

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Preserve at Wilderness Lake Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2022

HOUR: 6:30 p.m.

LOCATION: The Preserve at Wilderness Lake Lodge
21320 Wilderness Lake Blvd.
Land O’Lakes, Florida 34637

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 4, 2022.

Attest:

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


Print Name: Matthew Fisher
Secretary / Assistant Secretary



Print Name: Holly Rullig
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023



Rizzetta & Company

The Preserve at Wilderness Lake Community Development District

Wildernesslakecdd.org

**Approved Proposed Budget
for Fiscal Year 2022/2023**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	3
Reserve Fund Budget for Fiscal Year 2022/2023	5
Debt Service Fund Budget for Fiscal Year 2022/2023	6
Assessments Charts for Fiscal Year 2022/2023	7
General Fund Budget Account Category Descriptions	10
Reserve Fund Budget Account Category Descriptions	17
Debt Service Fund Budget Account Category Descriptions	18



Rizzetta & Company

Approved Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 8,224	\$ 9,698	\$ 9,500	\$ 198	\$ 9,500	\$ -	\$9454 FY2021
6	Special Assessments							
7	Tax Roll	\$ 1,653,253	\$ 1,653,253	\$ 1,647,700	\$ 5,553	\$ 1,647,700	\$ -	
8	Other Miscellaneous Revenues							
9	Miscellaneous	\$ 670	\$ 1,340	\$ -	\$ 1,340	\$ 500	\$ 500	\$799 FY2021
10	Guest Fees	\$ 2,836	\$ 4,672	\$ 2,000	\$ 2,672	\$ 4,500	\$ 2,500	
11	Events and Sponsorships	\$ 2,474	\$ 3,448	\$ 3,500	\$ (52)	\$ 3,500	\$ -	
12	Rental Revenues	\$ 7,563	\$ 7,126	\$ 8,000	\$ (874)	\$ 8,250	\$ 250	
13	General Store	\$ 3,301	\$ 6,602	\$ 7,500	\$ (898)	\$ 7,000	\$ (500)	
14	Insurance proceeds	\$ 1,080	\$ 1,080	\$ -	\$ -	\$ -	\$ -	
15	TOTAL REVENUES	\$ 1,679,401	\$ 1,687,219	\$ 1,678,200	\$ 7,939	\$ 1,680,950	\$ 2,750	
16	Balance Forward from Prior Year	\$ -	\$ 225,643	\$ 225,643	\$ -	\$ 229,343	\$ 3,700	
17								
18	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,679,401	\$ 1,912,862	\$ 1,903,843	\$ 7,939	\$ 1,910,293	\$ 6,450	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 6,200	\$ 12,400	\$ 14,000	\$ 1,600	\$ 14,000	\$ -	Based on 14 mtgs per year
24	Financial & Administrative							
25	Administrative Services	\$ 4,437	\$ 8,874	\$ 8,874	\$ -	\$ 8,874	\$ -	No increase
26	District Management	\$ 12,539	\$ 25,078	\$ 25,078	\$ -	\$ 25,078	\$ -	No increase
27	District Engineer	\$ 8,854	\$ 17,708	\$ 15,000	\$ (2,708)	\$ 17,000	\$ 2,000	Operating with 2 Engineers
28	Disclosure Report	\$ 2,000	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ -	No increase
29	Trustees Fees	\$ 4,714	\$ 4,714	\$ 7,800	\$ 3,086	\$ 7,800	\$ -	
30	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
31	Financial & Revenue Collections	\$ 2,862	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
32	Assessment Roll	\$ 5,724	\$ 5,724	\$ 5,724	\$ -	\$ 5,724	\$ -	No increase
33	Accounting Services	\$ 13,012	\$ 26,024	\$ 26,024	\$ -	\$ 26,024	\$ -	No increase
34	Auditing Services	\$ 58	\$ 3,900	\$ 4,000	\$ 100	\$ 3,635	\$ (365)	Berger Toombs Contract
35	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	EGIS est. 04-5-22
36	Supervisor Workers Compensation Insurance	\$ 200	\$ 200	\$ 250	\$ 50	\$ 250	\$ -	
37	Legal Advertising	\$ 736	\$ 1,472	\$ 2,250	\$ 778	\$ 2,250	\$ -	\$2162 FY2021
38	Misc. Mailings (Mailed Notices)	\$ -	\$ -	\$ 1,200	\$ -	\$ 2,500	\$ 1,300	\$2653 FY2021
39	Dues, Licenses & Fees	\$ 190	\$ 380	\$ 825	\$ 445	\$ 825	\$ -	
40	Website Fees & Maintenance	\$ 2,588	\$ 5,176	\$ 8,000	\$ 2,824	\$ 7,500	\$ (500)	
41	Legal Counsel				\$ -			
42	District Counsel	\$ 14,211	\$ 28,422	\$ 13,000	\$ (15,422)	\$ 20,000	\$ 7,000	\$21777 FY2021
43								
44	Administrative Subtotal	\$ 80,867	\$ 150,688	\$ 142,762	\$ (9,126)	\$ 152,584	\$ 9,822	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Law Enforcement							
49	Deputy	\$ 18,697	\$ 33,394	\$ 34,750	\$ 1,356	\$ 34,750	\$ -	CDD & HOA coordinated efforts
50	Electric Utility Services							
51	Utility Services	\$ 67,875	\$ 144,750	\$ 163,000	\$ 18,250	\$ 165,000	\$ 2,000	
52	Gas Utility Services							
53	Utility Services	\$ 26,025	\$ 32,050	\$ 28,120	\$ (3,930)	\$ 30,000	\$ 1,880	
54	Garbage/Solid Waste Control Services							
55	Solid Waste Assessment	\$ 3,130	\$ 3,130	\$ 3,030	\$ (100)	\$ 3,250	\$ 220	
56	Garbage - Recreation Facility	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 1,500	\$ (1,500)	
57	Garbage - Wetlands Dumpster fees	\$ 300	\$ 600	\$ 2,000	\$ 1,400	\$ 1,000	\$ (1,000)	
58	Water-Sewer Combination Services							
59	Utility Services	\$ 9,578	\$ 29,156	\$ 27,500	\$ (1,656)	\$ 30,000	\$ 2,500	
60	Stormwater Control							
61	Stormwater Assessment	\$ 2,353	\$ 2,353	\$ 2,750	\$ 397	\$ 3,125	\$ 375	
62	Other Physical Environment							
63	General Liability Insurance	\$ 3,609	\$ 3,609	\$ 3,257	\$ (352)	\$ 4,331	\$ 1,074	EGIS est. 04-5-22
64	Property Insurance	\$ 35,227	\$ 35,227	\$ 36,616	\$ 1,389	\$ 42,272	\$ 5,656	EGIS est. 04-5-22
65	Entry & Walls Maintenance	\$ 157	\$ 1,014	\$ 1,000	\$ (14)	\$ 1,000	\$ -	Major fence repairs & monuments from Reserves
66	Holiday Decorations	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ 15,000	\$ 3,000	Increased based on past year's experience
67	Landscape							
68	Landscape Maintenance	\$ 77,400	\$ 158,000	\$ 158,000	\$ -	\$ 158,000	\$ -	Redtree contract
69	Irrigation Inspection	\$ 6,600	\$ 13,600	\$ 13,600	\$ -	\$ 13,600	\$ -	Redtree contract
70	Landscape Replacement Plants, Shrubs, Trees	\$ 14,073	\$ 45,646	\$ 45,000	\$ (646)	\$ 45,000	\$ -	
71	Landscape Pest Control	\$ 7,475	\$ 14,950	\$ 13,980	\$ (970)	\$ 13,980	\$ -	
72	Landscape Fertilization	\$ 12,675	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	
73	Tree Trimming Services	\$ 19,152	\$ 32,000	\$ 32,000	\$ -	\$ 32,000	\$ -	
74	Irrigation Repairs	\$ 4,635	\$ 9,270	\$ 25,000	\$ 15,730	\$ 25,000	\$ -	
75	Landscape - Mulch	\$ 34,600	\$ 69,200	\$ 68,000	\$ (1,200)	\$ 68,000	\$ -	
76	Annual Flower Rotation	\$ 8,100	\$ 16,200	\$ 16,200	\$ -	\$ 16,200	\$ -	
77	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	If major overhaul needed fund by reserve
78	Landscape Inspections (PSA)	\$ 6,600	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -	PSA
79	Landscape Aeration	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
80	Lake and Wetland Maintenance							
81	Wetland Plant Installation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
82	Monthly Aquatic Weed Control Program	\$ 17,100	\$ 34,500	\$ 34,500	\$ -	\$ 34,500	\$ -	

