

Adopted Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake
General Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Budget for 2019/2020
REVENUES	
Interest Earnings	
Interest Earnings	\$ 9,500
Special Assessments	
Tax Roll	\$ 1,498,183
Other Miscellaneous Revenues	
Miscellaneous	
Guest Fees	\$ 2,000
Events and Sponsorships	\$ 8,000
Rental Revenues	\$ 10,000
General Store	\$ 10,000
TOTAL REVENUES	\$ 1,537,683
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,537,683
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 14,000
Financial & Administrative	
Administrative Services	\$ 8,400
District Management	\$ 34,500
District Engineer	\$ 10,000
Disclosure Report	\$ 2,200
Trustees Fees	\$ 6,940
Tax Collector /Property Appraiser Fees	\$ 150
Financial & Revenue Collections	\$ 5,250
Assessment Roll	\$ 5,250
Accounting Services	\$ 25,550
Auditing Services	\$ 4,300
Arbitrage Rebate Calculation	\$ 1,300
Public Officials Liability Insurance	\$ 2,475
Workers Compensation Insurance	\$ 500
Legal Advertising	\$ 1,800
Dues, Licenses & Fees	\$ 225
Website Fees & Maintenance	\$ 15,000
Legal Counsel	
District Counsel	\$ 13,000

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Administrative Subtotal	\$ 150,840
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy	\$ 34,742
Electric Utility Services	
Utility Services	\$ 160,500
Gas Utility Services	
Utility Services	\$ 28,000
Garbage/Solid Waste Control Services	
Solid Waste Assessment	\$ 2,400
Garbage - Recreation Facility	\$ 3,000
Garbage - Wetlands Dumpster fees	\$ 3,000
Water-Sewer Combination Services	
Utility Services	\$ 21,500
Stormwater Control	
Stormwater Assessment	\$ 2,500
Other Physical Environment	
General Liability Insurance	\$ 3,000
Property Insurance	\$ 28,516
Entry & Walls Maintenance	\$ 2,000
Holiday Decorations	\$ 7,200
Landscape	
Landscape Maintenance	\$ 154,800
Irrigation Inspection	\$ 13,200
Landscape Replacement Plants, Shrubs, Trees	\$ 40,000
Landscape Fertilization	\$ 30,000
Landscape Pest Control	\$ 13,980
Tree Trimming Services	\$ 12,000
Irrigation Repairs	\$ 25,000
Landscape - Mulch	\$ 68,000
Annual Flower Rotation	\$ 16,200
Well Maintenance	\$ 2,500
Field Operations	\$ 13,200
Lake and Wetland Maintenance	
Wetland Plant Installation	\$ 500
Monthly Aquatic Weed Control Program	\$ 34,200
Educational Program	\$ 500
Cormorant Cove (Wetland T) Cattail Treatment	\$ 1,250

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Bay Lake Hydrilla Treatment	\$ 1,000
Professional Oversight of WLP Wetland Staff,	\$ 6,000
Private Resident Consultation	\$ 780
Wetland Tree Removal	\$ 2,000
Grass Carp Replacement and/or Barrier Repair	\$ 300
Wetland Nuisance/Exotic Species Control (Areas A-	\$ 9,000
Special Projects	\$ 6,350
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 500
Street Sign Repair	\$ 500
Roadway Repair & Maintenance - brick pavers	\$ 10,000
Sidewalk Maintenance and Repair	\$ 3,000
Parks & Recreation	
Management Contract - Payroll	\$ 362,500
Payroll Reimbursement - Mileage	\$ 2,500
Management Contract - Management Fee	\$ 18,000
Maintenance & Repair - Lodge	\$ 40,000
Pool Service Contract	\$ 24,000
Pool Repairs	\$ 5,000
Equipment Lease	\$ 4,000
Landscape Lighting Replacement	\$ 1,500
Fitness Equipment Preventative Maintenance	\$ 1,320
Fitness Equipment Repairs	\$ 6,680
Spa Linen & Mat Services	\$ 7,500
Lodge - Facility Janitorial Services	\$ 18,000
Lodge - Facility Janitorial Supplies	\$ 8,475
Nature Center Operations	\$ 1,800
Security System Monitoring	\$ 15,000
Security System Maintenance	\$ 4,000
Pool Permits	\$ 850
Telephone Fax, Internet	\$ 14,000
IT Support and repairs	\$ 2,000
Resident Id Card	\$ 1,100
Special Events	\$ 30,000
Park & Athletic Court Repairs/Maint.	\$ 5,000
Playground Equipment and Maintenance	\$ 1,000
Playground Mulch	\$ 3,500
Wildlife Management Services	\$ 13,500
Resident Services	\$ 7,000
General Store	\$ 7,000
Dog Waste Station Supplies	\$ 5,000

