023 NNNNNNYN 01 013959 0051

WILDERNESS LAKES
250 INTERNATIONAL PARKWAY
LAKE MARY FL 32746



PAYMENT STUB

Total Amount Due	\$169.98
New Charges Due Date	7/03/23
Account Number	813-996-0570-060723-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



420007&139960570060723000000000000000169985

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

INVOICE
#071223-2

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

Date: July 12, 2023

Removed and replaced 3 elevated sidewalk
panels at Lodge area

TOTAL DUE \$1800



Your Monthly Invoice

Account Summary

New Charges Due Date	7/13/23
Billing Date	6/19/23
Account Number	813-995-2437-061803-5
PIN	1678
Previous Balance	904.76
Payments Received Thru 6/12/23	-904.76
Thank you for your payment!	
Balance Forward	.00
New Charges	795.44
Total Amount Due	\$795.44



RECEIVED JUN 26 2023

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YOUR
BILL**



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



800-801-6652



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Google Play



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App Store

MyFrontier app



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

6790 0007 NO RP 19 06192023 NYNNNNNN 01 013083 0039

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



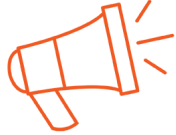
You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Account Number: 0006240923
 Invoice Number: 23G0006240923
 Activity From: 06/09/23 - 07/08/23
 Billing Date: 07/11/23
 Delivery Address: THE PRESERVE AT WILDERNESS LAKE
 21320 WILDERNESS LAKE BLVD
 WILDERNESS LODGE
 LAND O LAKES FL 34637

Previous Balance	\$147.07
Payments / Credits	\$147.07
Current Activity from 06/09/23 - 07/08/23	\$39.98
Total Account Balance as of 07/11/23	\$39.98

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



News for You

Savor the Saratoga experience. For over 150 years, we've been pursuing the art of water and obsessing over every particular to curate our cobalt masterpiece. From June 8-July 17 buy 1 case of Saratoga PET and get 1 case FREE. Automatic coupon at checkout-10 case max per delivery.

Date	Ticket #	Qty	Description	Amount
6/14	265291		PREVIOUS BALANCE	147.07
			PAYMENT-THANK YOU	-147.07
7/01	G7045825		RENT	39.98

PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.

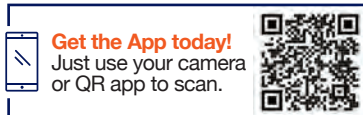
Total Account Balance as of 07/11/23				\$39.98
---	--	--	--	----------------

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080
 College Station, TX 77842



ACCOUNT NUMBER - 0006240923 INVOICE NUMBER - 23G0006240923

AUTO-PAY

Thank You!

501000062409234 0003998 00039980 5

ADDRESS SERVICE REQUESTED

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

Please send payment to:

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



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 363171
Date 06/04/2023
Client No. 31867*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,635.00

RECEIVED JUN 12 2023

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart



Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
 Wesley Chapel, FL 33543
 +1 8447665256
 info@cooperpoolsinc.com
 www.CooperPoolsInc.com

INVOICE

BILL TO
 Preserve at Wilderness Lake

SHIP TO
 Preserve at Wilderness Lake
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

INVOICE 6956
 DATE 06/01/2023
 TERMS Net 30
 DUE DATE 07/01/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/04/2023	Algaecide	Algaecide Lap Pool	1	50.00	50.00
	Monthly Commercial Pool Service	Monthly Commercial Pool Service May 2023	1	5,853.00	5,853.00
	stenner tube #1	#1 stenner tube replacement Resort Pool	1	35.00	35.00

Contact Cooper Pools Inc CPC1459240 to pay.

PAYMENT 5,903.00

BALANCE DUE **\$35.00**



Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
 Wesley Chapel, FL 33543
 +1 8447665256
 info@cooperpoolsinc.com
 www.CooperPoolsInc.com

INVOICE

BILL TO
 Preserve at Wilderness Lake

SHIP TO
 Preserve at Wilderness Lake
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

INVOICE 7067
 DATE 07/01/2023
 TERMS Net 30
 DUE DATE 07/31/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Commercial Pool Service	1	5,853.00	5,853.00
	Monthly Commercial Pool Service July 2023			

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	5,853.00
TAX	0.00
TOTAL	5,853.00
BALANCE DUE	\$5,853.00

Tish Dobson
 7-1-2023



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

2023-05-27

Sean Craft
Preserve at Wilderness Lake CDD
21320 Wilderness Lake Blvd.
Land O' Lakes, Florida 34639

Customer No. MPLCUS113675

Dear Sean Craft,

Attached below is your new MPLC Certificate of License. Your Umbrella License® has automatically renewed in accordance with our underlying agreement. The license fee is \$3,118.79. An invoice is enclosed for your review and payment.

MPLC's Umbrella License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Umbrella License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552- MPLC (6752) or online at www.mplc.org/currentmembers.

Sincerely,

Member Services
info@mplc.com



License No: 504421330

MPLC UMBRELLA LICENSE CERTIFICATE

Be it known **Preserve at Wilderness Lake CDD** has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between the parties. The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License is set to expire on:

2024-07-25

*Authorised on behalf of
Motion Picture Licensing Corporation*



Motion Picture Licensing Corporation
 5140 W. Goldleaf Circle, Suite 103
 Los Angeles, CA 90056
 Tel: 866-552-MPLC (6752)
 www.mplc.org

2023-05-27

Invoice No. 504421330

BILL TO: Preserve at Wilderness Lake CDD
 21320 Wilderness Lake Blvd.
 Land O' Lakes, Florida
 34639

REMIT TO: Motion Picture Licensing Corporation
 PO Box 80144
 City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Umbrella License covering the term: 2023-07-26 to 2024-07-25	\$3,118.79
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		Total
		\$3,118.79



[Click here to pay by credit card via Stripe](https://www.mplc.org/page/pay-my-invoice) or visit: <https://www.mplc.org/page/pay-my-invoice>



Please include Invoice Number on check, payable to MPLC.



NOTE NEW Banking Information: (Please include your invoice number as your payment reference)

Bank: Citizens Business Bank
Bank Address: 1880 Century Park East, Ste. 1000, Los Angeles, CA 90067
Routing #/ABA: 122234149
Account Name: Motion Picture Licensing Corporation
Account Address: 5140 W. Goldleaf Circle, Ste. 103, Los Angeles, CA 90056
Account #: 891103103

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: [mplc.org/currentmembers](https://www.mplc.org/currentmembers)



PO BOX 66970
 Los Angeles, CA 90066-6970

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS113675	504421330	2023-05-27	\$3,118.79	\$3,118.79	\$0.00

BILL TO:
 Sean Craft
 Preserve at Wilderness Lake CDD
 21320 Wilderness Lake Blvd.
 Land O' Lakes, Florida 34639

Telephone:
 Email: manager@wplodge.com

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
 PO Box 80144
 City of Industry, CA 91716-8144



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 05/31/2023

Invoice # 410782

In Reference To:

Billable Expenses - May 2023

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

Description	Quantity	Rate	Amount
BEST BUY - PWL - Theater System Equip. Replacement	1		3,391.80
BARRACUDA NETWORKS - PWL - Barracuda Back-up System Subscription	1		1,410.38
FITREV, INC. - PWL - Fitness Center - Gym Wipes	1		1,344.00
TIMES ADVERTISING - Preserve at South Branch CDD Legal Ad (Wetland Maint Policy Hearing & Mtg 2)	1		347.00
FLORIDA COAST EQUIPM - PWL - Kubota Maintenance	1		231.12
LOWE'S - PWL - Maintenance Supplies -	1		175.16
PUBLIX - PWL - Event Supplies -	1		136.72
PUBLIX - PWL - Event Supplies	1		90.55
PARTY CITY - PWL - Event Supplies -	1		69.00
PUBLIX - PWL - Fitness Center - Gym Wipes	1		10.33
Billable Expenses			
Infrared Emitter Extension Cable			19.25
Total Billable Expenses			19.25

Total 7,225.31

For customer support, visit www.amazon.com/contact-us.

Invoice summary

Payment due by June 20, 2023

Item subtotal before tax	\$ 17.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<hr/>	
Total before tax	\$ 17.99
Tax	\$ 1.26
<hr/>	
Amount due	\$ 19.25 USD

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

Check

Amazon Capital Services
 PO Box 035184
 Seattle, WA 98124-5184

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
<hr/>	
Purchase date	20-May-2023
Purchased by	Tish Dobson
PO #	PWL - Theater Hardware
Cost center	West Central
GL code	63005 Technology Equip.
Location	Other: Specify in PO Field
Billable / Non-Billable	Billable

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

Tish Dobson
 1603 GUNSMITH DR
 LUTZ, FL 33559-3304

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

	Description	Qty	Unit price	Item subtotal before tax	Tax
1	uxcell IR Infrared Emitter Extension Cable 9.8ft Long 45 Degree Emission Angle 3.5mm Jack Dual Black Head with Square Head 5pcs ASIN: B07FKMTDXB Sold by: Dragonmarts Company Limited Order # 112-1665466-5713032	1	\$17.99	\$17.99	7.000%

Total before tax \$17.99

Tax	\$1.26
-----	--------

Amount due	\$19.25
-------------------	----------------

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



7823 N Dale Mabry Hwy STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
5/16/2023	28207

PAID
05/16/2023

Bill To Wilderness Lake Preserve Tish Dobson 21320 Wilderness Lake Blvd Land O Lakes, FL 34637	Ship To Wilderness Lake Preserve Tish Dobson 21320 Wilderness Lake Blvd Land O Lakes, FL 34637
---	---

S.O. No.	P.O. No.	Terms	Rep
3859		DUE AT INSTALL...	TJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
MC7090	Health "e" wipes 1000/RL	10	0	10	99.90	999.00T
MC7207	Charcoal Wall Mounted Wipes Dispenser w/ anti-roping tech	2	0	2	50.00	100.00T
Shipping	Shipping and Handling	1	0	1	245.00	245.00

Subtotal		\$1,344.00
Sales Tax (0.0%)		\$0.00
Total		\$1,344.00
Payments/Credits		-\$1,344.00
Balance Due		\$0.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



LOWE'S HOME CENTERS, LLC
 21500 STATE RD 54
 LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: FSTLAND04 13 TRANSM: 712928374 05-09-23

5181310 UT LED 60W A19 BSC 2700K	22.98
875091 PURPRD DNE EXT XL #10 X 3	3.48
858721 KB 33-PC DRIVE BIT SET	10.98
589517 30 SECOND 320-OZ OUTDOOR	29.48
5181312 UT LED 60W A19 BSC 5000K	22.98
853429 12-OZ LACQUER GLOSS CLEAR	6.98
80013 SPEC 1-GAL Q/W RTU	8.98
216714 HM SPIRAL WRIST COIL WITH	9.92
4 @ 2.48	
960131 NO-HOLE DISCS 5IN ASSRT 8	7.98
3761996 SCOTCHSLIDERS RND HARD 3.	14.98
1026714 12-OZ FUS GLOSS BLACK	7.98
184654 EXPAND N SEAL 1/4-IN FO 1	16.98

SUBTOTAL:	163.70
TOTAL TAX:	11.46
INVOICE 70274 TOTAL:	175.16
AMEX:	175.16

AMEX: XXXXXXXXXXXX1310 AMOUNT: 175.16 AUTHCD: 888990
 CHIP REFID:223842274196 05/09/23 18:28:24
 TVR : 000008000
 TSI : E800 AID : A00000025010801

STORE: 2238 TERMINAL: 42 05/09/23 18:28:36
 # OF ITEMS PURCHASED: 15
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
 LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

LOWE'S PRICE PROMISE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

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 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #702748 223891 297968 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2238 TERMINAL: 42 05/09/23 18:28:36

Publix

Collier Commons
 2121 Collier Pkwy
 Land O Lakes, FL 34639
 Store Manager: Elliott Emmerth
 813-948-9819



0877 59N 055 583

SPARKL APL CIDER J	4.39	T F
SPARKL WHT GRAPE J	4.39	T F
SPARKL WHT GRAPE J	4.39	T F
SPARKL APL CIDER J	4.39	T F
SPARKL WHT GRAPE J	4.39	T F
SPARKL WHT GRAPE J	4.39	T F
CRANBERRY JUCE CKT	3.49	T F
JUICY JUICE MANGO	4.50	F
PUBLIX DJ	5.99	F
ROMAINE HEARTS	3.99	F
CILANTRO	1.29	F
GREENS KALE	3.99	F
SPINACH BABY PBX	3.99	F
GREEN BEANS		
1 @ 2 FOR	4.00	2.00 F
You Saved	0.99	
GREENS COLLARD	3.99	F
BROCCOLI WRAPPED	2.99	F
You Saved	1.00	
GRAPES RED SDLS		
1.79 lb @	2.99/ lb	5.35 F
GRAPES WHT SDLS		
2.03 lb @	3.28/ lb	6.66 F
TOMATO GRAPE	1.29	F
You Saved	1.21	
SQUASH ZUCCH		
0.66 lb @	1.99/ lb	1.31 F

CARROT MATCHSTICK	1.99	F
CUCUMBERS	0.89	F
SWT BABY BELL PEPP	3.69	F
HARIBO GOLD BEARS	3.79	T F
PUB CRANBERRIES	4.29	F
HARIBO GOLD BEARS	3.79	T F
GW FRUIT POUCH	4.59	F
CARR ENTERTAINMENT	7.39	F
CARR ENTERTAINMENT	7.39	F
SPLENDA PACKET 100	5.35	F
SPLENDA PACKET 100	5.35	F
Promotion	-5.35	F
BC RAINBOW NP	3.99	F
PUB L/S MIX 50%	5.99	F
HERSHEY SYRUP	3.79	F

Order Total	134.10	
Sales Tax	2.62	
Grand Total	136.72	
Credit	Payment	136.72
Change	0.00	

Savings Summary

Special Price Savings	8.55

* Your Savings at Publix *	
* 8.55 *	

Receipt ID: 0877 59N 055 583

PRESTO!
 Trace #: 052118
 Reference #: 0500064419
 Acct #: XXXXXXXXXXXX1310
 Purchase American Express
 Amount: \$136.72
 Auth #: 864341

CREDIT CARD PURCHASE
 A00000025010801 AMERICAN EXPRESS
 Entry Method: Chip Read
 Mode: Issuer

Your cashier was Star

05/09/2023 19:44 S0877 R105 5583 C0148

Join the Publix family!
 Apply today at apply.publix.jobs.
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Publix Super Markets, Inc.

Store 5249@
 partycity.com
PartyCity[®]

NOBODY HAS MORE PARTY FOR LESS

15064 N. DALE MABRY HWY.
 TAMPA, FL 33618
 813-476-6004

PWL
Event
Supplies
4639

TAX EXEMPT

Customer Name: JULIE CORTINA
 Phone: (727) 543-2076

013051709860	AD SOMBRERO	\$18.00 *
AD SOMBRERO		
	2 \$6.00	
048419948179	54X108IN FST	\$1.50 *
54X108IN FSTV GRN TC PLSTC		
4 FOR \$5 TC (\$0.25 -
048419948193	54X108IN ORN	\$1.50 *
54X108IN ORNG TC PLSTC		
4 FOR \$5 TC (\$0.25 -
048419948230	54X108IN YLW	\$1.50 *
54X108IN YLW TC PLSTC		
4 FOR \$5 TC (\$0.25 -
048419156475	54X108IN CRB	\$1.50 *
54X108IN CRBN BLU TC PLSTC		
4 FOR \$5 TC (\$0.25 -
192937244333	100CT CRBN B	\$4.00 *
100CT CRBN BLU BN		
192937244371	100CT FSTV G	\$4.00 *
100CT FSTV GRN BN		
192937244432	100CT ORNG B	\$4.00 *
100CT ORNG BN		
192937244449	100CT YLW BN	\$4.00 *
100CT YLW BN		
013051255930	4PC DECO KIT	\$30.00 *
4PC DECO KIT IN/OUTDOOR FIESTA		

 SUBTOTAL \$69.00
 TOTAL \$69.00
 CR AMEX \$69.00
 ITEMS = 12 YOU SAVED \$1.00

CR AMEX SALE \$69.00
 XXXXXXXXXXXX1310 CHIP
 APPR: 821214
 JOURNAL: 5249128312491436

ATD: A000090025010801
 Application Label: AMERICAN EXPRESS
 Envelope Type: TC
 Envelope: 0E07CDF8B7D3B738

CUSTOMER COPY

PWL - Elect Supplies
4639

Publix

Collier Commons
2121 Collier Pkwy
Land O Lakes, FL 34639
Store Manager: Elliott Emmerth
813-948-9819



0877 53N 017 452

LEMONS		
4 @	0.99	3.96 F
LIMES PERSIAN		
5 @	0.75	3.75 F
MASTER MIX MARG SALT		
		2.09 T F
MASTER MIX MARG SALT		
		2.09 T F
CHINET C/CRSTL PLT		
		8.24 T
CHINET C/CRSTL PLI		
		8.24 T
CHINET C/CRSTL PLT		
		8.24 T
MASTER MIX STRWBRY		
		8.99 T F
MASTER MIX STRWBRY		
		8.99 T F
MASTER MIX STRWBRY		
		8.99 T F
TRES AGAVES MANGO		
		8.99 T F
MASTER MIX STRWBRY		
		8.99 T F
TRES AGAVES MANGO		
		8.99 T F
TAX EXEMPT		

Order Total	90.55	
Grand Total	90.55	
Credit	Payment	90.55
Change	0.00	

TAX FORGIVEN 5.80

Receipt ID: 0877 53N 017 452

PRESTO!
 Trace #: 010624
 Reference #: 0494427069
 Acct #: XXXXXXXXXXXX1310
 Purchase American Express
 Amount: \$90.55
 Auth #: 867377

CREDIT CARD

PURCHASE

AMERICAN EXPRESS

PWL-maint 4602

IN STORE PICKUP

LAND O' LAKES

05/19/23 12:35:17 (O) 01
WILDE002 8139952437 W0397305

WILDERNESS LAKE PRESERVE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637

417

STK#/FLEET# HRS PIN/EIN WARRANTY DATE HRS
009344 RTV 1523 55766
RTV500

SEGMENT# 1 C 283 NA 05/18/23 05/18/23

DIAG

COMPLAINT:

> OVERHEATING

CAUSE:

radiator was full of dirt and debris, blew out all the dirt and cleaned off radiator. at this time it is not overheating after cleaning radiator. after running unit for 30 min straight multiple times for 2 days and driving it around the shop, unit never overheated since cleaning radiator.

CORRECTION:

clean radiator.

ADDITIONAL DESCRIPTION:

KAREN 813-995-2437

10360005

LABOR 121.00
SEGMENT TOTAL==> 121.00

***** WORK ORDER TOTALS *****

LABOR 121.00
CUST HAULING 95.00
SUB TOTAL==> 216.00
FL COUNTY TAX 2.16
FL STATE TAX 12.96
TOTAL CREDIT CARD 231.12

248288 1310

Payment Receipt

Wednesday, May 24, 2023

Transaction Type: Payment
Order Number: 0000289004
Payment Method: Credit Card
Bad Debt: -
Credit Card Number: *****1310
Credit Card Expire Date: 6/28/2026
Payment Amount: 347.00
Reference Number: 103130
Charge to Company: **Times Publishing Company**
Category: Classified
Credit to Transaction Number: P119470
Invoice Text:
Invoice Notes:

Customer Type: Transient Business
Customer Category:
Customer Status:
Customer Group: CLS All Other
Customer Trade:
Account Number: 312069
Phone Number: 8133749104
Company / Individual: **Company**
Customer Name: PRESERVE AT SOUTH BRANCH
Customer Address: 250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746 USA
Check Number:
Routing Number:

We are pleased to inform you that your Barracuda Networks order has been received and processed. You will receive an invoice when your order has been fulfilled and an additional email with your shipping information. Please review the order confirmation details and if there are any changes, contact us immediately. If you need to make changes or if you have questions please reach out to: customer_services@barracuda.com or call [+1 888 268 4772](tel:+18882684772)

PO #:

Quote #: Q- 1013859 **Date:** 2023-05-27

Bill To:

Wilderness Lake Preserve Inc
 Sean Craft
 21320 WILDERNESS LAKE BLVD
 LAND O LAKE, Florida 34637
 United States

Ship To:

Wilderness Lake Preserve Inc
 Sean Craft
 21320 WILDERNESS LAKE BLVD
 LAND O LAKE, Florida , 34637
 United States

Reseller:

End User:

Wilderness Lake Preserve Inc
 Heather Hepner
 20646 Wilderness Blvd
 Land O Lakes, Florida 34639
 United States

Part #	Part Description	Qty	Term Quantity	Ext Final Price
BBS190a-b	Barracuda Backup Server Appliance 190 Unlimited	1	12	USD 756.00

	Cloud Storage Subscription 1 Month SN 772882 Eff. Dates: 2023-05-27 - 2024-05-26 (365 days)			
BBS190a-h	Barracuda Backup Server Appliance 190 Instant Replacement Subscription 1 Month SN 772882 Eff. Dates: 2023-05-27 - 2024-05-26 (365 days)	1	12	USD 331.20
BBS190a-e	Barracuda Backup Server Appliance 190 Energize Updates Subscription 1 Month SN 772882 Eff. Dates: 2023-05-27 - 2024-05-26 (365 days)	1	12	USD 300.00
				USD 1,387.20

Thank you for your order!

- This order is governed solely by the Terms and Conditions available at: https://www.barracuda.com/company/legal/prd_trm. No other terms and conditions will apply unless the parties have executed a written purchase agreement covering the products or services on this order. Any preprinted or additional terms on the Customer's purchase order are rejected and will not apply.
- You are responsible for all sales taxes, withholding taxes, value added taxes, import and export taxes and any other similar taxes imposed by any federal, state, provincial or local governmental entity of this purchase.

Your receipt for today's Geek Squad visit

GeekSquad@emailinfo.bestbuy.com <GeekSquad@emailinfo.bestbuy.com>

Thu 5/11/2023 1:37 PM

To: tdoobson13@msn.com <tdoobson13@msn.com>

Keep this for your records.

View: Web



**Tish,
Thanks for letting
us serve you.**

**Order #
89075285**

Service Completed: 05/31/2023

Below is a record of your order. If you have any questions or would like to schedule another appointment, please call **800-GEEKSQUAD (800-433-5778)**.

Sincerely,
Your Geek Squad Agent

Order Items

RX-V6 7.2-CH. AV
RECEIVER WITH 8K
HDMI, MUSICCAST
SKU: 6422266

Complete

Total Price:

\$749.95



SONY 4K ULTRA HD
BLU-RAY DISC PLAYER
SKU: 6454118

Complete

Price: \$259.99

Discount: \$60.00

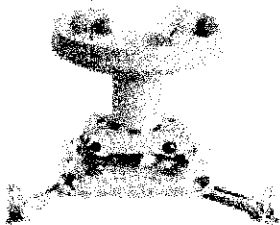
Total Price: \$199.99



EPSON AMER EPSON
UNIVERSAL PR
SKU: 5304412

Complete

Total Price: \$169.99



HT OR CH SITE
SURVEY
SKU: 8603022

Pre-paid

Total Price: \$0.00



AMPLIFIER SETUP
SKU: 6433401

Complete

Total Price:

\$99.99



PROJECTOR SETUP &
MOUNTING
SKU: 2055289

Complete

Price:

\$299.99

Discount:

\$150.00

Total Price:

\$149.99



EPSON AMER HOME
CINEMA 4010 H
SKU: 6290533

Complete

Price:

\$1,999.99

Discount:

\$200.00

Total Price:

\$1,799.99



Order Summary & Payment Info

Subtotal: **\$3,169.90**
Tax: **\$221.90**
Discounts: **\$410.00**

Payment Type:

Creditcard

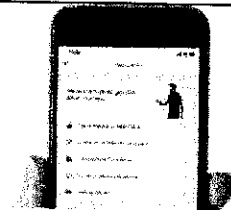
Order Total: \$3,391.80

Keyed
APPROVAL

Card/Check #: XXXXXXXXXXXXXXX1310
Date of Transaction: 05/11/2023
Total Payment: \$3,391.80
Future Balance Due: \$0.00

Help in the palm of your hand.

View your plans, connect with a Geek Squad[®] Agent, schedule appointments and more.



Deal of the Day

Mobile App

Credit Cards

Support Center

Follow us and share your story



TERMS & CONDITIONS:

*Please refer to the full plan [terms and conditions](#) for a complete description of coverage and exclusions.

SALE WITH A BUNDLE:

IF AN ITEM WAS PART OF A BUNDLE WHEN PURCHASED, THE BUNDLE WILL BE BROKEN IF THE ITEM IS RETURNED. THE SAVINGS WILL BE REMOVED AND CURRENT PRICES AND/OR BUNDLES WILL BE APPLIED. THIS MAY RESULT IN ADDITIONAL CHARGES.

To learn about our privacy practices please visit www.BestBuy.com/privacy.

RETURNS & EXCHANGES:

We promise to be your trusted partner for technology by delivering the advice, service and convenience you deserve — all at competitive prices. If you are not fully satisfied with your purchase, let us help you with a replacement, return or repair. The return and exchange period for most products is 15 days unless you are My Best Buy Elite Member, or My Best Buy Elite Plus Member, in which case you have up to 30 days and 45 days, respectively, from the day you receive your product. You can find more details regarding our Return and Exchange Policy at www.BestBuy.com.

A valid receipt is required for all returns. Except where prohibited, we may request an ID. ID info may be stored in a secure, encrypted database used for tracking returns and exchanges.

Returned items missing packaging or accessories are subject to a missing item deduction.

YOUR RIGHT TO CANCEL:

While our Return & Exchange Policy is intended to be quite generous, you may have a right to cancel a sale made at your home under state and federal law. Accordingly, the below disclosure and instructions on how to cancel are provided to you to inform you of all of your cancellation rights.

YOU MAY CANCEL ANY IN-HOME ORDER FOR PRODUCTS OR SERVICES AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF YOUR ORDER OR CONTRACT YOU ENTERED INTO. TO CANCEL, FOLLOW THE INSTRUCTIONS BELOW.

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the date of the transaction. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, call 1-888-BEST BUY (1-888-237-8289) or send an e-mail to GenAdmin@bestbuy.com attaching a copy of this receipt NOT LATER THAN MIDNIGHT ON the third business day after the date of your transaction. Please specify on your e-mail that you wish to cancel the transaction and provide any additional information regarding the particular products and services on the receipt that you wish to cancel. Please also include your name and telephone number.

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Best Buy 7601 Penn Avenue South, Richfield, MN 55423-3645

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

Date	Invoice #
6/22/2023	12023

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

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

P.O. No.	Terms	Project
	RJ	

Description	Qty	Rate	Amount
OBJECTIVE: REKEY FACILITY & GUARD HOUSE - ALL 4 BLDGS KA - ALSO DO LONG OVERDUE LOCK HARDWARE PROFESSIONAL MAINTENANCE WHILE LOCKS ARE TORN DOWN MISC. NEEDED REPAIRS LIKE CLOSER ADJUSTMENT, SERVICE ADDRESS DOORS NOT FUNCTIONING, LOOSE PULL HANDLES & ETC.			
REKY CYLS, INCL. FLUSH & CLEAN SAME & LUBE ACTIVITY- 15- 3 DOORS, 1 cyl ea -6 DOORS-2/CYL EA = 15 total	15	30.00	450.00
NATURE CENTER = 4	4	30.00	120.00
MAIN LODGE = 6	6	30.00	180.00
FITNESS INCL RR = 7	7	30.00	210.00
RANGER STATION M/K	1	50.00	50.00
REPLACED 4/BAD CYLS	4	30.00	120.00
COLLARS	4	5.00	20.00

	Subtotal
	Sales Tax (0.07%)
	Total
	Payments/Credits
	Balance Due

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

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

Date	Invoice #
6/22/2023	12023

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

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

P.O. No.	Terms	Project
	RJ	

Description	Qty	Rate	Amount
SITE SERVICE, EQUIPMENT & LABOR @ DISC. DAILY RATE PRICING VIP ACCOUNT THURS - 5 HRS FRI - 7 HRS SAT - 7 HRS		2,800.00	2,800.00
SUPPLIES, CLEANERS, RAGS & VARIOUS LUBRICANTS		60.00	60.00
MATERIALS - FB-1 DU NATURE CENTER	1	50.00	50.00
15 KEYS-FACTORY ORIGINALS C51252 @ \$7.50 EA	15	7.50	112.50
4 GUARD SHACK KEYS C14654	4	7.50	30.00
3 / KEY TAGS @ N/C \$20.00			
1 / DOGGING KEY @ N/C \$25.00			

Subtotal		\$4,202.50
Sales Tax (0.07%)		\$0.00
Total		\$4,202.50
Payments/Credits		\$0.00
Balance Due		\$4,202.50

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

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 #
6/1/2023	0000171279

BILL TO: (Attention Accounts Payable)
Wilderness Lake Preserve 250 International Parkway Suite 208 Lake Mary, FL 32746

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	Net 15	7/5/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	ATS performed a service call on your access control system on June 1, 2023				1	97.00	97.00
4382000 Sales	Technician was on site for north and south pool gate locks not holding. Tech tested for power at each location, and found no power at either gate. Tech confirmed the power supply and fuses were operational. Mike and tech went into programming, and noted they were on a schedule to be unlocked at that time. After changing the programming, nothing changed. They then established that there wasn't any sort of communication between the access control system and the internet. They found that the router that we had been connected to was removed, and our wire was plugged into a switch that has a different IP address. They also noted that the ports appear to be locked.					0.00	0.00
4382000 Sales	Any IT or Programming work for Panels, Security, Access Control, CCTV, Nurse Call, Specialty or Service work				7	144.00	1,008.00
4380000 Sales	ATS to communicate with IT to get a port assigned to us, and then address our equipment accordingly.					0.00	0.00

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

Subtotal	\$1,105.00
Sales Tax (0.0%)	\$0.00
Total	\$1,105.00
Balance Due	\$1,105.00

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

Invoice

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

DATE	INVOICE #
6/23/2023	0000171650

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

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE
	Net 15	7/20/2023	Valez			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
4361000 Sales	ATS performed a service call on your fire alarm system on June 23, 2023	1	97.00	97.00
4382000 Sales	Technician went to location due to a lightning strike had taken out a smoke detector on point 2 on panel. Tech replaced the smoke detector. Need to schedule when FACP can be replaced.		0.00	0.00
4390000 Sales	System Sensor 4-wire Smoke Detector	1	149.97	149.97
4382000 Sales	Any IT or Programming work for Panels, Security, Access Control, CCTV, Nurse Call, Specialty or Service work	3.25	144.00	468.00
4380000 Sales	A Follow-up service call will be required to replace office fire panel.		0.00	0.00

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

Subtotal	\$714.97
Sales Tax (0.0%)	\$0.00
Total	\$714.97
Balance Due	\$714.97

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

Invoice

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

DATE	INVOICE #
7/1/2023	0000170393

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

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	Net 15	7/28/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	ATS performed a service call on your access control system on April 18, 2023				1	0.00	0.00
4382000 Sales	Technician went to location due to lightning strike and access system was down. Tech found the data ports were offline due to a lightning strike and possible improper grounding.				1.25	222.00	277.50
4380000 Sales	A Follow-up service call will be required to complete repair. Customer would like to know time and cost for new access control and replacement of the existing system.				1	0.00	0.00

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

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

Subtotal	\$277.50
Sales Tax (0.0%)	\$0.00
Total	\$277.50
Balance Due	\$277.50

Brletic Dvorak Inc

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



INVOICE

BILL TO

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

INVOICE 1136
DATE 06/30/2023
TERMS Net 30
DUE DATE 07/30/2023

PROJECT NAME

Preserve at Wilderness Lake CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[June 6 – June 30]	10:00	200.00	2,000.00
Senior Inspector	[June 7 – June 27]	27:30	115.00	3,162.50

BALANCE DUE **\$5,162.50**



Cooper Pools
844-766-5256

Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
Wesley Chapel, FL 33543
+1 8447665256
info@cooperpoolsinc.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Preserve at Wilderness Lake

SHIP TO
Preserve at Wilderness Lake
21320 Wilderness Lake Blvd
Land O Lakes, FL 34637

INVOICE 7130
DATE 07/10/2023
TERMS Net 15
DUE DATE 07/25/2023

P.O. NUMBER
ORP Probes

SALES REP
Bob Bowling

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/18/2023	orp sensor	ORP probe sensor	2	300.00	600.00

Contact Cooper Pools Inc CPC1459240 to pay

BALANCE DUE

\$600.00



Cooper Pools
844-766-5256

Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
Wesley Chapel, FL 33543
+1 8447665256
info@cooperpoolsinc.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Preserve at Wilderness Lake

SHIP TO
Preserve at Wilderness Lake
21320 Wilderness Lake Blvd
Land O Lakes, FL 34637

INVOICE 7131
DATE 07/10/2023
TERMS Net 15
DUE DATE 07/25/2023

P.O. NUMBER
spa motors June 2023

SALES REP
Bob Bowling

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/16/2023	motor and seals	replace spa filter motor and seals	1	850.00	850.00
06/16/2023	motor and seals	replace spa therapy motor and seals	1	850.00	850.00

Contact Cooper Pools Inc CPC1459240 to pay.

SUBTOTAL	1,700.00
TAX	0.00
TOTAL	1,700.00
BALANCE DUE	\$1,700.00



Cooper Pools
844-766-5256

Cooper Pools Inc CPC1459240

1723 Montgomery Bell Rd
Wesley Chapel, FL 33543
+1 8447665256
info@cooperpoolsinc.com
www.CooperPoolsInc.com

INVOICE

BILL TO
Preserve at Wilderness Lake

SHIP TO
Preserve at Wilderness Lake
21320 Wilderness Lake Blvd
Land O Lakes, FL 34637

INVOICE 7125
DATE 07/07/2023
TERMS Net 30
DUE DATE 08/06/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Service Call	Commercial Gas Heater 3 year parts & labor warranty	1	6,800.00	6,800.00

*Contact Cooper Pools Inc (CPC) 459240 to pay

BALANCE DUE

\$6,800.00



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

Invoice

Date: 7/12/2023
Invoice #: 2023-344

To:

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

Project: WLP Services

Proposal #: 22-215

P.O. #:

Due Date	Service Date:
8/11/2023	June 2023

Task #	Description	Project Compl...	Amount
Task 1	Monthly Aquatic Weed Control Program	75.00%	2,875.00
Task 2	Communication and Field Reviews with WLP Staff / CDD	75.00%	166.67
Task 3	Private Resident Consultation	75.00%	65.00
Task 4	Wetland Nuisance/Exotic Species Reduction	75.00%	875.00

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



tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/14/23		THE PRESERVE AT WILDERNESS LAKE	
Billing Date		Sales Rep	Customer Account
06/14/2023		Deirdre Bonett	329621
Total Amount Due		Ad Number	
\$121.60		0000291545	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/14/23	06/14/23	0000291545	Times	Legals CLS	BoS Workshop	1	2x50 L	\$117.60
06/14/23	06/14/23	0000291545	Tampabay.com	Legals CLS	BoS Workshop AffidavitMaterial	1	2x50 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
06/14/23		THE PRESERVE AT WILDERNESS LAKE	
Billing Date		Sales Rep	Customer Account
06/14/2023		Deirdre Bonett	329621
Total Amount Due		Ad Number	
\$121.60		0000291545	

ADVERTISING INVOICE

Thank you for your business.

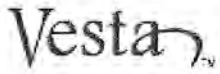
DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

THE PRESERVE AT WILDERNESS LAKE
 C/O Vesta District Services
 250 INTERNATIONAL PKWY., STE. 208
 LAKE MARY, FL 32746

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396



Invoice

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

Invoice # 411693
Date 06/30/2023
Terms Net 30
Due Date 07/30/2023
Memo June 2023 Personnel &

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 May 2023 + burden	1	26,290.00	26,290.00

Thank you for your business.

Total 29,590.00



15331 Barranca Parkway
Irvine, CA 92618
(866) 236-4817

www.admitoneproducts.com

Invoice

337820

Date 6/30/2023

Bill To
Preserve at Wilderness Lake CDD Tish Dobson 21320 Wilderness Lake Blvd Land O'Lakes, Florida 34637 United States

Ship To
Tish Dobson Preserve at Wilderness Lake CDD 21320 Wilderness Lake Blvd Land O'Lakes, Florida 34637 United States

Thank you for your order. We appreciate your business!		P.O. Number	Rep	Terms	Due Date
		06302023	W	Net 30	7/30/2023
Quantity	Description				Amount
1	3/4" Solid Tyvek Wristbands, White, Box of 500				17.85
1	3/4" Solid Tyvek Wristband, Black, Box of 500				17.85
1	3/4" Solid Tyvek Wristband, Blue, Box of 500				17.85
1	3/4" Solid Tyvek Wristbands, Neon Lime, Box of 500				17.85
1	3/4" Solid Tyvek Wristbands, Neon Orange, Box of 500				17.85
1	3/4" Solid Tyvek Wristbands, Purple, Box of 500				17.85
1	3/4" Solid Tyvek Wristband, Red, Box of 500				17.85
1	3/4" Solid Tyvek Wristband, Yellow Glow, Box of 500				17.85
	Shipping Charges				21.01

*A 1.5% late fee will be added per month to all amounts not paid within our terms.
In the event Admit One Products files claim to enforce the terms of this invoice, the debtor agrees to pay all collection costs, attorney fees, and interest.*

Please send your payment to:
Admit One Products, Inc.
15331 Barranca Parkway
Irvine, CA 92618

acct@admitoneproducts.com

Subtotal	\$163.81
Sales Tax (0.0%)	\$0.00
Total Due	\$163.81
Payments/Credits	\$0.00
Balance Due	\$163.81

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-00747P

Date 05/12/2023

Attn:
Vesta Property Services The Preserve at Wilderness Lake Circle
250 INTERNATIONAL PARKWAY #250
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 # 23-00747P Notice of Meeting RE: Board of Supervisors Meeting on May 24, 2023 Published: 5/12/2023	\$67.81
--	---------

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	\$67.81

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01129P

Date 07/07/2023

Attn:
New Property for Vesta Property Services
The Preserve At Wilderness Lake CDD
1250 INTERNATIONAL PARKWAY #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 # 23-01129P
P.O./Ref.# 00120079.DOCX/

\$177.19

Notice of Public Hearings and Board of Supervisors Meeting

RE: Public Hearings and Board of Supervisors Meeting on August 2, 2023 at 6:30 p.m.

Published: 7/7/2023

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	\$177.19

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

RECEIVED JUL 10 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.

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01099P

Date 07/07/2023

Attn:
New Property for Vesta Property Services
The Preserve At Wilderness Lake CDD
1250 INTERNATIONAL PARKWAY #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 # 23-01099P
P.O./Ref.# 4860-8905-3798.1

\$249.38

Notice of Public Hearing Fiscal Year 2023/2024 and Board of Supervisors Meeting

RE: Public Hearing and Board of Supervisors Meeting on August 1, 2023 at 6:00 pm

Published: 7/7/2023

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	\$249.38

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

RECEIVED JUL 10 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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01026P

Date 06/23/2023

Attn:
New Property for Vesta Property Services
The Preserve At Wilderness Lake CDD
1250 INTERNATIONAL PARKWAY #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

Serial # 23-01026P

Board of Supervisors Meeting

RE: Board of Supervisors Meeting on July 5, 2023 at 9:30 a.m.

Published: 6/23/2023

Amount

\$78.75

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.

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.

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Wilderness Lake Preserve Lodge and Recreational Facilities

Private Event Rental Information *(Residents)*

Name: Barbara Gray Today's Date 3/19/23

Date Reserved: 1/8/23 Phone # 727-211-7627

Time Reserved (5 Hour Max.) 10:00 - 3:00

FACILITIES AVAILABLE FOR RENTAL

- Activities Center **POOL TABLE COVERED?** **PING PONG TABLE REMOVED?**
- Theater
- Nature Center Classroom

Room Combinations

- Nature Center Classroom/ Activities Center
- Activities Center / Theater
- Theater / Nature Center Classroom

*Refund
to: Ashley
Valente*

Capacity and Square Footage

Activities Center	2300 sq. ft.
Theater	27 seats
Nature Center Outdoor Classroom	790 sq. ft.