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General Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Budget for 2019/2020	
Office Supplies	\$	8,000
Equipment Repair/Replacement	\$	7,500
Contingency		
Capital Outlay	\$	-
Miscellaneous Contingency	\$	-
Field Operations Subtotal	\$	1,386,843
TOTAL EXPENDITURES	\$	1,537,683
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

Adopted Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake
Reserve Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Budget for 2019/2020
REVENUES	
Special Assessments	
Tax Roll*	\$ 150,000
	\$ -
TOTAL REVENUES	\$ 150,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 150,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 150,000
TOTAL EXPENDITURES	\$ 150,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Adopted Budget
Preserve at Wilderness Lake Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2019/2020
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$170,350.23	\$315,438.32	\$485,788.55
TOTAL REVENUES	\$170,350.23	\$315,438.32	\$485,788.55
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$170,350.23	\$315,438.32	\$485,788.55
Administrative Subtotal	\$170,350.23	\$315,438.32	\$485,788.55
TOTAL EXPENDITURES	\$170,350.23	\$315,438.32	\$485,788.55
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments \$516,796.32

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Preserve at Wilderness Lake Community Development District

FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$1,648,183.00
Pasco Co. 2% Collection Cost:	\$35,067.72
4% Early Payment Discount:	\$70,135.45
2019/2020 Total:	\$1,753,386.17

2018/2019 O&M Budget	\$1,554,936.00
2019/2020 O&M Budget	\$1,648,183.00
Total Difference:	\$93,247.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,005.10	\$1,065.37	\$60.27	6.00%
Total	\$1,358.36	\$1,418.63	\$60.27	4.44%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,256.37	\$1,331.72	\$75.35	6.00%
Total	\$1,582.91	\$1,658.26	\$75.35	4.76%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,256.37	\$1,331.72	\$75.35	6.00%
Total	\$1,697.94	\$1,773.29	\$75.35	4.44%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,570.47	\$1,664.65	\$94.18	6.00%
Total	\$1,978.64	\$2,072.82	\$94.18	4.76%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,570.47	\$1,664.65	\$94.18	6.00%
Total	\$2,122.23	\$2,216.41	\$94.18	4.44%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,010.20	\$2,130.75	\$120.55	6.00%
Total	\$2,532.66	\$2,653.21	\$120.55	4.76%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,010.20	\$2,130.75	\$120.55	6.00%
Total	\$2,716.72	\$2,837.27	\$120.55	4.44%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,261.47	\$2,397.09	\$135.62	6.00%
Total	\$2,849.24	\$2,984.86	\$135.62	4.76%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,261.47	\$2,397.09	\$135.62	6.00%
Total	\$3,056.30	\$3,191.92	\$135.62	4.44%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,826.84	\$2,996.36	\$169.52	6.00%
Total	\$3,561.55	\$3,731.07	\$169.52	4.76%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,826.84	\$2,996.36	\$169.52	6.00%
Total	\$3,820.17	\$3,989.69	\$169.52	4.44%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,517.84	\$3,728.80	\$210.96	6.00%
Total	\$4,432.15	\$4,643.11	\$210.96	4.76%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,884.56	\$1,997.58	\$113.02	6.00%
Total	\$2,374.37	\$2,487.39	\$113.02	4.76%