Resident Fees

- * \$150.00 Activities Center
- \$75.00 Nature Center Classroom
- \$75.00 Theater
- Additional \$25.00 for Each Additional Room
- Security Deposit \$250.00
- 5 Hour Maximum (Includes set-up and clean-up)
- \$50.00 Custodial Services - (In house custodian provides clean up service)
- * \$20.00 Table & Chair rental
- \$10.00 Popcorn (Staff member will pop popcorn and clean the machine)

Wilderness Lake Preserve

5844 Old Pasco Rd
Wesley Chapel, FL
33544

March 19, 2023
1:08 PM

Receipt #0X1
Authorization: 01911R

Discover Credit
AID A0 00 00 01 52 30 10

Deposit for Party **\$250.00**

Total **\$250.00**
Discover 0442 **\$250.00**
(Chip)

Type of event? Baby Shower

Approx. how many people attending? 50

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/27/23	692814	537468517	9 1
TRUCK STOP	PURCHASE ORDER		
686/010	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
ROUTE	Rolling 4 week		
6213	MANIFEST# 1094140 NORMAL DELIVERY		
MA: TMFOR DAVID STEAD			
DRIVER:			

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	P.I.	INVOICE ADJUSTMENTS	
										CODE	QTY
HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY											
*** CANNED & DRY ***											
D 15	CS	40	16.90ZNIAGARA WATER BOTTLED DRINKING NDW05L40PDR	9901029	15.95		239.25				<i>Memorial Day 2023</i> <i>Special Events 1180010</i> <hr/> <i>\$ 239.25</i> <i>Resident Service 180150</i> <hr/> <i>\$ 7.10</i>
MISC CHARGES		CHGS FOR FUEL SURCHARGE					239.25				
ORDER SUMMARY		: 2818228					237.10				

CASES	SPLIT TOT. PCS	CUBE	GROSS WT.	OPEN: 5:00 AM CLOSE: 10:00 AM		REMIT TO				
15	15	13.1	699			SYSCO WEST COAST FLORIDA, INC.				
15	15	13.1	699			3000 69TH STREET EAST		SUB TOTAL 246.35 ✓		
DRIVER'S SIGN		NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS	NO. PCS REC.	PAYABLE ON OR BEFORE		INVOICE TOTAL 246.35		LAST PAGE	
			X		6/23/23					

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 4992 (C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/26/23	692814	537464891	2 1
TRUCK STOP	/000		
ROUTE	PURCHASE ORDER		
TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE			
Rolling 4 week			
MANIFEST#		DROP-SHIP	
MA: TMFOR DAVID STEAD			
DRIVER:			

LOC	QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	PI	INVOICE ADJUSTMENTS	
											CODE	QTY
				HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY								
				P.O. 32004200 SHIPPER INVOICE # 387717776 *** CANNED & DRY ***								
D	2	CS	216.75 OZ	DARFARM COOKIE CHOC CHIP IND WRP DROP-SHIP	23110	4443925	74.02	148.04				
				GROUP TOTAL****				148.04				
				ORDER SUMMARY : 2805558								

*Removal
Day
3000*

*Special
Event
1180210*

\$ 148.04

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 5:00 AM	CLOSE: 10:00 AM	REMIT TO	SUB	
2		2	2.5	24			SYSCO WEST COAST FLORIDA, INC. 3000 69TH STREET EAST PALMETTO, FL 34221	TOTAL	
2		2	2.5	24				148.04 ✓	
DRIVER'S SIGN				NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X	NO. PCS REC.		TAX TOTAL	
								INVOICE TOTAL	
								148.04	
IMPORTANT FACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E (C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF PLAINTIFFS IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.							PAYABLE ON OR BEFORE		
							6/23/23	LAST PAGE	

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/17/23	692814	537442217	7 1
TRUCK STOP	PURCHASE ORDER		
371/004	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
ROUTE	Rolling 4 week		
3139	MANIFEST# 1092783 NORMAL DELIVERY		
MA: TMFOR DAVID STEAD			

DRIVER:

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	INVOICE ADJUSTMENTS
								CODE	QTY
HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY									
*** DAIRY ***									
C	2	CS	3849 ML WHLFCLS CREAMER HALF AND HALF PC ASE 1015776	7166386	23.95		47.90		<i>Special Service</i> 1180150 # 186.89
							47.90		
GROUP TOTAL****									
*** CANNED & DRY ***									
D	1	CS	2412 OZ COCACOL SODA COCA COLA CLS 49000012781	2786127	19.35		19.35		<i>Special</i> 1180180 # 208.80
D	1	CS	20001/100ZSYS CLS SUGAR PACKET 4000899	4000899	18.44		18.44		
D	1	CS	2412 OZ COCACOL SODA COKE DIET 49000010633	4187357	19.35		19.35		
D	1	CS	2412 OZ MTN DEW SODA MOUNTAIN DEW 44358	4743621	15.75		15.75		
D	1	CS	2411.6OZGATRADE DRINK ORANGE LOOSE PACK 00902	4972675	17.35		17.35		
D	1	CS	2411.6OZGATRADE DRINK LMN/LM LOOSE PK 00901	4972683	17.35		17.35		
D	1	CS	2411.6OZGATRADE DRINK FRUIT PUNCH LOOSE PK 30903	5295761	17.35		17.35		
D	1	CS	2412 OZ GATRADE DRINK GRAPE G2 12203	6975987	20.25		20.25		
D	1	CS	322.75OZCHEETOS SNACK CHEESE CRUNCHY 00028400361316	7118365	50.15		50.15		
D	2	CS	4016.9OZNIAGARA WATER BOTTLED DRINKING NDW05L40PDR	9901029	15.95		31.90		
							227.24		1180060 # 318.59
GROUP TOTAL****									
*** PAPER & DISPOSABLES ***									
D	3S	ONLY100	CTSYS CLS GLOVE NITRILE FDSRV PF BLU 304363282	2306753	9.89		29.67		
D	4S	ONLY100	CTSYS CLS GLOVE NITRILE FDSRV PF BLU 304363283	2306775	9.89		39.56		
D	2	CS	12750FT SYS REL TISSUE TOILET MINI JMBO 2 120344-8YS	2444055	65.29		130.58		
D	2	CS	6700 FTORKUNV TOWEL ROLL NON-PERF 7.75 NAT 290088	9362005	59.39		118.78		
							318.59		
GROUP TOTAL****									

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 5:00 AM	CLOSE: 10:00 AM	REMIT TO		
17	7	24	15.2	343			SYSCO WEST COAST FLORIDA, INC.		
							SUB TOTAL		
							TAX TOTAL		
							INVOICE TOTAL		
DRIVER'S SIGN							NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X	NO. PCS REC.
IMPORTANT PAGA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 492 (C)). THE SELLER OF THIS COMMODITY REMAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.							PAYABLE ON OR BEFORE		
							CONT. ON PAGE 2		

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/17/23			
TRUCK STOP	692814	537442217	7 2
371/004			
ROUTE	PURCHASE ORDER		
3139	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
	Rolling 4 week		
	MANIFEST# 1092783 NORMAL DELIVERY		
	MA: TMFOR DAVID STEAD		

DRIVER:

L O D	QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	INVOICE ADJUSTMENTS	
										CODE	QTY
				*** DISPENSER BEVERAGE ***							
D	1	CS	962 OZ	CITVCLS COFFEE GRND HSE BLEND MED W/F 29594	5932043	112.95		RS 112.95			
				MISC CHARGES				112.95			
				CHGS FOR FUEL SURCHARGE				RS 7.10	*		
				ORDER SUMMARY : 2795267							

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 5:00 AM	CLOSE: 10:00 AM	REMIT TO	
1		1	1.3	14			SYSCO WEST COAST FLORIDA, INC.	
18	7	25	16.5	357			3000 69TH STREET EAST	SUB
							PALMETTO, FL 34221	TOTAL
DRIVER'S SIGN				NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X	NO. PCS REC.		713.78 ✓
IMPORTANT PAGA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY, OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.								TAX TOTAL
PAYABLE ON OR BEFORE								INVOICE TOTAL
6/16/23								713.78
LAST PAGE								

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/24/23			
TRUCK STOP	692814	537459606	1 1
371/005			
ROUTE	PURCHASE ORDER		
3139	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
	Rolling 4 week		
	MANIFEST# 1093670 NORMAL DELIVERY		
	MA: TMFOR DAVID STEAD		

DRIVER:

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	T	P	INVOICE ADJUSTMENTS		
HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY												
*** DAIRY ***												
F	1	CS	483.5 FZBLURBCL ICE CREAM SANDWICH VA 00070640310104	1666155	41.75		41.75			Memorial Day BBQ		
GROUP TOTAL****							41.75					
*** MEATS ***												
F	7	CS	25 LB BBRCLCS FRANK ALL-MEAT 8X1 6 IN 74865067959	1073485	40.35		282.45			Special event 1180210		
GROUP TOTAL****							282.45					
*** FROZEN ***												
F	2	CS	1212 CT BKRSCLS BREAD BUN HOTDOG 6 IN HNGD 53692	7116694	40.36		80.72			\$ 979.29		
GROUP TOTAL****							80.72					
*** CANNED & DRY ***												
D	7	CS	2412 OZ PEPSI SODA PEPSI 00017	4146379	15.75		110.25			Resident Services 1180150		
D	1	CS	15009 GM FRENCHS KETCHUP SINGLE SERVE PKT	4337913	39.23		39.23					
D	1	CS	216.75 OZ DARFARM COOKIE CHOC CHIP IND WRP 2	4443925	68.25		68.25			\$ 7.10		
REMOTE-STOCK												
D	1	CS	2009 GM HEINZ RELISH SWT GRN PKT 10013000531808	4541280	26.49		26.49					
D	4	CS	2412 OZ SPRITE SODA SPRITE CANS 49000001310	5360359	19.35		77.40					
D	1	CS	1041 OZ LAYS CHIP POTATO BBQ SS 11044	5511134	50.85		50.85					
D	1	CS	1041 OZ LAYS CHIP POTATO REG SNG SRV 11045	5511175	50.85		50.85					
D	1	CS	1041 OZ DORITOS CHIP TORTILLA NACHO CHS SS 11142	5511928	53.85		53.85					
D	3	CS	2412 OZ PEPSI SODA DIET PEPSI 00012000171857	7047496	15.75		47.25					
D	1	CS	5007 GM FRENCHS MUSTARD YELLOW PKTS 901559255	7078320	16.15		16.15					
D	13	CS	1510 OZ NIAGARA WATER BOTTLED DRINKIN NDW10Z15PDRCHN	7200301	7.85		102.05					
CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 5:00 AM CLOSE: 10:00 AM					REMIT TO		
43		43	27.2	613	SYSCO WEST COAST FLORIDA, INC.					SUB		
					3000 69TH STREET EAST					TOTAL		
					PALMETTO, FL 34221					TAX		
DRIVER'S SIGN					NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCE OF ALL ITEMS SIGN	NO. PCS REC.	TOTAL				
						X		INVOICE TOTAL				
IMPORTANT NOTICE: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499e(c)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES. ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.					PAYABLE ON OR BEFORE					CONT. ON PAGE 2		

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

PRESERVE/WILDERNESS LAKE
21320 WILDERNESS LAKE BLVD
LAND O LAKES FL 34637-7879



SYSKO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

813-994-1001

PRESERVE WILDERNESS LAKE CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544 -4010

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
5/24/23			
TRUCK STOP	692814	537459606	1 2
371/005			
ROUTE	PURCHASE ORDER		
3139	TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE		
	Rolling 4 week		
	MANIFEST# 1093670 NORMAL DELIVERY		
	MA: TMFOR DAVID STEAD		

DRIVER:

COL	QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	P	INVOICE ADJUSTMENTS	
											CODE	QTY
				GROUP TOTAL****				574.37				
				CHGS FOR FUEL SURCHARGE				57.10	*			
				ORDER SUMMARY : 2805557								
CASES				SPLIT TOT. PCS		CUBE	GROSS WT.	OPEN: 5:00 AM CLOSE: 10:00 AM				
43				43		27.2	613	REMIT TO SYSKO WEST COAST FLORIDA, INC. 3000 69TH STREET EAST PALMETTO, FL 34221				
DRIVER'S SIGN				NO. PCS DELVD.		CUST. SIGN INVOICE EVIDENCES OF ALL ITEMS			NO. PCS REC.		SUB TOTAL 986.39	
						X					TAX TOTAL	
											INVOICE TOTAL 986.39	
											PAYABLE ON OR BEFORE 6/23/23	
											LAST PAGE	

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 4992(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY, OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LANSUIT INVOLVING ANY SUCH DISPUTE.

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duke-energy.com
877.372.8477

Your Summary Bill

THE PRESERVE WILDERNESS LAKE

Bill date Jun 12, 2023
For service May 3 - Jun 2
31 days

Billing summary

Previous Amount Due	\$1,401.38
<i>Payment Received May 18</i>	<i>-1,401.38</i>
Current Electric Charges	1,398.33
Taxes	36.87
Total Amount Due Jul 03	\$1,435.20

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

Collective account number **9300 0001 3787**

Billing summary by account

Account Number	Service Address	Totals
910089681175	21533 CORMORANT COVE DR LAND O LAKES FL 34637	30.79
910089628071	0 WILDERNESS LAKES BLVD LAND O LAKES FL 34639	306.57
910089621488	21726 CORMORANT COVE DR LAND O LAKES FL 34637	30.79
910089621115	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	158.45
910089599693	21218 QUIET HAVEN CT LAND O LAKES FL 34637	30.79
910089598189	7809 STONELEIGH DR LAND O LAKES FL 34637	42.53

RECEIVED JUN 19 2023

fb.der.duke.bills.20230609211836.24.a.fp-29-000000016

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Collective account number
9300 0001 3787

Ambient due

\$1,435.20
by Jul 3

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

000015 000000016



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



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

8893000001378700066000000000000000014352000001435204



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

INVOICE
#071823-2

GL Code: 1180320

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

Date: July 18, 2023

Replaced missing grate on outfall structure in pond on
Cardinalwood Lane.

TOTAL DUE \$1,200



A TOTAL SOLUTION, INC.

(ATS) Security & Fire

3487 Keystone Road
Tarpon Springs, FL 34688

Invoice

Date	Invoice #
8/25/2022	000180250

BILL TO: (Attention Accounts Payable)
Rizzetta and Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

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

P.O. NO.	TERMS	DUE DATE	REP.	SERVICE DATE	JOB DATA	PROJECT NO.	
	Net 15	9/9/2022		8/25/2022	IT5121 ACC		
Description	Quote Amt	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
Project IT5121 ACC from Quote 163534							
LABOR - Installation of Network	2,640.00			0.5	50.00%	50.00%	1,320.00
Network	2,853.20			0.5	50.00%	50.00%	1,426.60
	0.00						0.00

<p>Past due accounts are subject to a 1.5% interest charge per month plus any and all collection costs. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00 will be charged on all NSF checks.</p>	Subtotal	\$2,746.60
	Sales Tax (0.0%)	\$0.00
	Total	\$2,746.60
	Balance Due	\$2,746.60

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



A TOTAL SOLUTION, INC.

(ATS) Security & Fire

3487 Keystone Road
Tarpon Springs, FL 34688

Invoice

Date	Invoice #
6/29/2023	000183006

BILL TO: (Attention Accounts Payable)
Rizzetta and Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

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

P.O. NO.	TERMS	DUE DATE	REP.	SERVICE DATE	JOB DATA	PROJECT NO.	
	Net 15	7/14/2023		6/29/2023	IT5121 ACC		
Description	Quote Amt	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
Project IT5121 ACC from Quote 163534							
LABOR - Installation of Network	2,640.00	1,320.00	50.00%	0.5	50.00%	100.00%	1,320.00
Network	2,853.20	1,426.60	50.00%	0.5	50.00%	100.00%	1,426.60
	0.00						0.00

<p>Past due accounts are subject to a 1.5% interest charge per month plus any and all collection costs. If you pay by Credit Card and cancel payment you are responsible for all charge back fees. Returned Item Fee of \$35.00 will be charged on all NSF checks.</p>	Subtotal	\$2,746.60
	Sales Tax (0.0%)	\$0.00
	Total	\$2,746.60
	Balance Due	\$2,746.60

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

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

INVOICE
#072023-1

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

Date: July 20, 2023

Installed surface drainage piping in
sand volleyball court

Contract total \$4200
Previously paid (\$2100)

TOTAL DUE \$2,100



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: 18671574
 Billing Date: 7/7/2023
 Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13401489	5/18/2023	21	6/19/2023	22	32	1

Usage History

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

Transactions

Previous Bill	31.36
Payment	-31.36 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Tier 1	1.0 Thousand Gals X \$2.04 = 2.04
Sewer	
Sewer Base Charge	21.07
Sewer Charges	1.0 Thousand Gals X \$6.48 = 6.48
Total Current Transactions	39.88
TOTAL BALANCE DUE	\$39.88

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



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

Account # 0350540
 Customer # 01289193
 Balance Forward 0.00
 Current Transactions 39.88

Total Balance Due	\$39.88
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY UTILITIES
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 NEW PORT RICHEY, FL 34656-2139



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 DADE CITY (352) 521-4285

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

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 22-70147

WILDERNESS LK PRESER
 Service Address: **21320 WILDERNESS LAKE BOULEVARD**
 Bill Number: 18671576
 Billing Date: 7/7/2023
 Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13324742	5/18/2023	1672	6/19/2023	1794	32	122

Usage History

Month	Meter #
June 2023	122
May 2023	453
April 2023	105
March 2023	44
February 2023	28
January 2023	24
December 2022	48
November 2022	71
October 2022	53
September 2022	51
August 2022	30
July 2022	27

Transactions

Previous Bill		6,789.62
Payment		-6,789.62 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		20.93
Water Tier 1	13.0 Thousand Gals X \$2.04	26.52
Water Tier 2	12.0 Thousand Gals X \$3.24	38.88
Water Tier 3	13.0 Thousand Gals X \$6.49	84.37
Water Tier 4	84.0 Thousand Gals X \$8.76	735.84
Sewer		
Sewer Base Charge		48.08
Sewer Charges	122.0 Thousand Gals X \$6.48	790.56
Total Current Transactions		1,745.18

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TOTAL BALANCE DUE \$1,745.18

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Account #	0350545
Customer #	01289193
Balance Forward	0.00
Current Transactions	1,745.18

Total Balance Due	\$1,745.18
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4285

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1 0 1
 22-70147

WILDERNESS LK PRESER
 Service Address: **21539 CORMORANT COVE DR**
 Bill Number: 18671585
 Billing Date: 7/7/2023
 Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410473	5/18/2023	3	6/19/2023	3	32	0

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

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

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

Total Balance Due	\$10.29
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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 Pay By Phone: 1-855-786-5344

1 0 1
 22-70147

WILDERNESS LK PRESER

Service Address: **21922 WAVERLY SHORES LANE**

Bill Number: 18671586

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13410468	5/18/2023	2892	6/19/2023	2898	32	6

Usage History

Transactions

	Water	Irrigation
June 2023		6
May 2023		5
April 2023		5
March 2023		6
February 2023		5
January 2023		3
December 2022		5
November 2022		2
October 2022		3
September 2022		27
August 2022		24
July 2022		24

Previous Bill	26.49
Payment	-26.49 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges	6.0 Thousand Gals X \$3.24
Total Current Transactions	29.73
TOTAL BALANCE DUE	\$29.73

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Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Total Balance Due	\$29.73
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

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



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 NEW PORT RICHEY, FL 34656-2139

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

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

1 0 1
 22-70147

WILDERNESS LK PRESER
 Service Address: **7639 GRASMERE DR**
 Bill Number: 18671587
 Billing Date: 7/7/2023
 Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13401909	5/18/2023	1	6/19/2023	1	32	0

Usage History

Transactions

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

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

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

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

Total Balance Due	\$10.29
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

WILDERNESS LK PRESER
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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



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

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

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

1 0 1
 22-70147

WILDERNESS LK PRESER
 Service Address: **0 WAVERLY SHORES LANE**
 Bill Number: 18671594
 Billing Date: 7/7/2023
 Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13409971	5/18/2023	169	6/19/2023	169	32	0

Usage History

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

Transactions

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

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due	\$10.29
Due Date	7/24/2023

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

The Total Due will be electronically transferred on 07/24/2023.

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



duke-energy.com
877.372.8477

Your Summary Bill

THE PRESERVE WILDERNESS LAKE

Bill date Jul 6, 2023
For service May 26 - Jun 27
33 days

Collective account number **9300 0001 3381**

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

Billing summary

Previous Amount Due	\$13,800.33
<i>Payment Received Jun 27</i>	-13,800.33
Current Electric Charges	3,822.15
Current Lighting Charges	10,240.01
Taxes	156.12
Total Amount Due Jul 27	\$14,218.28

Billing summary by account

Account Number	Service Address	Totals
910089534191	21330 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	356.97
910089556460	21320 WILDERNESS LAKE BLVD LAND O LAKES FL 34637	493.86
910089557198	21326 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	468.24
910089584331	000 WILDERNESS LAKES BLVD LAND O LAKES FL 34639	10,295.22
910089643632	21316 WILDERNESS LAKES BLVD LAND O LAKES FL 34637	2,603.99
	Total Charges	\$14,218.28

RECEIVED JUL 10 2023

fb.def.duke.bills.20230705213451.67.aip-7-0000000012

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 3381

Amount of automatic draft

\$14,218.28
by Jul 27

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

000004 000000012



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



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

889300000133810006600000000000000142182800014218287

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Invoice 14062**BILL TO**

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE	PLEASE PAY	DUE DATE
06/30/2023	\$516.00	08/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 6/26/23:			
Replace zone #3 valve at the lodge that would malfunction and would not shut down while other zones ran.			
DD Controller: Replaced zone valve #15 that was stuck on and would not shut off while system was running.			
Sales 2" PGA valves RB	2	200.00	400.00
Sales king nuts	4	1.50	6.00
Sales Labor - technician	2	55.00	110.00

TOTAL DUE**\$516.00**

THANK YOU.

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

Invoice 14124



BILL TO

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

DATE 06/30/2023	PLEASE PAY \$2,025.00	DUE DATE 08/14/2023
--------------------	--------------------------	------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as per approved proposal dated 5/1/23:			
Flush cut and remove (1) dead Pine tree across from 21027 Pine Knot (pine borers)			
Arbor Care	1	675.00	675.00
Flush cut and remove dead pine tree Includes all labor, hauling and dumping fees			
Flush cut and remove dead Pine tree backside of 7106 Palmetto Pines Lane (pine borers)			
Arbor Care	1	675.00	675.00
Flush cut and remove dead pine tree Includes all labor, hauling and dumping fees			
Flush cut and remove dead Pine tree backside of 21103 Birchholm Court (pine borers)			
Arbor Care	1	675.00	675.00
Flush cut and remove dead pine tree Includes all labor, hauling and dumping fees			

TOTAL DUE **\$2,025.00**

THANK YOU.

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

Invoice 14144



BILL TO

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

DATE 06/30/2023	PLEASE PAY \$750.00	DUE DATE 08/14/2023
--------------------	------------------------	------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
21003 Pine Knot Ln			
Arbor Care	1	750.00	750.00
Trim tree that has overgrown into resident's yard on the corner of Wilderness Lake Blvd and Pine Knot Lane			

TOTAL DUE	\$750.00
-----------	-----------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 13682



BILL TO

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

DATE 06/01/2023	PLEASE PAY \$15,000.00	DUE DATE 07/16/2023
--------------------	---------------------------	------------------------

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

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

TOTAL DUE **\$15,000.00**

THANK YOU.



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

Invoice

Date	Invoice #
7/3/2023	16549

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	7/3/2023		PWL21320

Quantity	Description	Rate	Amount
8	Grandstream GRP 2615 WiFi/VOIP Phone	110.00	880.00T
2	Grandstream GRP 2612 VOIP Phones - Auxiliary	75.00	150.00T
1	Grandstream HT801 Phone Adaptor - needed for fax line	49.00	49.00T
5	Number Port	10.00	50.00T
2	Installation/Training/Configuration	150.00	300.00
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	\$1,759.00
Payments/Credits	\$0.00
Balance Due	\$1,759.00

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 #
7/18/2023	0000172173

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

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	Net 15	8/9/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	ATS performed a service call on your fire alarm system on June 27, 2023				1	97.00	97.00
4361000 Sales	Technician went to location to replace the bad FACP circuit board. Tech replaced the bad FACP circuit board that was damaged by a lightening storm. After troubleshooting, tech found a bad 4208u zone expander on fitness center and bad DD on cultural center, zone #9 that need to be replaced to continue troubleshooting ground fault on system and bell #1.					0.00	0.00
4390000 Sales	128BPT -FACP circuit board				1	37.93	37.93
4390000 Sales	Power Distribution Module				1	1,189.63	1,189.63
4361000 Sales	Ademco 8 Zone Expander				1	169.93	169.93
4380000 Sales	Electronic Technician Labor				8.25	142.00	1,171.50
4361000 Sales	ATS performed a service call on your fire alarm system on July 10, 2023				1	48.50	48.50

--

Subtotal
Sales Tax (0.0%)
Total
Balance Due

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

Invoice

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

DATE	INVOICE #
7/18/2023	0000172173

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

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

P.O. NO.	TERMS	DUE DATE	REP	JOB DATA	Federal ID Number	SERVICE DATE	
	Net 15	8/9/2023	Valez				
ITEM	DESCRIPTION				QTY	RATE	AMOUNT
4361000 Sales	Technician was on site for ground fault and dialer 2 trouble. Tech traced the ground fault to a faulty NAC power supply. Tech found dialer 2 trouble was a programming issue. Tech cleared the communication trouble and tested with CS, which tested normal. Will need to replace the NAC power supply as fault was in circuit od distribution panel of power supply. Will need to order part and return to replace the power supply.					0.00	0.00
4380000 Sales	Electronic Technician Labor				4.75	142.00	674.50
4361000 Sales	ATS performed a service call on your fire alarm system on July 18, 2023				1	48.50	48.50
4361000 Sales	Technician went to location and replaced faulty NAC power supply. System was clear and normal.					0.00	0.00
4361000 Sales	Altronix 8 Amp 24vdc Nac Power Supply				1	546.13	546.13
4380000 Sales	Electronic Technician Labor				1	142.00	142.00
4361000 Sales	System was operating normally upon departure.					0.00	0.00

--

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

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

Subtotal	\$4,125.62
Sales Tax (0.0%)	\$0.00
Total	\$4,125.62
Balance Due	\$4,125.62



GL 00070

INVOICE

LTAM996518

AlSCO
507 North Willow Avenue
Tampa, FL 33606

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

Invoice Date: Jul 11 2023
Customer No: 253200
Location No: 253200
Route: 05 Stop: 160
Terms: Net 10 EOM

Invoice For
Preserve at Wilderness Lake CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

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	83.84
3	2010-BN	3X5 Mat, Brown			6	33.86
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				28.25

Did you 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!

Main Office# (813)253-0431
AR Representative: Johanna

Current Month: \$145.95; Last Month: \$0.00; Total Balance: \$145.95

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 \$145.95
Tax EXEMPT \$0.00
Invoice Total \$145.95



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
7/18/2023	113735

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	113756	7/17/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Triceps Rope	2	49.99	99.98
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	24.00	24.00
Labor	**Next Maintenance**	0	99.00	0.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$123.98
	Sales Tax (0.0%)	\$0.00
	Total	\$123.98



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
7/18/2023	113734

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	113755	7/17/2023

Item Code	Description	Quantity	Price Each	Amount
Reupholstery	Elbow Pad; Black 12x4	2	69.99	139.98
Labor	Reupholster and reinstall (2) elbow pads on Bodysolid Leg Lift.	1	99.00	99.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$238.98
	Sales Tax (0.0%)	\$0.00
	Total	\$238.98



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
7/19/2023	113743

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	JoseR	113565	7/18/2023

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

Thank you for the opportunity to quote. The above prices are valid for 30 days from quote.	Subtotal	\$110.00
	Sales Tax (0.0%)	\$0.00
	Total	\$110.00



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
7/19/2023	113744

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	JoseR	113562	7/18/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Drive Motor	1	1,243.15	1,243.15
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	65.00	65.00
Labor	Install Drive Motor on a Star Trac Treadmill (Serial# TRSX1503-L01071 Model 9-3573-MUSAP3)	1	99.00	99.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$1,407.15
	Sales Tax (0.0%)	\$0.00
	Total	\$1,407.15



7823 N Dale Mabry Hwy STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
7/21/2023	28827

Bill To
Wilderness Lake Preserve Tish Dobson 21320 Wilderness Lake Blvd Land O Lakes, FL 34637

Ship To
Wilderness Lake Preserve Tish Dobson 21320 Wilderness Lake Blvd Land O Lakes, FL 34637

S.O. No.	P.O. No.	Terms	Rep
3935		Due on receipt	TJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
61733	Diamond Pro - IWF 20kg Bar	1	0	1	369.00	369.00T
Shipping	Shipping and Handling	1	0	1	75.00	75.00

Subtotal		\$444.00
Sales Tax (0.0%)		\$0.00
Total		\$444.00
Payments/Credits		\$0.00
Balance Due		\$444.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
7/18/2023	23569

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

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

Work Order	Purchase Order	Terms	Due Date	Rep
12320		Net 30	8/17/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call	45.00	45.00
1	Electrician 7/13 Troubleshoot breaker #12 tripping. Bad fixture in activity room causing breaker to trip. Fixture to be repaired by others.	95.00	95.00
2	Electrician Overtime Rate 7/15 Troubleshoot tennis court lights. Got half of them working. Customer wants proposal to convert them to LED.	142.50	285.00

Thank you for your business.	Total	\$425.00
	Payments/Credits	\$0.00
	Balance Due	\$425.00

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

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
7/18/2023	23507

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

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

Work Order	Purchase Order	Terms	Due Date	Rep
12274		Net 30	8/17/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 6/13	45.00	45.00
2.5	Electrician	95.00	237.50
	Troubleshoot landscape lights not working. Replaced 3, supplied by customer.		

Thank you for your business.	Total	\$282.50
	Payments/Credits	\$0.00
	Balance Due	\$282.50

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 13968



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway Ste 208

Lake Mary, FL. 32746

DATE 07/01/2023	PLEASE PAY \$15,000.00	DUE DATE 08/15/2023
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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

redtreelandscapesystems.com

Invoice 14176



BILL TO

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 07/25/2023	PLEASE PAY \$1,165.00	DUE DATE 09/08/2023
--------------------	--------------------------	------------------------

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

TOTAL DUE \$1,165.00

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 14177



BILL TO

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

DATE 07/25/2023	PLEASE PAY \$1,500.00	DUE DATE 09/08/2023
--------------------	--------------------------	------------------------

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

TOTAL DUE \$1,500.00

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

July 17, 2023

Client: 001029

Matter: 000001

Invoice #: 23330

Page: 1

RE: General Matters

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2023	JMV	TELEPHONE CALL WITH T. DOBSON RE: CDD TRANSITION ISSUES; REVIEW COMMUNICATION FROM J. LEGER; TELEPHONE CALL WITH S. SMITH.	0.6	\$183.00
5/18/2023	JMV	TELEPHONE CALL FROM T. DOBSON RE: PAYMENT AND PERFORMANCE BOND.	0.3	\$91.50
5/23/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. DOBSON.	0.7	\$213.50
5/23/2023	KCH	REVIEW OF EMAILS FROM STEPHEN BRLETIC REGARDING ADDING STRIPING CHANGE ORDER TO ACPML AGREEMENT; REVIEW OF PROPOSAL; PREPARE ADDENDUM #1 TO ORIGINAL AGREEMENT WITH ACPML.	1.5	\$457.50
5/24/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	2.8	\$854.00
5/25/2023	JMV	REVIEW COMMUNICATION FROM T. DOBSON; DRAFT EMAIL TO T. DOBSON AND S. BRLETIC; REVIEW COMMUNICATION FROM K. CLARK; REVIEW DRAFT AUDIT; DRAFT EMAIL TO K. CLARK.	1.6	\$488.00
5/31/2023	JMV	REVIEW COMMUNICATION FROM T. DOBSON; REVIEW LEGAL NOTICE; DRAFT EMAIL TO T. DOBSON.	0.3	\$91.50
6/1/2023	MS	PREPARE PUBLICATION ADS FOR 23/24 BUDGET HEARING.	1.2	\$210.00
6/15/2023	JMV	REVIEW COMMUNICATION FROM J. LEGER; REVISE LEGAL NOTICE; DRAFT EMAIL TO J. LEGER.	0.3	\$91.50
6/19/2023	JMV	REVIEW COMMUNICATION FROM J. LEGER; PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$244.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/21/2023	MS	TRANSMIT PUBLICATION ADS FOR 2023/2024 BUDGET HEARING.	0.2	\$35.00
6/26/2023	JMV	REVIEW COMMUNICATION FROM J. LEGER; REVIEW LEGAL NOTICE.	0.3	\$91.50
7/5/2023	JMV	TELEPHONE CALL WITH T. DOBSON; PREPARE FOR AND ATTEND CDD BOARD MEETING.	2.6	\$793.00
7/10/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$244.00
7/10/2023	LB	CORRESPONDENCE FROM AND TO J. LEGER RE MAILED NOTICE LETTER AND QUESTION ON WHETHER THE BUDGET INCREASED; REVIEW CORRESPONDENCE FROM L. MUETHER RE INCREASE IN BUDGET; PREPARE DRAFT MAILED NOTICE LETTER RE SAME; PREPARE CORRESPONDENCE TO L. MUETHER AND J. LEGER RE MAILED NOTICE LETTER AND DATE IT MUST BE MAILED OUT BY.	0.8	\$140.00
Total Professional Services			14.8	\$4,228.00
Total Services				\$4,228.00
Total Disbursements				\$0.00
Total Current Charges				\$4,228.00
Previous Balance				\$2,958.50
<i>Less Payments</i>				<i>(\$2,958.50)</i>
PAY THIS AMOUNT				\$4,228.00

Please Include Invoice Number on all Correspondence

Business Observer

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

RECEIVED JUL 17 2023

INVOICE

Legal Advertising

Invoice # 23-01158P

Date 07/14/2023

Attn:

Vesta Property Services The Preserve at Wilderness Lake Circle
250 INTERNATIONAL PARKWAY #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 # 23-01158P

P.O./Ref.# {00120082.DOCX}

\$72.19

Notice of Public Hearings and Board of Supervisors Meeting

RE: Notice of public hearing and meeting on August 2, 2023 at 6:30 p.m.

Published: 7/14/2023

Important Message

Paid

()

Total

\$72.19

Please include our Serial #
on your check

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

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

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

NOTICE

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



Your Monthly Invoice

Account Summary

New Charges Due Date	7/31/23
Billing Date	7/07/23
Account Number	813-996-0570-060723-5
PIN	8786
Previous Balance	169.98
Payments Received Thru 7/03/23	-169.98
Thank you for your payment!	
Balance Forward	.00
New Charges	334.05
Total Amount Due	\$334.05



RECEIVED JUL 17 2023

**ANYTIME,
ANYWHERE
SUPPORT**

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

**WAYS
TO PAY
YOUR
BILL**



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



800-801-6652



GET IT ON
Google Play



Download on the
App Store

MyFrontier app



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

6790 0007 NO RP 07 07102023 YNNNNNNN 01 013703 0055

WILDERNESS LAKES
250 INTERNATIONAL PARKWAY
LAKE MARY FL 32746



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.

EXHIBIT 12

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Estimate 1537



ADDRESS

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

DATE 08/21/2023	TOTAL \$1,205.00
---------------------------	----------------------------

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

Thank You

TOTAL	\$1,205.00
--------------	-------------------

THANK YOU.

Accepted By *Tish Dobson*

Accepted Date 8-23-2023

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscape.com

Estimate 1535



ADDRESS

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 08/18/2023	TOTAL \$650.00	EXPIRATION DATE 09/18/2023
---------------------------	--------------------------	--------------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Deer Field Berm- Move rotors and stand pipes out from the berm hedge line to water both the North East side of the berm and hedge.			
Sales	1	650.00	650.00
Do Not Exceed Amount			

Thank You

TOTAL	\$650.00
--------------	-----------------

THANK YOU.

Accepted By *Tish Dobson*

Accepted Date 8/22/2023



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE INSTALLATION PROPOSAL
FOR
Preserve at Wilderness Lake CDD -
At Cinema Center

Attention: Tish Dobson, District Manager

August 22, 2023

Landscape Installation at Cinema Center - left of the Lodge.

Table with 3 columns: Item, Unit Cost, Cost. Rows include Loropetalum and Dwarf Firebush.

Includes all labor and materials.

TOTAL COST: \$272.00

Tish Dobson

Authorized Signature to Proceed

9 / 3 / 2023

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE INSTALLATION PROPOSAL
FOR
Preserve at Wilderness Lake CDD -
Center entry island at Lodge entrance

Attention: Tish Dobson, District Manager

August 22, 2023

Landscape Installation at center entry island at Lodge entrance.

Table with 3 columns: Item, Unit Cost, Cost. Rows include: Remove existing Plumbago and dead Azaleas, Install (23) 3-gallon Compact Loropetalum, Install (25) 3-gallon Dwarf Firebush.

Includes all labor, materials, debris disposal and dump fee.

TOTAL COST: \$768.00

Tish Dobson

Authorized Signature to Proceed

9 / 3 / 2023
Date of Authorization

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



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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE INSTALLATION PROPOSAL

FOR

Preserve at Wilderness Lake CDD –

Attention: Tish Dobson, District Manager

August 1, 2023

Landscape Installation – Outside gym door to pool deck.

Item	Unit Cost	Cost
Remove existing Hawthorn.	Included	
Install (10) 3-gallon Dwarf Firebush.	\$17.00	\$170.00

Includes all labor, materials, debris disposal, and dumping fees.

TOTAL COST: \$170.00

Tish Dobson

Authorized Signature to Proceed

9 / 3 / 2023 Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE ENHANCEMENT PROPOSAL
FOR
Preserve at Wilderness Lake CDD -
At the Lodge

Attention: Tish Dobson, District Manager

August 22, 2023

Landscape Enhancement - at the Lodge.

Table with 3 columns: Item, Unit Cost, Cost. Rows include: Remove existing plants, Relocate Asiatic Jasmin to right side walkway at Lodge and Playground walkway, Install (50) square feet of Zoysia sod.

Includes all labor, materials, debris disposal and dump fees.

TOTAL COST: \$162.50

Tish Dobson

Authorized Signature to Proceed

9 / 3 / 2023

Date of Authorization

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Estimate 1539



ADDRESS

The Preserve at Wilderness Lake CDD

250 International Parkway

Suite 208

Lake Mary, FL 32746 USA

DATE 08/31/2023	TOTAL \$9,300.00	EXPIRATION DATE 10/02/2023
--------------------	---------------------	----------------------------------

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

Replace bad well motor and liquid end at the Lodge. The electricity from the building to the well is only 184 volts and should be 220 volts

Sales 5HP LIQUID END	1		
Sales 5HP GROUNDFOOS 220 V MOTOR	1		
Sales 10/3 SUB CABLE	65		
Sales 5X2 WELL SEAL	1		
Sales SUPPLIES MISC	1		
Sales SPLICE KIT	2		
Sales 2" GALV. DROP PIPE	21		
1 YEAR WARRANTY			
Sales			9,300.00

Thank You

TOTAL	\$9,300.00
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

Holly Ruhlig, Chair

dotloop verified
09/04/23 9:59 AM EDT
JYOV-LVCV-JXGE-WCX8



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

OAK TREE PRUNING PROPOSAL

FOR

Preserve at Wilderness Lake CDD – Waters Edge Monument

Attention: Tish Dobson, District Manager

August 22, 2023

Oak Tree Pruning – Waters Edge Monument.

Item	Unit Cost	Cost
(1) Oak tree on right side of gate – remove limbs from roof and lift and center prune.	\$375.00	\$375.00
(1) Oak at Entry gate. – lift and center prune.	\$325.00	\$325.00
(1) Oak at corner of main road and exit side – lift and center prune.	\$325.00	\$325.00

Includes all labor, debris disposal and dump fees.

TOTAL COST: \$1,025.00

Tish Dobson

Authorized Signature to Proceed

8 / 22 / 2023

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PALM TREE REMOVAL PROPOSAL
FOR
Preserve at Wilderness Lake CDD –
Rear of Cinema Building

Attention: Tish Dobson, District Manager

August 22, 2023

Palm Tree Removal Proposal – behind rear of Cinema Bldg.

Table with 3 columns: Item, Unit Cost, Cost. Row 1: Remove and grind stump of (1) Palm tree from rear of Cinema Building, \$1,750.00, \$1,750.00

Includes all labor, debris disposal, hauling and dump fees.

TOTAL COST: \$1,750.00

Tish Dobson

Authorized Signature to Proceed

8/22/2023

Date of Authorization

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

EXHIBIT 13



CITY WIDE
FACILITY SOLUTIONS

PROPOSAL

PREPARED FOR:

The Preserve at
WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT

AUGUST 3, 2023

This proposal is valid for 30 days.

August 3, 2023

Tish,

Thank you for this opportunity to propose janitorial services to Wilderness Lake Preserve in Land O Lakes! We at City Wide Facility Solutions of Tampa Bay understand the importance of making a wise decision in partnering with a company that is experienced managing the needs of a Community Development District.

City Wide services over 600 properties in the Tampa Bay and Sarasota Area including Fox Hollow Golf Club, Old Memorial Golf Club, Estia at Lakewood Ranch, Artesia Lakewood Ranch, and Riverside Club Golf & Marina Community!

HERE ARE A FEW OF THE MANY REASONS TO PARTNER WITH CITY WIDE FACILITY SOLUTIONS

- Industry leading customer retention rating!
- Ability to provide and certify completion of background checks and drug screening for uniformed and English speaking janitorial staff (upon request).
- Assignment of a Facility Solutions Manager (FSM) and Night Manager who will perform scheduled visits for inspections and to provide ongoing training.
- 50% Veteran Owned business with a Veteran “Preferred” hiring philosophy- partnered with MacDill Air Force Base for finding talented leaders to join our company.
- Focused on diversity and inclusion.
- Supportive of local small and minority business; 95% of our contracted partnerships are with medium-sized women and minority-owned businesses in Tampa Bay.
- Assurance of no down-time and low turnover due to competitive pay and cross-training individuals as back-up for the porter position and night crew positions.
- Providing non-profit support through donations and volunteer efforts.

Please read on for more details about our great company.

We sincerely appreciate your consideration of City Wide as your janitorial services solution, and we hope to develop a transition plan to facilitate the change-over to a superior service and experience with us!

Sincerely,



Brady Norris
Sales Executive
bnorris@gocitywide.com
(954) 790-3893
City Wide Facility Solutions of Tampa Bay



CERTIFICATE OF INSURANCE



ALLYF-1

OP ID: HP

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/31/2023

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

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

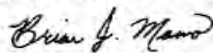
PRODUCER INNOVATIVE INSURANCE CONSULTANTS, INC. 5461 UNIVERSITY DRIVE, #103 CORAL SPRINGS, FL 33067 BRIAN J. MAMO	954-340-9551 CONTACT NAME: BRIAN J. MAMO PHONE (A/C, No, Ext): 954-340-9551 E-MAIL ADDRESS: BRIAN@INNOVATIVE-INSURANCE.COM FAX (A/C, No): 954-340-9456																					
INSURED ALLY FACILITY SOLUTIONS, INC. DBA CITY WIDE FACILITY SOLUTIONS DBA CITY WIDE MAINTENANCE OF TAMPA BAY 8950 9TH STREET N, STE 103 ST PETERSBURG, FL 33702	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>NATIONAL BUILDERS INS. CO.</td> <td>16632</td> </tr> <tr> <td>INSURER B :</td> <td>TRAVELERS INDEMNITY INS CO</td> <td>25658</td> </tr> <tr> <td>INSURER C :</td> <td>AMERICAN BUILDERS INS. CO.</td> <td>11240</td> </tr> <tr> <td>INSURER D :</td> <td>TRAVELERS INDEMNITY INS CO</td> <td>25658</td> </tr> <tr> <td>INSURER E :</td> <td>BEAZLEY / LLOYDS OF LONDON</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	NATIONAL BUILDERS INS. CO.	16632	INSURER B :	TRAVELERS INDEMNITY INS CO	25658	INSURER C :	AMERICAN BUILDERS INS. CO.	11240	INSURER D :	TRAVELERS INDEMNITY INS CO	25658	INSURER E :	BEAZLEY / LLOYDS OF LONDON		INSURER F :		
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INSURER E :	BEAZLEY / LLOYDS OF LONDON																					
INSURER F :																						

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BLKT ADDL INSR <input checked="" type="checkbox"/> BLKT WAIVER GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PKG0257245-05 PRIMARY & NONCONTRIBUTORY	02/05/2023	02/05/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea. occur/ence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA-4N29089A-22-42-G	05/11/2022	05/11/2023	COMBINED SINGLE LIMIT (Ea. accident) \$ 10,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB0257249-05	02/05/2023	02/05/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 SEE NOTES
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below:		N/A	WCV0257073-05 BLANKET WAIVER INCLUDED	02/05/2023	02/05/2024	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	CRIME			106867705	02/05/2023	02/05/2024	
E	SPAM			SML-0000-00290152D	08/01/2022	08/01/2023	

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

CERTIFICATE HOLDER ALLYF11 ALLY FACILITY SOLUTIONS, INC. DBA CITY WIDE FACILITY SOLUTIONS 8950 9TH STREET N, #103 ST. PETERSBURG, FL 33702	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



CERTIFICATE OF INSURANCE

NOTEPAD	ALLY FACILITY SOLUTIONS, INC.	ALLYF-1	PAGE 2
	<small>INSURED'S NAME</small>	OP ID: HP	<small>Date</small> 01/31/2023
<p>UMBRELLA POLICY COVERS OVER THE GENERAL LIABILITY & WORKERS COMPENSATION ONLY, AUTO IS EXCLUDED FROM THE UMBRELLA POLICY.</p>			



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Ally Facility Solutions, Inc.