PRESERVE AT WILDERNESS LAKE

FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,648,183.00
COLLECTION COSTS @	2%	\$35,067.72
EARLY PAYMENT DISCOUNT @	4%	\$70,135.45
TOTAL O&M ASSESSMENT		\$1,753,386.17

LOT SIZE	UNITS ASSESSED			EAU FACTOR	ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2012 DEBT SERVICE ASSESSMENT	TOTAL SERIES 2013 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT					
	O&M	SERIES 2012 DEBT	SERIES 2013 DEBT		TOTAL	% TOTAL	TOTAL	O&M			SERIES 2012	SERIES 2013	O&M	SERVICE ⁽³⁾	SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
		SERVICE ^{(1) (2)}	SERVICE ⁽²⁾		EAU's	EAU's	O&M BUDGET	PER LOT			ASSESSMENT	ASSESSMENT				
Villa	92		92	0.80	73.60	5.59%	\$98,014.42	\$1,065.37	\$0.00	\$32,499.92	\$1,065.37		\$353.26	\$1,418.63		
Single Family 40'	114		114	1.00	114.00	8.66%	\$151,815.82	\$1,331.72	\$0.00	\$50,338.98	\$1,331.72		\$441.57	\$1,773.29		
Single Family 40'	89	89		1.00	89.00	6.76%	\$118,522.88	\$1,331.72	\$29,062.06	\$0.00	\$1,331.72	\$326.54		\$1,658.26		
Single Family 50' and 5'	181		181	1.25	226.25	17.18%	\$301,301.14	\$1,664.65	\$0.00	\$99,868.56	\$1,664.65		\$551.76	\$2,216.41		
Single Family 50' and 5'	107	107		1.25	133.75	10.16%	\$178,117.25	\$1,664.65	\$43,674.19	\$0.00	\$1,664.65	\$408.17		\$2,072.82		
Single Family 65'	87		87	1.60	139.20	10.57%	\$185,375.11	\$2,130.75	\$0.00	\$61,467.24	\$2,130.75		\$706.52	\$2,837.27		
Single Family 65'	69	68		1.60	110.40	8.39%	\$147,021.64	\$2,130.75	\$35,527.28	\$0.00	\$2,130.75	\$522.46		\$2,653.21		
Single Family 75'	70		70	1.80	126.00	9.57%	\$167,796.43	\$2,397.09	\$0.00	\$55,638.10	\$2,397.09		\$794.83	\$3,191.92		
Single Family 75'	54	54		1.80	97.20	7.38%	\$129,442.96	\$2,397.09	\$31,739.58	\$0.00	\$2,397.09	\$587.77		\$2,984.86		
Single Family 90'	36		36	2.25	81.00	6.15%	\$107,869.14	\$2,996.36	\$0.00	\$35,759.88	\$2,996.36		\$993.33	\$3,989.69		
Single Family 90'	48	48		2.25	108.00	8.20%	\$143,825.51	\$2,996.36	\$35,266.08	\$0.00	\$2,996.36	\$734.71		\$3,731.07		
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$3,728.81	\$3,728.80	\$914.31	\$0.00	\$3,728.80	\$914.31		\$4,643.11		
Commercial	10.29	10.29		1.50	15.44	1.17%	\$20,555.06	\$1,997.58	\$5,040.14	\$0.00	\$1,997.58	\$489.81		\$2,487.39		
TOTAL	958.29	377.29	580		1316.64	100.00%	\$1,753,386.17		\$181,223.64	\$335,572.68						
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):							(\$105,203.17)		(\$10,873.42)	(\$20,134.36)						
Net Revenue to be Collected							\$1,648,183.00		\$170,350.23	\$315,438.32						

(1) Reflects 1 (one) Series 2012 prepayment.

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2019 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).