2 Business name/disregarded entity name, if different from above
City Wide Facility Solutions

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
8950 9th Street North, Suite 103

6 City, state and ZIP code
St. Petersburg, FL 33702

7 List account number(s) here (optional): _____

Requester's name and address (optional) _____

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

			-				-				
--	--	--	---	--	--	--	---	--	--	--	--

or

Employer identification number

2	7	-	1	0	9	2	7	0	4
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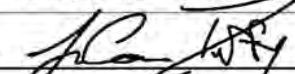
Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ **01/01/2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



PAY ONLINE

WHY ENROLL IN E-BILL EXPRESS?

CONVENIENCE

Make payments anytime, anywhere, from any device. Enroll in automatic payments and never be late to pay your bills. Choose from multiple options for automatic payment!

FREE & EASY

It only take a minute to enroll. It's simple to make payments online from your computer, tablet, or mobile device.

TIME & MONEY SAVINGS

Eliminate the hassle of writing checks, stamping envelopes, mailing bills, and checks getting lost in the mail.

CURRENT & HISTORICAL BILLS AVAILABLE

Access your current and historical invoices online, with the option to run reports and print or save to your computer. Personal financial management made easy.

CONVENIENCE & CONTROL

→ Security.

Customer privacy is the utmost importance. This solutions meets the strictest banking and corporate security standards. Your business and your customer's personal information are 100% safe.

→ Accurate Payment Processing.

Automated online system eliminates risk of manual error.

→ Control Payments.

Set up recurring payments and automatically deduct payments from your account - the same amount every month, the same day of the month - whatever works best for you. Or, schedule payments to be paid at a future date. Pay using a bank account via the web or over the phone.

BILL REMINDER

Never miss a payment or see a late fee. Receive an email as soon as your bill is available.

FACT

By paying bills online, the average household saves \$90 on stamps and six hours annually.

NEED HELP ENROLLING?

Give us a call - we're always here to help. **(727) 940-5873** and dial **0**.

HOW TO ENROLL

1. Go to <https://www.e-billexpress.com/ebpp/gocitywide/>.
2. Click **Enroll**.
3. Enter your **Customer ID** from your invoice (including the first zero).
4. Enter your **Zip Code** from your invoice in the Bill to Address section.
5. Click **Validate**.
6. Follow **Next Steps** to finish the enrollment process.





WHY CITY WIDE?

CITY WIDE - CORPORATE

Founded in 1961 by Frank Oddo, City Wide Facility Solutions was built on family values and has grown exponentially. With 90 locations in 30 states, we currently **manage over 15,000 facilities nationwide.**



FRANK ODDO
Founder and CEO



JEFF ODDO
President





WHY CITY WIDE?

CITY WIDE - TAMPA BAY

John Duffy and Steve Howerton opened City Wide Facility Solutions of Tampa Bay in early 2010. Since then, our branch has grown to over \$30M in sales by remaining focused on client retention and a superior standard of management City Wide Tampa Bay is the second largest branch, toting the #1 sales team in the country.



JOHN DUFFY



STEVE HOWERTON

600+ FACILITIES CLEANED IN THE BAY AREA

8.5+ MILLION SQUARE FEET CLEANED

400+ CREWS

100+ Medical...

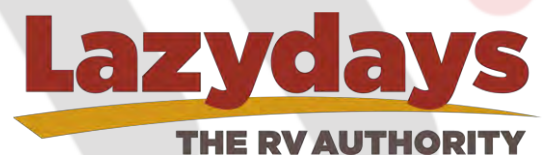
- BayCare Medical and Surgery Group
- Physician Partners of America
- University of South Florida (USF) Health

70+ Schools...

- USF Main Campus
- Academy of the Holy Names
- St. Pete Catholic High School
- Sarasota Military Academy

Offices.... Big & Small

- Lazy Days RV Center (150 Acres)
- Cintas Corp

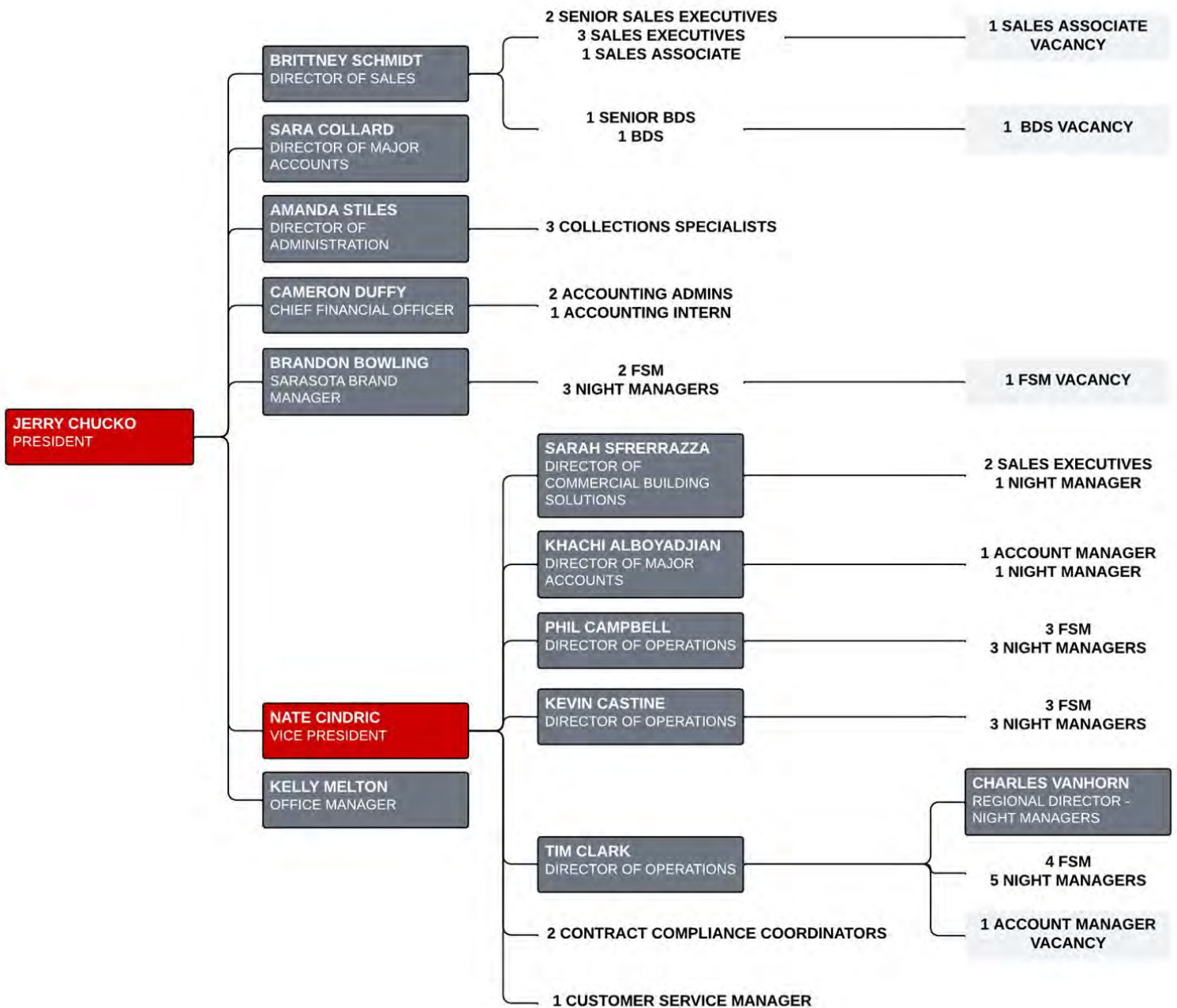




WHY CITY WIDE?

HOW WE'RE ORGANIZED

City Wide Facility Solutions of Tampa Bay currently has **62 employees**, in addition to our 400+ crews.





WHY CITY WIDE?

CITY WIDE BUSINESS MODEL

City Wide Facility Solutions is a management company in the building maintenance industry. By uniquely representing the client, our professional management team serves as one point of contact for 20+ facility solutions for commercial properties, leveraging our network of independent contractors.

Regardless of the size and scope of your operation and the range of your immediate needs, City Wide can manage the job. We have developed a proprietary business model and are dedicated to a vision that does not simply try to do better than the competition but ensures 100% client satisfaction.



WHY CHOOSE CITY WIDE FACILITY SOLUTIONS?

For one service or many, City Wide will provide unparalleled assistance in the form of:

- **One point of contact**
- **Simplified invoicing**
- **24-hour client care**
- **Competitive pricing**
- **Facility Solution Manager & Night Manager**
- **Proactive evaluation of your building**

Our clients see a difference in the quality of service delivered by City Wide, no matter the size of your facility.

WE WANT TO BE YOUR FIRST CHOICE

Why continue to hire one janitorial company after another – resulting in the same problems – when you can hire a company that is committed to reducing your stress level and saving you time?

City Wide Facility Solutions wants to be your First Choice. With City Wide on your short list, you're not choosing between two maintenance companies; you're choosing between the same thing you have always done and a management company that can help you with more than 20 solutions for your facility.

WHEN YOU PARTNER WITH CITY WIDE, WE BECOME AN EXTENSION OF YOUR TEAM



WHY CITY WIDE?

YOUR MAIN POINTS OF CONTACT

Your City Wide team is comprised of a Director of Operations, a Facility Solutions Manager (FSM), and a Night Manager. Your City Wide team will learn the ins-and-outs of your building, identifying what needs to be taken care of. They know you have more important things to do, and they take care of the details for you. **Here's your team!**



KEVIN CASTINE

Director of Operations
(813) 391-5044
kcastine@gocitywide.com



KARMA JEREMIE

Facility Solutions Manager
(407) 271-3998
kjeremie@gocitywide.com

Meets with you during the day to help ensure quality and to address any other needs for your facility.



BRITTANY GUEDESSE

Night Manager
(813) 696-9489
bguedesse@gocitywide.com

Oversees the after hours services being done in your facility to ensure superior work on every project.

No matter how many or few services you require, City Wide removes the hassle from the equation. Due to our unique business model, we can provide all of this at a competitive price compared with others in the industry.



WHY CITY WIDE?

THE SOLUTIONS WE MANAGE

By providing just one point of contact for everything from carpet cleaning to janitorial supplies to window washing, your Facility Solutions Manager (FSM) reduces the stress and time spent dealing with vendors who are a constant source of problems. Your FSM will proactively help you keep your building in top shape and work with you to maximize your budget to get the most out of your facility. Here is a short list of some of the other services we manage:

DISINFECTING SERVICES

- High-touch areas
- Electrostatic spraying

JANITORIAL CONSUMABLES

- Toilet paper
- Soap and dispensers
- Paper towels
- Break room supplies

DETAIL CLEANERS

- Edge vacuum carpets
- Dust blinds
- Dust air vents
- High dusting
- Wash walls

FLOOR CARE SPECIALISTS

- Strip / refinish all resilient tile and hard surface floors
- Scrub restroom floors
- Carpet cleaning
- Carpet extraction
- Acid wash

CARPET CARE SPECIALISTS

- Clean carpets using appropriate method; extraction, bonnet, or dry foam and more

ELECTROSTATIC SPRAY

WINDOW WASHERS

- Wash interior and / or exterior windows, ground level to high-rise

CONSTRUCTION CLEANS

- Prepare a site for use after construction

PRESSURE WASHING

- Eliminate build-up from the exterior of your facility

ELECTRICAL

- Electrician services
- Replace difficult to reach and high voltage lighting

PARKING LOTS

- Striping
- Pothole repair
- Resurfacing
- Sweeping

LAWN MAINTENANCE







- Mowing
- Edging
- Customized landscape project

TENANT IMPROVEMENT

- Handyman
- Exterior / Interior painting
- Plumbing

NEW ACCOUNT IMPLEMENTATION PROCESS

With 14 days' notice we will implement the following to ensure a smooth transition:

- 01.**  Once the agreement is signed, City Wide schedules a facility walkthrough with you.
- 02.**  Together, we conduct the walkthrough.
 - View facility.
 - Review scope of work.
 - Discuss items of importance.
 - City Wide requests:
 - ◆ Building keys
 - ◆ Alarm codes
 - ◆ Emergency procedures
- 03.**  City Wide selects the most qualified Independent Contractor(s) to perform the agreed upon scope of work.
- 04.**  During the first nights of start-up, your FSM and Night Manager will be at your facility to support and oversee the crews as they service your facility.
- 05.**  The next morning, your FSM will visit your facility and complete an inspection to ensure the expectations are being met and services align with the agreed upon scope of work.
- 06.**  Your FSM will perform ongoing inspections thereafter during a regularly agreed upon schedule.



TERMS & CONDITIONS

CONTRACTUAL TERMS AND CONDITIONS

Ally Facility Solutions Inc. DBA City Wide Facility Solutions
8950 9th Street North, Suite 103 | St. Petersburg, FL 33702

This CONTRACT (the “Contract”) is made and entered into as of the 9th day of June, 2023, by and between Ally Facility Solutions, Inc. d/b/a City Wide Facility Solutions (“City Wide”) and Wilderness Lake Preserve, a partnership / limited partnership / limited liability company / corporation /not-for-profit corporation (circle one), organized under the laws of the State of Florida (“Customer”), each sometimes referred to individually as a “Party” and collectively as the “Parties.”

- 1. Services.** The services and related products (if applicable) to be provided by City Wide are as set forth in the Service Agreement attached hereto as Exhibit A and may be modified by the Parties as agreed from time to time. Unless a separate contract is executed by the Customer, this Contract shall govern all services and products provided by City Wide to Customer during the term of this Contract.
- 2. Charges for Services Rendered and Products Delivered.** The charge for services rendered and products delivered pursuant to this Contract shall be as set forth in the Investment Recap provided by City Wide and may be amended as set forth herein.
- 3. Performance.** Services shall be provided in a professional and workmanlike manner. “City Wide Personnel” consists of City Wide’s employees, agents and/or independent contractors. If any of the City Wide Personnel assigned to perform work for Customer are unacceptable to Customer, or if Customer has any other issue with the Services provided by City Wide, Customer shall promptly notify City Wide management of same. If the Parties are unable to arrive at a solution that is acceptable to Customer, Customer may request that City Wide replace the individual(s) providing the Services. City Wide will either replace the individual(s) within a reasonable time frame or terminate the Services provided hereunder effective immediately and City Wide shall have no further obligations under this Contract.
- 4. Invoices.** For services provided on a one-time basis, City Wide will invoice Customer upon commencement of services and payment shall be due within ten (10) days of the date of the invoice. For services provided on a recurring basis, City Wide will invoice Customer on or about the first workday of each month in which services and/or products are provided. Invoices shall be paid by the 10th day of the month of the invoice. WHEN APPLICABLE, SALES TAX WILL BE ADDED TO THE INVOICE. Additional services and products may be purchased by Customer from City Wide. Invoices for the additional services and products will be sent immediately upon commencement of the additional services or delivery of the additional products, and payment will be due within ten (10) days of the date of the invoice. Any dispute concerning an Invoice or the services rendered by City Wide shall be identified in writing within five (5) days of Customer’s receipt of the invoice or the rendering of the service, as the case may be. City Wide will charge the Customer a late charge of 1½ % per month on all outstanding balances, with the first such late charge assessed 30 days from the invoice date. Customer agrees to pay all costs incurred by City Wide to collect any outstanding invoices or portions thereof, including but not limited to reasonable attorneys’ fees, costs and expenses.
- 5. Charge Increases and Other Adjustments.** The charge for any recurring service provided pursuant to this Contract shall increase on the first anniversary of this Contract and each anniversary thereafter during the Term and any renewal period by the greater of: (i) the amount of change in the Consumer Price Index for All Items for the most recent twelve month period preceding such anniversary as published by the United States Department of Labor’s Bureau of Labor Statistics; or (ii) five percent (5%). An additional adjustment to the charge for any recurring service provided pursuant to this Contract may be made at any time in the event that additional costs are incurred by City Wide for Services due to (i) union increase and/or (ii) any other governmental action that directly and materially affects City Wide’s cost of Services. For recurring services Contracts, Customer shall immediately notify City Wide in writing of any addition or deletion of square footage being used in Customer’s building. No reduction in the charges shall be appropriate until written notification of the deletion of square footage has been given by Customer to City Wide and City Wide Personnel have inspected the premises and confirmed same. Charges shall be due for an addition of square footage immediately upon rendition of services in such additional area, regardless of whether Customer notifies City Wide of such addition. Any change in fees for Services requires a 30 day prior written notice to Customer, and Customer may elect to terminate the Services provided hereunder, in writing, prior to the effective increase without penalty.
- 6. Materials.** All cleaning materials and equipment necessary for City Wide’s rendition of services will be furnished by City Wide Personnel, except for usable/consumable items. Customer will provide the usable/consumable items including, but not limited to, hand towels, toilet tissue, hand soap, plastic liners, air fresheners, and feminine hygiene products. At Customer’s option and upon request, City Wide can provide these usable/consumable items for an additional cost.
- 7. No Warranty; Limitation of Liability; Indemnification.** While all services shall be provided in a professional and workmanlike manner, City Wide makes no warranty (express or implied) as to any services provided or products sold pursuant to this Agreement. City Wide’s liability to Customer arising from any breach of this Agreement, any services provided or products sold hereunder, or any other claim related to City Wide’s dealings with Customer pursuant to this Agreement shall not exceed the amount actually paid by Customer to City Wide for services provided pursuant to this Agreement during the thirty (30) days immediately preceding the alleged breach. Customer shall fully indemnify, defend and hold harmless City Wide for any and all claims, costs, expenses (including reasonable attorneys’ fees) and damages asserted by anyone other than Customer against City Wide arising as a result of or in any way related to alleged acts or omissions by City Wide and/or City Wide Personnel (including their employees, agents, guests, invitees and/or representatives) arising from any breach of this Agreement, any services provided or products sold hereunder, or any other claim related to City Wide’s dealings with Customer pursuant to this Agreement).



TERMS & CONDITIONS

8. **Entire Agreement.** This Contract, including any exhibits and the Investment Recap, constitute the entire understanding and agreement between City Wide and Customer with respect to the subject matter hereof. There are no other agreements, conditions or representations, oral or written, express or implied, with regard thereto. This Contract supersedes any prior agreements that may have been entered into between the parties with respect to the subject matter hereof. This Contract and any provisions set forth in any exhibits or the Investment Recap may be amended only in writing, signed by both parties hereto.
9. **Non-Solicitation.** During the Term of this Contract, including any renewal periods, and for a period of 180 days following the termination of the Contract, Customer shall not employ, contract with, nor have any business dealings whatsoever which are in any way related to the services provided hereunder with any individual or company that is or was an employee, agent or independent contractor of City Wide (or a parent, subsidiary, franchisee, related or associated company) or any employee or agent of a City Wide independent contractor, while services were being provided hereunder. As used in this section, the term "Customer" shall mean the undersigned Customer, together with all employees, agents, partners, officers, directors and/or principals of Customer and any parent, subsidiary, related or associated company. Should the Customer breach the covenants of this section, in addition to all other remedies provided by law, it is understood that City Wide shall be entitled to: (a) an immediate Temporary Restraining Order from any Court of competent jurisdiction, and thereafter to a Preliminary Injunction and a Permanent Injunction; and (b) an accounting of and recovery from Customer of all revenue, compensation or other consideration that Customer or any third-party gains from violating or breaching this section; and (c) an award of all costs and expenses incurred by City Wide in connection with the enforcement of this Contract, including, but not limited to, reasonable attorneys' fees, investigation costs and court costs. Any period of time in which Customer is in breach of the provisions of this paragraph shall be added to the 180 day duration of the restriction. Any breach or alleged breach of this Contract by City Wide shall not constitute a defense to City Wide's enforcement of this section or any other section of the Contract.
10. **Relationship of Parties.** Each Party and its personnel are independent in relation to the other Party with respect to all matters arising under this Contract. Nothing herein shall be deemed to establish a partnership, joint venture, association, or employment relationship between the Parties. Neither Party may assume or create any obligations on the other's behalf without prior written consent.
11. **Compliance.** The Customer agrees to keep, or cause to keep, all of its facilities in conformity with all applicable federal, state or local laws, ordinances and regulations, as well as in conformity with requests made by City Wide to facilitate the performance of its services, and agrees to fully indemnify, defend and hold harmless City Wide from any loss, injury or damages (including attorneys' fees and costs) caused by the Customer's failure to abide by the terms of this paragraph and/or this Contract.
12. **Security.** City Wide and its employees, agents, contractors and related companies shall not be responsible for cash and personal valuable items left in the subject building. It is the Customer's responsibility to have such items locked in a secured area which City Wide Personnel do not have access to.
13. **Insurance.** Customer shall maintain adequate insurance protection covering the subject premises and its employees, including coverage for statutory workers' compensation and comprehensive general liability for bodily injury and property damage. City Wide agrees to maintain in effect at all times during which services are rendered hereunder the following insurance: bodily injury with limits of \$1,000,000 for each person and \$1,000,000 for each occurrence, property damage with limits of \$1,000,000 per occurrence. The Parties agree to furnish proof of required insurance upon request.
14. **Term.** The term of the Services to be provided hereunder shall commence as set forth herein and shall continue in full force and effect until terminated as set forth herein. Either Party may terminate the Services to be provided hereunder upon thirty (30) days' written notice, provided that no such termination shall affect Customer's obligation to pay City Wide for all Services rendered and product provided. Notwithstanding the foregoing, it is understood and agreed that the Services to be provided hereunder cannot be terminated by the Customer until after the Services have been provided for an initial ninety (90) day period.
15. **Force Majeure.** City Wide shall be excused from its performance of all obligations under this Contract for a commercially reasonable period of time to the extent that it is prevented, hindered or delayed by an act of God (including, but not limited to, hurricane, fire, explosion, earthquake, or other extreme weather event), pandemic or other community health crisis, or any other unforeseen event.
16. **Assignments.** This Contract shall bind all parties, their heirs, assigns, successors, agents and representatives. City Wide may assign this Contract and its obligations hereunder, and any assignee or successor is expressly authorized to enforce all provisions of this Contract, including but not limited to any restrictive covenants.
17. **Governing Law and Related Legal Considerations.** This Contract shall be governed by the laws of Florida. The Parties agree that the venue for any action to enforce or interpret this Contract or any of the provisions hereof shall be in the state or federal court serving residents of Pinellas County, Florida, and expressly submit themselves to the jurisdiction of those courts for such purposes. The Parties further agree that, in any action to enforce or interpret this Contract or any of the provisions hereof, the prevailing party shall be entitled to an award of its reasonable attorneys' fees and costs from the non-prevailing party.

IN WITNESS WHEREOF, the Parties have caused this Contract to be executed by their duly authorized representatives as of the date first written above.

Wilderness Lake Preserve

**Ally Facility Solutions, Ind. d/b/a
City Wide Facility Solutions**

By: _____

By: _____

Print: _____

Print: Brady Norris

Title: _____

Title: Sales Executive



INVESTMENT RECAP

WILDERNESS LAKE PRESERVE

21320 Wilderness Lake Blvd Land O Lakes, FL 34637

INVESTMENT RECAP

Includes all janitorial services outlined in the service agreement.

SERVICES TO BE PERFORMED	FREQUENCY	TOTAL PRICE PER MONTH
Nightly Janitorial	5x/week	\$2,450.00

**Quote does not include tax*

***City Wide quote does NOT include the following seven major holidays: Christmas, New Year's day, Labor Day, Memorial Day, Thanksgiving Day, 4th of July, and Easter*

QUOTE INCLUDES

- Assignment of a facility service manager (FSM) and night manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
- All services performed as detailed in the scope of work nightly checklists and day porter schedules.
- All janitorial cleaning chemicals and equipment needed to perform services outlined in service agreement.
- Day porters dressed in City Wide uniform with logo, pants, and identification badge.
- All janitors, day porters, management and supervisor trainings and certification will be provided.

CONSUMABLES

- **Yes**, City Wide is expected to manage and order consumable products.
 - **No**, City Wide is not expected to manage and order consumable products.
- * Consumables are ordered as needed and invoiced separately.*
** All invoices will include any applicable sales tax.*

BILLING METHOD

- **eBill**
- **ACH**





INVESTMENT RECAP

AUTHORIZATION

CITY WIDE FACILITY SOLUTIONS

Authorized Representative Signature

Brady Norris

Printed Name

Sales Executve

Title

June 9, 2023

Date

WILDERNESS LAKE PRESERVE

Authorized Representative Signature

Printed Name

Title

Date

Start Date





Janitorial Service Contract

Preserve At Wilderness Lake CDD

*The Preserve at Wilderness Lake Community Development District
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637
Phone: 813-995-2437*



Company Project History

The following is a description of our past and present projects. Commercial Projects including daily janitorial services:

Size	Company Name	Location
10,000 sq. ft.	The Altman Companies	Tampa, Florida
8,000 sq. ft.	Physicians Health Center	Tampa, Florida
3,500 sq. ft.	Ranch House Restaurant	Tampa, Florida
6,000 sq. ft.	Pinecrest Daycare Center	Tampa, Florida
5,000 sq. ft.	Wheel Tec Tampa	Tampa, Florida
3,000 sq. ft.	Xochitl Cocina Mexicana	Tampa, Florida
5,000 sq. ft.	Together Time	Tampa, Florida
3,000 sq. ft.	Acosta Cosmetic & Family Dentistry	Winter Park, Florida
5,000 sq. ft.	Iglesia de Dios Church	Orlando, Florida
4,000 sq. ft.	Pinocchio's Learning Center	Tampa, Florida
2,000 sq. ft.	Evolve House Nutrition	Odessa, Florida
3,000 sq. ft.	Law Firm of Jose Gonzalez	Tampa, Florida
2,000 sq. ft.	Asturia \Community Development District	Odessa, Florida
1,000 sq. ft.	Longleaf CDD	New Port Richey, Florida



JANITORIAL SCOPE OF SERVICES

A. SCOPE OF SERVICE

The service provider shall provide all personnel, equipment, tools, materials, supervision, and other items and services necessary to perform the cleaning and/or disinfection services as described in the specifications detailed herein. The required result is to maintain the facility(s) in such a manner as to provide a clean, sanitized, healthy and safe environment for all occupants.

All supplies to refill dispensers in the facility are to be provided by The Preserve at Wilderness Lake Community Development District.

The specifications have been developed to establish the minimum level of janitorial services required by The Preserve at Wilderness Lake Community Development District.

JANITORIAL SPECIFICATIONS

Services to be performed five (5) days a week unless otherwise approved by office manager/supervisor.

I. SERVICES PROVIDED FIVE TIMES PER WEEK:

A. LODGE, ACTIVITIES CENTER, NATURE CENTER & THEATER

1. Empty waste bins and remove waste to designated area.
2. Wash or damp wipe, inside and outside, all waste receptacles presenting a soiled or odorous condition.
3. Dust and damp mop all flooring areas.
4. Thoroughly vacuum all carpeted floors. including corners, and underneath partitions.
5. Clean all areas with mats and runners.
6. Clean, polish and disinfect drinking fountains.
7. Polish all stainless steel surfaces.



8. Dust and clean window ledges and window sills.
9. Clean indoor reachable glass.
9. Wipe down all desks, tables and chairs.
10. Wipe down and clean all doors and handles to remove smudges and fingerprints.
11. Wipe clean kitchen area including drawers, cabinets and counter tops, microwave and refrigerator with commercial grade cleaners to protect all surfaces.

B. RESTROOMS

1. Clean and sanitize all sinks, toilets and urinals.
2. Clean mirrors.
3. Refill all dispensers. All supplies necessary to fill dispensers are to be provided by The Preserve at Wilderness Lake.
4. Wipe down, clean and disinfect countertops.
5. Polish all chrome surfaces.
6. Empty and disinfect all sanitary napkin receptacles and waste bins.
7. Wipe down light switch and kick plates.
8. Wipe down bathroom stalls.
9. Sweep all floors. Vacuum and remove bathroom mat to clean underneath.
10. Damp mop floors with a germicidal solution paying special attention around toilets and urinals.

C. FITNESS CENTER, SAUNA & LOCKER ROOMS

1. Wipe down and disinfect all gym equipment.



2. Clean mirrors.
3. Clean gym restroom (see “B” for detail regarding restroom duties).
4. Dust and clean window ledges and window sills.
5. Clean all indoor reachable glass.
6. Clean and disinfect drinking fountains.
7. Wipe down and clean all doors and handles to remove smudges and fingerprints.
8. Refill dispensers and sanitation supplies.
9. Wipe down sauna
10. Vacuum and damp mop floors with a germicidal solution

II. SERVICES PROVIDED ONCE PER MONTH

A. CLUBHOUSE AND AMENITIES

1. Dust and wipe down all A/C vents
2. Dust and wipe down ceiling fans.
3. Dust and wipe down light fixtures.
4. Dust and vacuum furniture; upholstered chairs and fabric partitions.
5. Dust and clean baseboards and crown molding.

B. RESTROOMS

1. Dust and wipe down all A/C vents.



2. Wash with germicidal solution entrance doorways, ledges, etc.

C. FITNESS CENTER

1. Dust and wipe down all A/C vents
2. Dust and wipe down ceiling fans.

III. SUPPLEMENTAL INFORMATION:

Electro Sanitation Services will inspect all work being done and notify The Preserve at Wilderness Lake Community Development District of any areas of trouble. An area will be designated for a cleaning checklist and satisfaction survey; the forms will be available for comments regarding the satisfaction of services provided. This checklist and satisfaction survey are located inside the supply closet. Electro Sanitation Services, will ensure that if there is a comment on the cleaning checklist and satisfaction survey regarding the services provided it will be addressed at the next scheduled visit. If after any scheduled visit there is a deficiency that must be rectified by Electro Sanitation Services and that deficiency is addressed by way of a phone call, Electro Sanitation Services will return within forty eight (48) hours.

Notice: Electro Sanitation Services and its Owners, partners as well as its employees/subs will not be held accountable, negligent or liable for the following:

1. Any stains that was created by another party other than ourselves prior to the commencement of our service; stains that do not come out or worsen as a result of attempting to remove spots/stains, stains that have occurred on carpeted, vct, wood or any other flooring.
2. Debris, cement, mud, glue or any other foreign object that caused damage to items or objects prior to start of cleaning.



3. Damage to or scratches on furniture, fitness center equipment, windows and window frames that are present prior to start of cleaning.

4. Any plumbing, electrical, HVAC, structural, or physical damage that was present and may worsen and become visible as a result of any cleaning.

VI. HOURS OF WORK

A. Work hours of janitorial services must as agreed upon.

B. Services will be rendered to the facility five (5) days per week. Services are not to be rendered on any Wednesday or Sunday. Should a major holiday fall on one of the days that the janitorial services are scheduled; the service will be completed the day immediately prior or immediately after to the holiday.

C. Disruptive activities such as high dusting shall be done afterhours as scheduled in agreement with the office manager/supervisor.

V. CONFIDENTIALITY

The janitorial service provider shall be bound to confidentiality of any information its employees may become aware of during the course of performance of janitorial task.

[THIS SECTION INTENTIONALLY LEFT BLANK]



Deep Cleaning:

An initial one-time deep cleaning is required prior to Electro Sanitation Services, LLC providing regular cleaning services. Cost for said deep cleaning is **\$1,040.00**. This rate includes all personnel, equipment, tools, materials supervision, and other items and services necessary to perform the cleaning services.

Janitorial Services (five times per week):

Thereafter, the rate for cleaning the facility is **\$525.00 per week** to be billed on the 1st of every month.

This rate includes all personnel, equipment, tools, materials, supervision, and other items and services necessary to perform the janitorial services.

Upon execution, this contract is effective immediately and will be in place until August 1, 2024.

If written notice to cancel this contract is not received by July 1, 2024, this contract will be deemed renewed and will be automatically extended for a period of twelve (12) months under the same terms and conditions, unless terminated by one of the parties in accordance with the terms of this paragraph.

Notice may be submitted to Electro Sanitation Services by email to:
Electrosanitationservices@gmail.com

Signature is required for acceptance of cleaning services:

Client: The Preserve at Wilderness Lake Community Development District

Signature of Authorized Agent: _____

Print Name: _____

Date: _____

Contractor: _____

Signature: _____

Print Name: _____

Title and Date: _____

EXHIBIT 14



The Standard of Clean[®]

VANGUARD CLEANING SYSTEMS | CLEANING SERVICE AGREEMENT

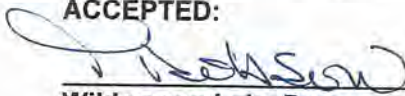
The undersigned Client hereby accepts the proposal of AT YOUR SERVICE TEAM ENTERPRISES, INC. (d/b/a VANGUARD CLEANING SYSTEMS OF TAMPA BAY for janitorial services for Client's premises located at:

**Preserve At Wilderness Lake CDD
21320 Wilderness Lake Blvd.,
Land O'Lakes, FL 34629**

with the following terms:

1. Beginning **February 1, 2022** Vanguard Cleaning Systems of Tampa Bay will arrange for delivery of the professional commercial cleaning services described on the preceding "Service Schedule" **5 X WEEK** at a monthly cost of **\$1,875**.
2. Client accepts that the services to be provided under the Service Schedule will be delegated by Company to an independently-owned Vanguard Cleaning Systems franchisee. Client agrees to inform Company if dissatisfied with the Service Provider or the services so any appropriate corrections can be made.
3. The price under "Pricing and Specifications" on the Service Schedule is applicable for one year from the date of this Agreement for the services identified on, and to be delivered at the intervals provided in, the Service Schedule. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Cleaning equipment and supplies are included in the price, except for toiletries, liners and paper supplies, which can be purchased through Company.
4. Client will be invoiced each month for that month's service, with payment due by the 5th of the following month. Payments not received by the 10th of the month in which they are due are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The price excludes any use tax, tax on sales, services or supplies, or other such tax, which are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf.
5. Services are not provided on New Year's Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.
6. Client will deliver to Company with a signed copy of this Agreement one set of keys for the Service Provider, which will be returned to Client if this Agreement is cancelled. Client understands that Service Provider cannot make an agreement on Company's behalf.

ACCEPTED:



Wilderness Lake Preserve
General Manager

Title
2/8/2022

Date Signed

Travis Martin

Vanguard Cleaning Systems of Central Florida
Regional Operations Manager

Title
02-04-2022

Date Signed



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

Invoice

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

Issue Date	Invoice #
9/1/2023	107440

P.O. No.	Due Date
	10/1/2023

Description	Qty	Rate	Amount
September (9/1/2023 - 9/30/2023) Monthly Service - Service Address: 21320 Wilderness Lake Blvd. Land O Lakes, Fl 34637	1	1,950.00	1,950.00T

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

Subtotal: \$1,950.00

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Invoice Total: \$1,950.00

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

EXHIBIT 15

DH Pace Door Services Group

D.H. Pace Co., Inc.
4951 Tampa West Blvd.
Tampa, Fl. 33634

Scott Florczyk - Commercial Sales Rep
Office: (813) 329-3667
Mobile: (813) 210-7835
Email: Scott.Florczyk@dhpaced.com



Proposal #: SF-14953

www.dhpacedflorida.com

PROPOSAL SUBMITTED TO: The Lodge at Wilderness Lake Preserve		Date 8/15/2023	Attention Terri Oakley
STREET 21320 Wilderness Lake Blvd		Job Name The Lodge at Wilderness Lake Preserve	
City Land O Lakes	State FL	ZipCode 34637	Job Location Land O Lakes
Phone Number	Fax Number	Job Phone	

FURNISH AND INSTALL:

We propose to furnish and install two (2) Record USA 8100 single low energy automatic swing door operators on the RHR door of two pairs. The new automatic swing door operators will come in a dark bronze anodized aluminum finish. The new operators will be activated by a wireless switch package. The customer to bring 120 VAC, 60 cycle, 1 phase, 15 amp power to each opening. DH Pace will make all final electrical connections.

*The existing doors have exit devices, the exit devices must be "dogged" down when the operators are in service.

Price includes all material, labor and any applicable taxes. Please allow 4 to 6 weeks from receipt of signed proposal or issue of PO to order products, receive and schedule installation of the above work. Installation to be performed during regular business hours 8-5 M-F. All materials and workmanship guaranteed against defects for one year. COD or NET 30 Terms based on approval.

All automatic doors furnished by DH Pace Company will be installed by AAADM (American Association of Automatic Door Manufacturers) certified technicians and will be AAADM certified upon completion of the work. Preventive maintenance and annual AAADM certification programs are available.

Quoted price contingent upon customer having opening(s) clear of all obstructions and available for 6-8 hours each on day of install. Excessive wait time to clear opening will result in hourly charges being added to the work order. This quotation is based upon a visual inspection, it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. All permits and permitting fees by others.

Material and freight costs are anticipated to rise at unpredictable rates over the next several months. This quotation is based on current pricing from our suppliers and includes surcharges levied by the steel industry. Final pricing will be determined at the time the order is released for fabrication, if not accepted within date range noted below

We hereby propose to complete in accordance with above specification, for the sum of:

Eight Thousand Eight Hundred Thirty Eight Dollars and No Cents

\$8,838.00

Signature

Scott Florczyk, Commercial Sales
Representative

Direct Dial: (813) 210-7835

TERMS AND CONDITIONS

Payment to be made as follows:

Prices subject to change if not accepted in 15 days.

Terms. The products ("Products") described above and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein. Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer. This quotation is based upon a visual inspection; it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. If this estimate includes cutting into existing concrete/asphalt structure, it is the responsibility of the customer to advise DH Pace Co. of any concealed utilities or other hazards prior to the start of work. All testing to locate or determine location of said utilities or hazards by others.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products. If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If Buyer's check is dishonored or returned for any reason, Buyer's account will be electronically debited for the amount of the check plus the state maximum processing fee. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees and all other costs of collection and litigation incurred by Seller whether or not a lawsuit for collection is instituted.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance, regardless of cause. Quoted price contingent upon customer having opening(s) clear of all obstructions and available during the day of work. Excessive wait time to clear opening will result in hourly charges being added to the work order.

Recurring Services. The following terms and conditions apply only to recurring service transactions and modify the terms set out above accordingly: [1] Although Seller agrees as a courtesy to contact Buyer at such times as or with the frequency requested by Buyer, Buyer agrees that Buyer retains sole responsibility for scheduling the Work that Buyer desires Seller to perform hereunder. [2] Following the initial one-year term of this agreement this contract shall automatically renew for successive one-year terms up to a total of five years from the date of the initial order, unless either party hereto provides the other party no less than sixty (60) days notice of termination in advance of any such renewal date. [3] Annually as of the renewal date, Seller shall have the right to increase the rates provided herein, either by an amount up to the percentage change in the Consumer Price Index over the previous 12 months or 5%, whichever is greater.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller. If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product. Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller. If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore. Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work. No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this

Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature _____ Title _____ Date of Acceptance _____

Here is example of what they would like for the other two doors- this stays



Same thing with operator- this stays

Defibrillator located in the Lodge Manager's office.

AUTOMATIC CAUTION DOOR



21330



PARKING
NO STUMP
PROPERTY
MAY BE
REMOVED



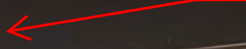
21330



New surface mount
box/push plate here



New single door operator here- all power by others



New surface mount box/push plate here



New single door operator here - all power by others



New surface mount box/push plate here





New surface mount
box/push plate here



Mike Stuka mike@magnumdoorsolutions.com

6275 42nd St. N.
 Pinellas Park, FL 33781
 813-577-2690
 www.MagnumDoorServices.net
 CGC1504215 / EC13002412

Estimate

Date	Estimate #
9/2/2023	45171MS

Estimate valid for 30 day from above date

Sold To:

Attn: Tish L. Dobson 813-758-4841
 Vista District Services
 250 Interational Pkwy #208
 Lake Mary, FL. 32746

Ship To:

Wilderness Lake Preserve
 21320 Winderness Lake Blvd.
 Land O Lake, FL 34637

Terms	Project
Net 30 After Completion of Installation	Wilderness Lake Preserve

Qty	Description (Furnish and Install)
2	<p>Tormax 1201 Series Single Swing Door Operator with Outswing Arm Dark Bronze Anodized 39" LH Out Activation by 2 Wireless 4.75" Square Stainless Steel slim Push Plate with Integrated 900mhz Transmitter 900mhz digital receiver</p> <p><i>Even though it's not required by ANSI Standard A156.19, Magnu Door Solutions strongly encourages adding a safety sensor to the low energy swing door. The sensor will provide for additional pedestrian safety as the door slowly opens and closes. Accept Door mounted Safety Sensor- Cost is \$1,660 per door Please mark box with (x) to accept: <input type="checkbox"/></i></p> <p>Warranty: One year on materials and labor during normal working hours</p> <p>Excludes: <ul style="list-style-type: none"> * 120v/10a Power to operator * Doors, Frames and other Hardware * Solid Blocking for Mounting Operator * Additional Parts and/or Labor * Waivers of Subrogation and other special insurance requirements </p>

ACCEPTANCE OF PROPOSAL: The above Prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Applicable sales tax is subject to change upon invoicing. If company or job is exempt from sales tax, return fully completed exemption certificate with signed estimate or proposal.	Total includes sales tax
	Sales Tax \$0.00
Signature _____ Date _____	Total \$6,114.00

I/We understand and agree that the information provided is for the purpose of obtaining merchandise on credit. I/We further understand and agree that all accounts or monies due to Magnum Door Solutions. shall be paid in accordance with the Credit Terms above. Penalties are at a rate of 1.5% per month (18% per year) and will be assessed against all accounts 60 days past due based on a month end aging method. I/We agree to pay all reasonable costs of collection, in addition to any court costs and/or attorney fees incurred.

EXHIBIT 16

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT NATURAL AREA AND CONSERVATION AREA POLICY.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of natural areas and conservation areas within the District; and

WHEREAS, the Board previously approved Resolution 2016-01 adopting The Preserve at Wilderness Lake Community Development District Natural Area and Conservation Area Policy (the “**Natural Area Policy**”); and

WHEREAS, the Board desires to update the Natural Area Policy adopt The Preserve at Wilderness Lake Community Development District Natural Area and Conservation Area Policy attached hereto as **Exhibit “A”**.

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

Section 1. The Board hereby adopts The Preserve at Wilderness Lake Community Development District Natural Area and Conservation Area Policy attached hereto as **Exhibit “A”**.

Section 2. This Resolution shall become effective immediately upon its adoption and replaces all prior resolutions and policies with respect to the maintenance of the foregoing areas.

PASSED AND ADOPTED ON SEPTEMBER 6, 2023.

Attest:

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

By: _____
Name: _____
Assistant Secretary

By: _____
Holly Ruhlig
Chair of the Board of Supervisors

EXHIBIT "A"

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THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544
250 International Parkway #208, Lake Mary, FL 32746

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NATURAL AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments including Pasco County and the State of Florida as it regards natural upland and wetland conservation and preservation areas. Natural Areas throughout the District can be categorized into three different subsets:

Category I: District-Owned Conservation Areas

Displayed within Exhibit "A", these natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other "acts of God" is to remain in its existing configuration within these areas to fulfill its role in nature's process. The District may conduct specific, permitted maintenance activities to remove or eradicate nuisance vegetation. The District may remove vegetation which it determines may pose a danger to persons and/or private property.

Category II: District-Owned Conservation Buffer Areas

Displayed within Exhibit "A", these areas buffer private and District-Owned property and are or may be maintained on a routine schedule as set by the Board of Supervisors and regulated by Federal and State law in order to prevent the invasion of nuisance vegetation and encroachment of the same onto Private and District-Owned property.

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Category III: Privately-Owned Wetland Buffer Areas

In many instances, a portion of a resident's property may contain a wetland buffer and wetland setback line that, while within the resident's ownership boundary, is governed and regulated by the Southwest Florida Water Management District (SWFWMD) or the Army Corps of Engineers (ACOE). An example of these types of wetland buffers is included within Exhibit "B". The District does not maintain these areas for the private property owner(s) nor can it be held liable for their maintenance or lack thereof, but may if mutually agreed upon provide supervision, guidance or fees for services for the removal of invasive species or allowed maintenance. Residents are not permitted to enclose a buffer area with fencing. Any limited, minor encroachment of fencing along the buffer line must be approved by the District under the direction of the District's Environmental Consultant/Contractor. Minor fencing encroachments may not impede drainage.

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limit the natural movement of wildlife, or be detrimental to the natural environment.

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Category I and II Conservation Area Tree Removal Policy

Trees and/or tree limbs within Category I Conservation Areas and Category II Conservation Buffer Areas that appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the District. Any abutting property owner who observes a tree in this condition should contact the District Manager at (813) ~~994-1001~~758-4841 or the Lodge at (813) 995-2437. Once it is determined that the work is permitted by the appropriate governing entity and necessary to prevent property damage or loss, the District Manager may direct the work to be completed. In the event that a tree and/or tree limb that is rooted on District-Owned property does fall on private property, the District may remove the downed plant material creating the encroachment upon receipt of the appropriate releases to the District from the property owner. This statement does not supersede or void the "District Wetlands Agreement" for docks that in many cases transect Category I and Category II District-Owned Property and holds the District harmless from any property damage. The goal is to prohibit or minimize disturbance to these areas. Tree and/or tree limb removal may only be conducted to prevent a tree that is rooted on District-Owned property from damaging private property.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or "limb" the tree, as necessary to their individual property line. (The District may remove the tree which it determines may pose a danger to private property or person). The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Pasco County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind. The above policy statement may be amended as the District Board of Supervisors deems necessary.

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT
DISTRICT CONSERVATION AREA MAINTENANCE POLICY**

The Preserve at Wilderness Lake Community Development District (the “**District**”) owns or maintains various conservation areas and buffer areas (collectively the “**Conservation Areas**”) within the District as identified on the plats of the District as recorded in the Public Records of Pasco County, Florida (the “**Plats**”). These Conservation Areas provide aesthetic benefits, preserve wildlife habitat, and protect wetland recharge areas for the District. Property owners (or their tenants, guests or invitees) may not use, occupy or otherwise disturb or alter the Conservation Areas without the express written consent of the District.

Pursuant to Article IV, Section 4 of the Declaration of Covenants, Conditions, and Restrictions of Wilderness Lake Preserve (the “**Declaration**”), the Conservation Areas must be monitored, managed, and maintained by the District in accordance with all applicable local, state and federal laws. In addition, Article IV, Section 4 of the Declaration specifically requires that no property owner or any tenant, guest or invitee may use or occupy any part of the Conservation Areas (including buffer areas adjacent to the Conservation Areas) except as expressly permitted or authorized by the District. If these Conservation Areas are not properly monitored, managed and maintained, the District could be subject to severe fines or penalties from regulatory agencies. In order to protect the Conservation Areas and property owners, the District has adopted the following policies for property owners who wish to trim the vegetation or otherwise increase the level of maintenance for the Conservation Areas near their homes:

1. The District conducts routine inspections and maintenance of all Conservation Areas within the District. Property owners may not perform maintenance or disturb any Conservation Areas even if the Conservation Area is located on or adjacent to the property owner’s lot without written permission from the District. If a property owner is not sure if a Conservation Area is located on or adjacent to their lot, the property owner should contact the District Manager at _____.
2. The District Manager may arrange an inspection of that Conservation Area with the District’s environmental consultant and contractor (the “**Contractor**”). At the inspection, the District Manager and the Contractor may review the Plats and determine if any additional maintenance work may be performed on the Conservation Area located on or adjacent to the lot in accordance with applicable law. If the property owner desires to hire their own contractor to perform the work, the property owner should also submit the name of the contractor to the District Manager at the inspection.
3. After the inspection, the District Manager may send the property owner a notice of: (1) the ~~\$100.00~~ _____ cost for the District’s review (the “**Review Fee**”), (2) a cost estimate for the requested Conservation Area maintenance, including any consulting or permitting fees (the “**Additional Maintenance Fee**”), (3) a description of the general scope of the proposed Conservation Area maintenance (the “**Work**”), and (4) the District Conservation Area Maintenance Authorization

Agreement.

4. Following the District's receipt of the Additional Maintenance Fee and the Review Fee and the executed Conservation Area Maintenance Agreement, the District shall schedule the Work at a time that is mutually acceptable to the District and the Contractor.
5. If the property owner elects to hire their own contractor to perform the Work, the property owner must return the executed Conservation Area Maintenance Authorization Agreement and a non-refundable check, cashier's check or money order made payable to District for the amount of the Review Fee. The property owner may not make any changes to the form of the District's approved Conservation Area Maintenance Authorization Agreement. The property owner must not sign an agreement with a contractor until they have received a copy of the signed and approved Conservation Area Maintenance Authorization Agreement from the District Manager. The property owner shall notify the District when the Work has been completed. If the property owner decides not to have the Work performed, the Review Fee shall be waived.
6. The District, in its sole and absolute discretion, shall determine whether the Work has been satisfactorily completed. The Resident shall not be entitled to a refund of the Additional Maintenance Fee or Review Fee for any reason.

If, a Conservation Area is disturbed, modified or maintained by a property owner, their tenant, guest or invitee (or an unauthorized contractor hired by a property owner or their tenant, guest or invitee) without the express written consent of the District, the Board shall notify the property owner that they are in violation of this policy. The District may notify the property owner in writing when the District Board of Supervisors may review and determine the charges to that property owner for the damage to the Conservation Area. The property owner may then have an opportunity to dispute whether he or she (or their tenant, guest or invitee) caused the damage to the Conservation Area at the noticed Board meeting. If the Board finds that the property owner is in violation of this policy, the Board shall charge the property owner for: (1) any fines levied against the District by a regulatory agency for the damage or disturbance to the Conservation Area, (2) the actual cost to restore the Conservation Area to the same condition that existed prior to the unauthorized activity of the property owner (or their tenant, guest, or invitee), and (3) any legal fees and costs incurred by the District as a result of the disturbance or damage to the Conservation Area (collectively, the "**Charges**"). If the property owner does not reimburse the District the full amount of the Charges within sixty (60) days from the date that the Board levies the charges against the property owner, the District shall bring a civil action against the property owner to collect the full amount of the Charges plus accrued interest on the unpaid Charges pursuant to section 190.036, Florida Statutes. As authorized by section 190.036, Florida Statutes, if the District is required to collect the Charges through a civil action, the District shall be entitled to recover from the property owner all collection costs incurred by the District, including reasonable attorney's fees and costs and interest on the accrued Charges.

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT
DISTRICT CONSERVATION AREA MAINTENANCE
AUTHORIZATION AGREEMENT

This Preserve at Wilderness Lake Community Development District Conservation Area Maintenance Authorization Agreement (the “**Agreement**”) is entered into as of the ____ day of _____, 20__, between _____ (the “**Resident**”), whose mailing address is _____ and The Preserve at Wilderness Lake Community Development District (the “**District**”) whose mailing address is [5844 Old Paseo Road, Suite 100, Wesley Chapel, Florida 33544](#) [250 International Parkway #208, Lake Mary, FL 32746](#).

Background Information

The District owns or maintains various conservation areas and buffer areas (collectively, the “**Conservation Areas**”) that are located within the District. The Conservation Areas provide valuable aesthetic and environmental benefits, including preservation of wildlife habitat and protection of wetland recharge areas. These Conservation Areas are located on various tracts owned by the District, as well as portions of certain building lots owned by residents.

According to Article IV, Section 4 of the Declaration of Covenants, Conditions, and Restrictions of Wilderness Lake Preserve, the Conservations Areas shall be monitored, managed, and maintained by the District in accordance with all applicable local, state and federal laws. Residents or their tenants, guests, or invitees are not authorized to use or occupy the Conservation Areas without the express, written consent of the District. If these Conservation Areas are not properly monitored, managed, and maintained, the District could be subject to severe fines or penalties. In accordance with the District’s Conservation Area Maintenance Policy, the Resident has requested the District’s permission to hire a contractor to perform additional maintenance in the conservation area located at _____ (the “**Maintenance Area**”).

Operative Provisions

For and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The foregoing statement of Background Information is true and correct and is made a part of this Agreement for all purposes.
2. **Payment of Review Fees.** The Resident shall pay the sum of ~~\$100.00~~ _____ (the “**Review Fee**”) to the District for its review of the proposed Work (as defined below).

3. **Maintenance of Conservation Areas.** The Resident may hire _____ (the "Contractor") to perform the work generally described on Exhibit "A" attached hereto (the "Work") in the Maintenance Area as agreed upon at the inspection meeting between the District Manager and the Resident. The Work must be completed within ninety (90) days of the date of this Agreement.

Residents are not permitted to enclose a buffer area with fencing. Any limited, minor encroachment of fencing along the buffer line must be approved by the District under the direction of the District's Environmental Consultant/Contractor. Minor fencing encroachments may NOT impede drainage, limit the natural movement of wildlife, or be detrimental to the natural environment.

4. **Inspection of the Work.** The District may inspect the Work after it is completed. If the Maintenance Area incurs any damage as a result of the Work, the Resident shall pay the District for the full amount of money necessary to restore the Maintenance Area to the condition it was prior to the damage to the Maintenance Area.

5. **Release of District.** To the fullest extent permitted by law, the Resident hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered in connection with the Work.

6. **Applicable Laws.** The Resident shall require the Contractor to agree to abide by all applicable laws, rules, and regulations.

7. **Insurance.** The Resident shall require the Contractor to provide insurance coverage pursuant to the following requirements:

The insurance required in this Agreement shall be on an "occurrence" basis, if available, and if not, on a "claims made" basis and shall be written for the following limits of liability as a minimum:

bodily injury
- \$1 million each occurrence
- \$1 million each aggregate

property damage
- \$500,000 each occurrence
- \$500,000 each aggregate

8. **Additional Insurance Terms.** All insurance policies shall name the District as an additional insured and provide that they cannot be canceled or materially altered except after thirty (30) days advance written notice to the District.

9. **Controlling Law of Agreement.** This Agreement shall be governed by and construed under the laws of Florida with venue in the county where the District is located.

10. **Payment of Costs and Fees.** If the District is required to enforce this Agreement by court proceeding or otherwise, then the District shall be entitled to recover from the Resident all costs incurred by the District, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

District Resident

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

Printed Name: _____

By: _____
Name: _____
~~District Manager~~ Chair of the Board of Supervisors

Printed Name: _____

Prepared by and return to:

DISTRICT WETLANDS AGREEMENT

This District Wetlands Agreement (the “**Agreement**”) is entered into as of the ____ day of _____, 20____, between _____, its successors and assigns (the “**Landowner**”), whose mailing address is _____ and The Preserve at Wilderness Lake Community Development District (the “**District**”) whose mailing address is [5844 Old Paseo Road, Suite 100, Wesley Chapel, Florida 33544](#) [250 International Parkway #208, Lake Mary, FL 32746](#).

Background Information

Landowner is the fee simple landowner of the real property depicted on **Exhibit “A”** (the “**Property**”). The District has an easement across the Property (the “**District Easement**”) and the District owns the wetland area adjacent to the Property (the “**District Wetlands**”). Landowner desires to construct the improvements attached as **Exhibit “B”** (the “**Improvements**”) within the District Easement and the District Wetlands.

Operative Provisions

For and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The foregoing statement of background information is true and correct and is made a part of this Agreement for all purposes.
2. **Construction and Maintenance of Improvements.** Landowner shall construct and maintain the Improvements in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, and the Improvements will not impede, impair, obstruct, damage or interfere with District drainage facilities or homeowners’ association facilities within the District Easement or District Wetlands or the use of the District Easement or District Wetlands for public purposes and the Improvements shall be constructed and maintained in compliance with all applicable homeowners’ association deed restrictions.

3. **Removal of Improvements.** The District expressly reserves the right to require Landowner, at Landowner's sole cost and expense, to remove the Improvements, upon thirty (30) days written notice to Landowner in the event the District determines with just cause that the Improvements: (1) have not been constructed or maintained strictly in accordance with this Agreement; (2) are impeding, impairing, obstructing, damaging or interfering with District or Pasco County facilities or structures; (3) are interfering with the use of the District Easement or District Wetlands for public purposes; or (4) the Improvements are not being maintained in compliance with all applicable homeowners' association deed restrictions. In the event Landowner fails to comply with District's notice and direction in a timely manner, the District may remove the Improvements at Landowner's sole cost and expense.
4. **Term of Agreement.** This Agreement shall remain in effect for the duration of the Improvements unless the District terminates this Agreement.
5. **Termination of Agreement.** Landowner shall complete the construction of the Improvements within one (1) year of the date of this Agreement. If Landowner does not complete the construction of the Improvements within one (1) year of the date of this Agreement, this Agreement shall be terminated. In addition, the District may terminate this Agreement for any reason upon thirty (30) days written notice to the Landowner. Upon termination of this Agreement by the District, the District may record a Notice of Termination of the Agreement in the public records of the county where the District is located.
6. **Insurance.** At all times, the Landowner, and their respective successors and assigns, shall provide insurance coverage for the District: The insurance required in this Agreement shall be on an "occurrence" basis, if available, and if not, on a "claims made" basis and shall be written for the following limits of liability as a minimum: bodily injury \$1 million each occurrence and \$1 million aggregate property damage.
7. **Recording of Agreement.** District may record this Agreement in the public records of the county where the District is located.
8. **Payment of Permit Fees.** Prior to the construction of the Improvements, Landowner shall apply for and obtain, at its sole cost and expense, all applicable federal, homeowners' associations, state and/or local permits necessary to construct and maintain the Improvements.
9. **Indemnification for Improvements.** Landowner agrees to indemnify, defend and hold harmless the District, its Board of Supervisors and its members, employees, agents and assigns for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the District Easement or District Wetlands or to any District or Pasco County facilities or structures located within the District Easement or District Wetlands; and (4) any claims for injury to any person using the Improvements or resulting from the Improvements located in the District Easement or District Wetlands.

10. Beneficiaries of Agreement. The provisions of this Agreement are covenants running with the land and shall be binding on and inure to the benefit of both parties and their respective successors and assigns.

11. Controlling Law of Agreement. This Agreement shall be construed under the laws of [the state of Florida with venue in the county where the District is located.](#)

12. Payment of Costs & Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

WITNESSES:

LANDOWNER

By: _____

Print Name: _____

Print Name: _____

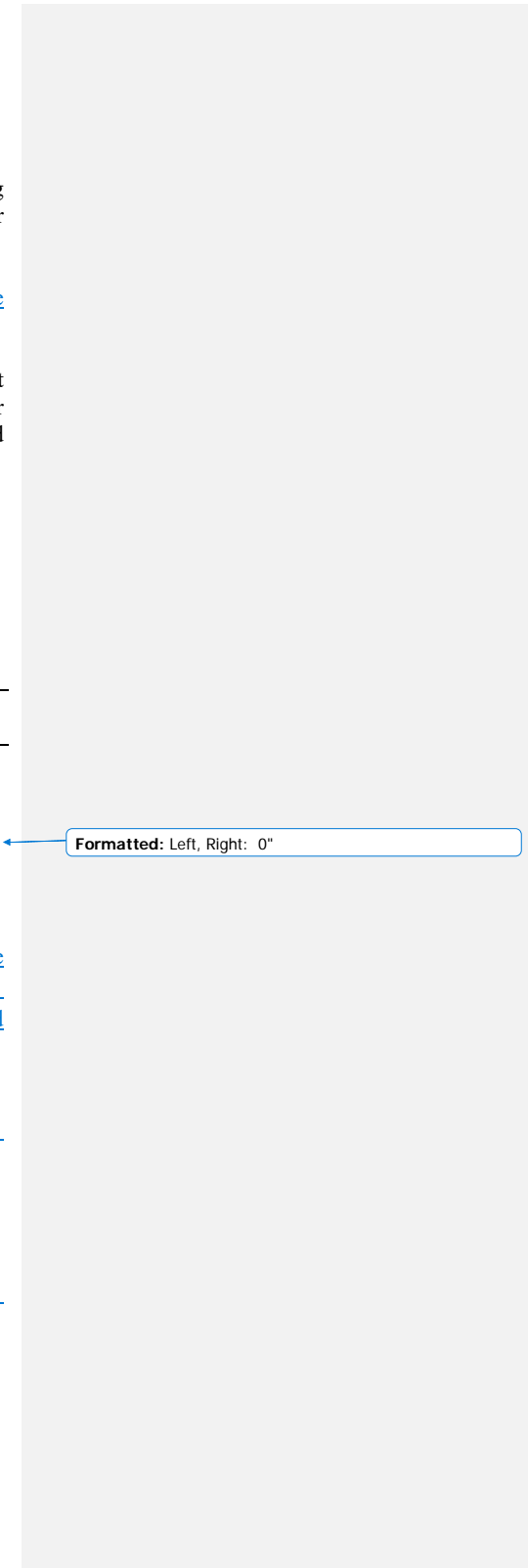
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

Notary Public Signature

Notary Stamp



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LANDOWNER

Print Name: _____

Print Name: _____

By: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

Notary Public Signature

Notary Stamp

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WITNESSES:

Print Name: _____

Print Name: _____

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

By: _____

Print Name: _____

~~District Manager~~ [Chair of the Board of Supervisors](#)

ACKNOWLEDGMENTS

STATE OF FLORIDA _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____. He/she is personally known to me, or has produced as identification.

Signature of Notary Public,
State of Florida
My Commission Expires:

Formatted: Left, Right: 0"

STATE OF FLORIDA _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____. He/she is personally known to me, or has produced as identification.

Signature of Notary Public,
State of Florida
My Commission Expires:

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STATE OF FLORIDA _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____, 20__, by _____, as District Manager/Chair of the Board of Supervisors of The Preserve At Wilderness Lake Community Development District. He/she , who is personally known to me, or who has produced _____ as identification.

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Signature of

Notary Public, Signature
State of Florida
My Commission Expires:

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Category III: Privately-Owned Wetland Buffer Areas

In many instances, a portion of a resident's property may contain a wetland buffer and wetland setback line that, while within the resident's ownership boundary, is governed and regulated by the Southwest Florida Water Management District (SWFWMD) or the Army Corps of Engineers (ACOE). An example of these types of wetland buffers is included within Exhibit "B". The District does not maintain these areas for the private property owner(s) nor can it be held liable for their maintenance or lack thereof, but may if mutually agreed upon provide supervision, guidance or fees for services for the removal of invasive species or allowed maintenance. Residents are not permitted to enclose a buffer area with fencing. Any limited, minor encroachment of fencing along the buffer line must be approved by the District under the direction of the District's Environmental Consultant/Contractor. Minor fencing encroachments may not impede drainage, limit the natural movement of wildlife, or be detrimental to the natural environment.

EXHIBIT 17

Wilderness Lake Preserve Community Development District Agreement for the Production and Distribution of Newsletter By IKare Publishing Inc.

The newsletter for Wilderness Lake is a monthly informational newsletter published for the benefit of informing the 948 homes of Wilderness Lakes, publication will be black and white copy. All residents and such others as agreed to by the Editor/Publisher, are eligible to receive this newsletter. IKare Publishing will provide postage for newsletters mailed to homes only residing in the Wilderness Lakes zip code.

The Wilderness Lakes Preserve CDD does not wish, or desire to hire employees. The Board has decided that to insure the continuance of this neighborhood newsletter the following parameters be adopted:

A member of the CDD (hereinafter referred to as the reviewing member) must be the only person sending articles for submission into the newsletter. If articles from anyone else are sent to IKare Publishing we will forward them to the reviewing member and let the sender know the policy.

Editor/Publisher: IKare Publishing, Inc. will be emailed articles in a copy/paste format by the reviewing member to begin layout and design by 9:00 am on the agreed deadlines of (third Friday of every month, as follows for the first 12 publications): **October 20, November 17, December 15, January 19, February 16, March 15, April 19, May 17, June 21, July 19, August 16, September 20.** If above deadlines are not met, a delay in delivery may occur.

When emailing information it needs to be made clear to IKare Publishing what the page layout/order of articles will be (articles are published as sent, we do not change or edit articles). Once your information is received and laid out in the current publication and we find there are available pages we will insert articles of general interest. The reviewing member has 24 hours to review the newsletter for minor errors, this is not a time for adding or removing articles.

Cost: IKare Publishing shall also be responsible to gather ads from local merchants, collect fees for said ads, to ensure that the newsletter goes out in a timely professional fashion. It is the responsibility of IKare Publishing to secure enough advertisers, to collect funds from said, and to pay “all” costs associated with the publication, and deliverance of (12) publications per contract to residents. The net result shall be that there is no cost to Wilderness Preserve or the residents. All profits made from publishing the newsletter shall be the sole property of IKare Publishing Inc. There shall be no limit to the number of advertisers, or pages of advertisers provided. A page count for the newsletter is not guaranteed being as it is based on advertising. If at anytime the newsletter is not bringing in enough advertising revenue to cover the cost, IKare Publishing has the right to cancel with 30 days notice or discuss other options with the community.

Free Advertising: At no time is the community to request ads or reference a company/sponsor that makes a profit off a service to be placed in the newsletter at no charge to keep fairness with the advertisers.

Tax Reporting: Tax reporting is not the responsibility of the association. It is the responsibility of IKare Publishing Inc. to plan and pay any taxes due in an appropriate manner that is consistent with Internal Revenue Service regulations.

Change of addresses: If at anytime the community addresses need to be updated it is the responsibility of Wilderness Lake Preserve to notify IKare Publishing with a new list of addresses not exceeding the 948 count.

Addresses: Will need to be provided to IKare Publishing in Excel. In the following format:

Resident (one cell)	123 Apple Ct. (one cell)	Tampa FL 33544 (one cell)
------------------------	-----------------------------	------------------------------

Website: IKare Publishing Inc. will post your newsletter on our website, www.IKarepublishing.com, free of charge.

U. S. Post Office: The newsletter will be mailed bulk mail by IKare Publishing in accordance to the schedule. At no time is IKare Publishing Inc. responsible for delays or lost mail incurred by the U.S. Post Office.

Termination of this Agreement: Either IKare Publishing Inc. or the Association may elect to terminate this agreement. Either party shall give the other written notice of 60 days prior to October 20 of each year, with the exception of not enough advertising revenue bringing brought in as mentioned under “Cost”. This contract shall have an automatic yearly renewal unless there is a termination of this agreement by either party.

Publication Time Period: The element of time for publication shall be from October 20, 2023 through October 20, 2024, with automatic renewal after August 20th of each year thereafter.

On or before September 8, 2023 agreement signed and returned, to IKare Publishing.
(Deadlines third Friday of every month, as follows for the first 12 publications/actual date changes after first year):

- October 20, 2023 (Nov issue)
- November 17, 2023 (Dec issue)
- December 15, 2023 (Jan issue)
- January 19, 2024 (Feb issue)
- February 16, 2024 (Mar issue)
- March 15, 2024 (Apr issue)
- April 19, 2024 (May issue)
- May 17, 2024 (Jun issue)
- June 21, 2024 (Jul issue)
- July 19, 2024 (Aug issue)
- August 16, 2024 (Sept issue)
- September 20, 2024 (Oct issue)
- Totally 12 issues per contract.

Please sign and return to IKare Publishing Inc. email ikarepublishing@gmail.com

The following designates submit to the above Agreement as of

President of Wilderness Preserve _____ Date _____
and/or Legal representative of Wilderness Preserve

If a new president/board or legal representative should take effect during this agreement, this remains legal and binding.



THE HERITAGE HARBOR

SEPTEMBER 2023

Herald

THE OFFICIAL *Newsletter* OF HERITAGE HARBOR

DESIGN REVIEW BOARD

The DRB (Design Review Board) reviews all requests for changes to our homes and property in accordance with the DRB Guidelines posted on the Heritage Harbor website (www.heritageharborgolf.com).

Please plan your projects and submit your request for painting, paver driveways, fencing, pool cages, landscaping changes in advance of the project. You can drop off your application at the clubhouse office. No project should start without DRB approval. The members of the DRN review all requests and provide feedback to the homeowners, and the applications will be returned after their meeting.

DRB meetings are usually held on the third Wednesday of each month at 7:00pm in the clubhouse library.



The Design Review Board needs additional members to review homeowner requests for exterior changes to their property. The DRB meets the second Wednesday of every month at 7pm in the clubhouse library.

The DRB is required by our HOA documents. The board reviews exterior change requests from the homeowners and makes recommendations for changes and updates to the HOA Architectural Review Committee Guidelines.

Please submit your desire to help with this important committee to Kathy at the following email: hhcluboffice@gmail.com.



COMMUNITY GARAGE SALE AND SHREDDING EVENT
SATURDAY, OCTOBER 21
8AM -1 PM

Guardhouse Update

Due to extensive water damage in the attic, the District's engineer is in the process of consulting with a General Contractor and Architect to repair and/or replace the trusses and support beams before replacing the roof. We apologize for the inconvenience of the lane closure, but safety is of the utmost importance.

How is your Mailbox looking these days?



One of the many unique things in

Heritage Harbor are the mailboxes in the community. When you drive down any street you will see a mixture of neatly painted mailboxes and some that are either in a state of disrepair or could use a fresh coat of paint, flag or new light. The paint colors are Sherwin Williams extra white #SW7006 and SW Frank Blue #SW6967. If you need assistance you can contact the clubhouse office for the contact information of the handyman who services Heritage Harbor. Please help to keep the neighborhood beautiful by freshening up your mailbox soon!

Thank you!



Alligator Hotline

1-866-392-4286. Florida Fish & Wildlife Conservation Commission. Report on nuisance alligators.

Animal Control

813-744-5660. Animals, barking dogs, animals off leash, pet adoptions, rabid animals, dead animals, neglect.

Hillsborough Co. Sheriff's Office

813-247-8200. Non-emergency issues. Vandalism (egging's, mailbox damage, etc.) or other illegal activity and other non-emergency issues. When life and property are in immediate danger dial 911.

Republic Services

844-737-8254. Trash pick-up and recycling for Heritage Harbor residents.

Road and Sidewalk Repairs

813-635-5400. Report potholes, road debris, damaged or missing street signs, malfunctioning traffic signals and other related issues.

TECO/Tampa Electric Company

813-223-0800. Street light outage, transformers, electric-related problems.

Water Department

813-272-6680. Water service, wastewater/sewers, utility bills, reclaimed water, water quality issues, boil water alerts.

Watering Restrictions-813-275-7094.



Heritage Harbor Herald

IKare Publishing Inc.
991-7843

Publication deadlines are 9:00am on the third Wednesday of each month. Distribution: 670

Articles of general interest and letters to the Editor are welcomed for inclusion. All written communication may be edited for length and clarity and cannot be returned. The Editor reserves the right to change policies and advertising rates without prior notice. The views expressed in articles in the newsletter do not necessarily represent the views of IKare Publishing Incorporated, the Editors and Publishers of the Heritage Harbor Herald

Please call Kim at 991-7843 to get more information on advertising rates or email us at IKarepublishing@gmail.com

IKare Publishing Inc. and Heritage Harbor are not responsible for the actions or credibility of any of the advertisers in this newsletters. It is the individual's responsibility to check references on all advertisers.

You may view the Heritage Harbor Herald in it's entirety by logging onto www.ikarepublishing.com

Community Association

Community Association Manager

Ray Leonard
4131 Gunn Highway
Tampa, Florida 33618
(813) 936-4153
rleonard@greenacre.com

Administrative Assistant

Susan Bakewell
(813) 600-1100 ext. 152
sbakewell@greenacre.com

Accounting Department

Questions regarding payments
Sophia Franceschini
(813) 600-1100 ext. 122
sfranceschini@greenacre.com

Hours for HOA Amenities

Fitness Room
5am-9pm

Pool
Sunrise till Sunset

Tennis Courts
5am-10pm

Heritage Harbor Contact

Clubhouse & Restaurant
19502 Heritage Harbor Parkway
Lutz, Florida 33558
(813)949-6841 phone
(813)909-4826 fax

Your Heritage Harbor HOA/CDD Board Members

The HOA Supervisors are

President: Kumar Ganesan
Vice President: Mike Dickey
Treasurer: Jeff Witt
Secretary: Kunjan Shukla
Director: Diana Milenkovski

The CDD Supervisors are
Shelley Grandon, Jeff Witt,
Russ Rossi, and Clint Swigart
David Penzer

Non Emergency Neighborhood Police
(813) 247-8200

Clubhouse - Kathy Costello

(813)-949-6841

hhcluboffice@gmail.com

Golf Course Maintenance

(813) 909-4336

heritageharbormaintenance@verizon.net

Websites

Main/Golf

www.heritageharboregolf.com

CDD Website

www.heritageharborcdd.org

Proshop - John Panno

(813) 949-4886 phone
hhproshop@gmail.com

Communications Committee

Newsletter and Website
Kathy Costello
hhcluboffice.com

Operations Manager for CDD

Tish Dobson

tdobson@dpgma.com
321-263-0132 ext 285



Resident's, We are starting fresh with our babysitting and dog walking page. I have had a few calls from residents explaining that when they call some of the contact on the list, they do not receive call backs. So, we are starting a brand-new list. If you would like to add a name to the list for **babysitting, dog sitting, tutoring** please email hhcluboffice@gmail.com with your information and you will be added to the next months newsletter.

Elliot Russell 15 809-0081

Pet Sitting and walking

Kelly McNaughton 917-523-9325

Baby Sitting /Pet Sitting

Hannah Gniadek 16 727-470-0637

Babysitting Red Cross Certified
Dog walking/ Dog Sitting

Hayden Miller 17, 813-573-4655

Tutoring by the hour for math, English, & science

Whitney McNaughton 917-523-9325

Baby Sitting /Pet Sitting

Sohie Ronan 17 521-3078

Baby Sitting/Dog Sitting
CPR Certified and First aid Training

Tobi Russell 13 809-0081

Dog sitting/Walking



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813.855.2273

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Tampa, FL 33618
813.265.2273

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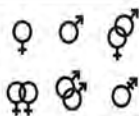
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**Pool Party
Monday, September 4**



Patriot Day (Sept 11) History

Patriot Day is a day the US remembers the terrorist attacks on September 11, 2001. This day is commonly referred to as 9-11 (Nine-Eleven). It is believed that 2,977 people died in the attacks. President George W. Bush proclaimed September 11th Patriot Day in 2002.

Patriot Day Facts

- On September 11th, US Flags should be flown at half mast - both on US soil and abroad.
- A moment of silence is held at 8:46 a.m. (EST) across the nation - commemorating the time the first plane struck the North Tower of the World Trade Center on September 11, 2001.
- The National September 11 Memorial and Museum takes up over half of the destroyed World Trade Center site. It contains bronze parapets inscribed with the names of those killed on September 11, 2001 and those killed in the 1993 World Trade Center attack.
- Cleaning up Ground Zero, as the World Trade Center was renamed, took 18 months and 19 days, and was completed in May of 2002.
- The Twin Towers of the World Trade Center were once the tallest buildings in the world, and contained enough concrete to build a sidewalk from New York City to Washington D.C.

Ideas how to honor Patriot Day

- Visit the National September 11 Memorial and Museum in New York City if possible.
- Observe a moment of silence.
- Attend a 9/11 Memorial Service.
- Share with a group of children your memories of 9/11 and how the events of the day forever changed America.
- Show support for local police and firemen as a way to honor the emergency personnel who gave their lives on 9/11.



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Miranda • Heritage Harbor Resident

"We have gone through many landscapers who promise service but don't deliver. Copperhead is a great company! They do what they say, when they say they will and they do a great job! I have gotten many compliments on my property since hiring them. Highly recommend!"

Christine • Heritage Harbor Resident

813-461-5428

www.copperheadlawncare.com





View From the 19th Hole (Benjamin Delaney 18-year resident)

Misuse of Golf Course

It seems a day doesn't go by without incidents of individuals misusing the golf course: fishing in the lakes, practicing without authorization, using the course as a recreational area, and the inappropriate use of personal transport: privately owned golf carts, bicycles, skateboards, motorized scooters.

When we are made aware of individuals trespassing on the course, an employee will respond to ask people involved to leave the premises. Most interactions are noneventful. However, we do experience push back.

I've been penning this column for seven years, and this recurring issue finds its way into every edition. Engaging with staff from other golf courses, I've found that our problems aren't isolated but shared universally.

We do have several amenities available for approved recreational activities, including: an athletic field, pool, the clubhouse, fitness center, basketball, tennis and volleyball court, outdoor hockey arena, and more. But please note: the golf course and its associated facilities are private. Unauthorized use is both 'trespassing' and 'theft of service'.

September Weather

As I write this article, we have experienced nine consecutive days of heat advisories with temperatures above 93 degrees. Good news, the average temperatures in September normally drops down into the high 80's. This is also the last month of our rainy season - with about seven inches projected. This is the first year since I have lived here that the driving range lake did not recover to its normal levels by end of August. Fingers crossed that we do not hit another lengthy dry spell.



Free Golf Instruction Clinics

The Heritage Harbor Golf Course also has a few days that you might want to mark on your calendar:
September 30 - Free Adult Golf Clinic. (9:00)
September 30 - Free Kid's Golf Clinic. (9:30)

High School Golf Teams

Both Steinbrenner and Sun Lake high schools use Heritage Harbor as their home course. The quality of play is exceptionally good. If you would like to be an observer, you may walk along with your favorite player, or you can reserve a cart for only \$10. All games are scheduled to begin at 3:30pm.

Steinbrenner:

- September 12th versus Alonzo High School
- September 14th versus Robinson High School
- September 19th versus Gaither High School
- September 21st versus Plant High School

Sun Lake:

- September 5th versus Wiregrass High School
- September 21st versus Pasco High School
- September 26th versus Cypress Creek High School
- September 28th versus Land O'Lakes High School

September Golf Course Hours

You can get on the course as late as 6:00pm. Those who just want to practice can get range balls as late as 6:30pm. All golf carts need to be returned no later than 7:30pm.

If you enjoy evening golf, it would be a good idea to call the pro shop, versus attempting to walk on. We do have evening leagues every week, and the high school matches will run until after 6:00pm.

Steinbrenner Baseball Golf Scramble

Every year, the Steinbrenner Baseball Golf Scramble is a sell-out. This is an event where you want to organize your team and register early. There will only be 30 foursomes allowed to register. The event this year is scheduled for Saturday, October 28th with an 8:00am shotgun start. There will be a putting contest, long drive prizes, closest to the pin awards and a lunch in the restaurant at the end of the event, where the winners will be announced.

Those interested should email John at hhproshop@gmail.com

Traffic At The Front Gate

Sure is nice having a traffic light at the front gate. Those long waits to get out of the community and then dashing across traffic has ended. September has normally been the month with the highest number of vehicle accidents while exiting onto Lutz Lake Fern Road. That statistic should now be behind us.



Everyone, drive safe and remember to stop for school buses when they are loading and unloading.

Final Thoughts

What can we do to better serve your golfing needs? We need your feedback. Contact us at heritageharbor2018@gmail.com, call us at the pro shop (813-949-4886), or stop by and have a chat with us.



- September 4, Labor Day Pool Party 12-4
- September 7, Double Bogeys 813-949-6841 Ext. 3
- September 10, BUCS vs Vikings
- September 12, CDD Meeting 5:30pm Clubhouse Library
- September 13, DRB Meeting 7pm Clubhouse Library
- September 14, Trivia at Double Bogeys 6:30-8:30
- September 17, BUCS Vs. Bears
- September 21, Trivia at Double Bogeys 6:30-8:30
- September 25, BUCS Vs. Eagles
- September 27, HOA Meeting 6:30pm Clubhouse Library
- September 28, Trivia at Double Bogeys 6:30-8:30
- September 30, Free Adult Golf Clinic 9-9:30am
Free Kid's Golf Clinic 9:30-10am

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- ✓ Up to 5 years NO interest *WAC
- ✓ New A/C System as low as \$65 Monthly *WAC

PLUMBING

- ✓ Plumbing Inspections
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- ✓ Water Heater Repairs & Replacement
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- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipe
- ✓ 18 Month NO Interest Financing *WAC

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- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Whole Home Generator
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing *WAC

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- ✓ Generac Guardian Series Generator
- ✓ Installation Whole Home & Portable Generators
- ✓ Serv & Maint of Cornerstone installed Generators
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- ✓ Protects your home automatically when the power is out
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*Restrictions Apply

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ALL DAY

\$3.50
DOMESTIC ALUMINUMS
12PM-4PM

thirsty THURSDAY
LIVE

Triv?a!?

TRIVIA 630PM-830PM

DOUBLE BOGEY'S
Tavern & Grille
est. 2021

ALL DAY
HAPPY
HOUR

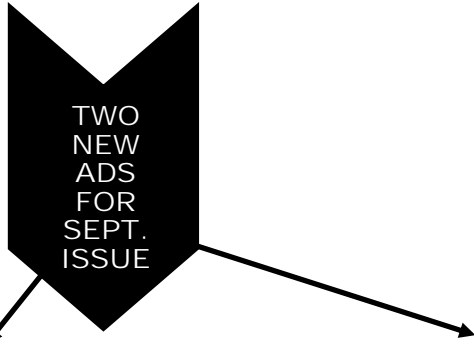
*NOT ON FOOD & RESTRICTIONS APPLY

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EXHIBIT 18

Preserve at Wilderness Lake CDD
Lightning Damage Invoices

	Invoice Date	Invoice Number	Amount Paid	Equipment
VPC - Vantage Point	05.1.23	131986	3,515.00	4 Think Top Computers
VPC - Vantage Point	05.1.23	131981	7,902.00	Server, network rack,3 UPS, 6 access points
A Total Solution	05.15.23	170837	851.77	Replaced duct detector sensor in the Nature Center AC system. Faulted out after lightning strike.
A Total Solution	05.16.23	170521	5,200.50	Replace the panel due to the lightning strike
A Total Solution	05.22.23	170870	313.00	Rewired poolside exit button due to lightning damage.
ACCI (Donovan Audio Designs)	05.31.23	60590	1,539.00	Network Surge Suppression Equipment
Best Buy	05.31.23	89075285	3,391.80	Theatre Equip
A Total Solution	06.01.23	171279	1,105.00	Security panel, access control still not working properly from lightning strike.
Ideal Network Solutions	06.12.23	6909	5,485.00	Installation of replacement equipment from the lightning damage.
A Total Solution	06.23.23	171650	714.97	Fire alarm system/smoke detectors not functioning since lightning strike.
A Total Solution	07.01.23	170393	277.50	Assess system for continual issues from lightning strike
A Total Solution	07.01.23	172372	457.00	Mag locks

Cooper Pools	07.1.23	7125	6,800.00	Jacuzzi Heater
A Total Solution	07.03.23	171685	1,947.68	Poolside card reader - program
Intelgy Tampa Bay LLC	07.3.23	16549	1,759.00	Replaced phone system due to lightning strike.
A Total Solution	07.18.23	172173	4,125.62	Replace power module, circuit board, trace ground fault, and replaced power supply.
A Total Solution	07.25.23	172183	1,325.00	Lightning strike caused cameras to go off line and revert back to factory default.
ACCI (Donovan Audio Designs)	07.26.23	60858	1,398.94	Replace the network surge suppression equipment
Himes Electrical Service	07.18.23	23569	425.00	Tennis Court Lighting Assessment
Himes Electrical Service	08.17.23	23605	140.00	Rewired Splash Pad contactor after replacement due to lightning strike.
Ideal Network Solutions	07.26.23	6963	285.00	Reset Roku on TVs after networking was completed.
Red Tree Landscape Systems	07.31.23	14439	5,800.00	Oak Tree
A Total Solution	08.1.23	172875	1,679.87	Tennis Court Mag lock
Himes Electrical Service	08.16.23	23611	11,000.00	Tennis Court Lighting Replacement - Lightning damage 8 out of 16 lights
RedTree Landscaping	8.31.23	Estimate 1539	9,300.00	Lodge irrigation pump/well experienced issues since the April lightning strike.

76,738.65