Approved Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
83	Educational Program	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
84	Cormorant Cove (Wetland T) Cattail Treatment	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	
85	Bay Lake Hydrilla Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
86	Professional Oversight of WLP Wetland Staff,	\$ 3,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
87	Private Resident Consultation	\$ 390	\$ 780	\$ 780	\$ -	\$ 780	\$ -	
88	Wetland Tree Removal	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
89	Grass Carp Replacement and/or Barrier Repair	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	
90	Wetland Nuisance/Exotic Species Control (Areas A-V)	\$ 4,500	\$ 9,000	\$ 10,500	\$ 1,500	\$ 10,500	\$ -	
91	Special Projects	\$ 2,590	\$ 5,180	\$ 6,350	\$ 1,170	\$ 6,350	\$ -	Woodline trimming project: GHS & vendor estimated costs
92	Road & Street Facilities							
93	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
94	Street Sign Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
95	Roadway Repair & Maintenance - brick pavers	\$ 16,118	\$ 32,236	\$ 10,000	\$ (22,236)	\$ 10,000	\$ -	
96	Sidewalk Maintenance and Repair	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Major repairs funded from Reserves
97	Sidewalk Pressure washing	\$ 3,400	\$ 6,800	\$ 7,000	\$ 200	\$ 8,000	\$ 1,000	P-wash in Spring & Fall (2 x per year) & Rust removal
98	Parks & Recreation							
99	Management Contract - Payroll	\$ 165,499	\$ 334,750	\$ 450,000	\$ 115,250	\$ 488,667	\$ 38,667	Proposed Amenity Staff salary increase
100	Payroll Reimbursement - Mileage	\$ 968	\$ 1,936	\$ 2,500	\$ 564	\$ 2,500	\$ -	
101	Management Contract - Management Fee	\$ 9,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	
102	Maintenance & Repair - Lodge	\$ 20,200	\$ 40,400	\$ 50,000	\$ 9,600	\$ 50,000	\$ -	
103	Pool Service Contract	\$ 12,818	\$ 25,636	\$ 28,800	\$ 3,164	\$ 32,000	\$ 3,200	Proteus Pool Services, LLC Contract
104	Pool Repairs	\$ 3,618	\$ 7,236	\$ 5,000	\$ (2,236)	\$ 5,000	\$ -	
105	Equipment Lease	\$ 1,934	\$ 3,868	\$ 4,000	\$ 132	\$ 5,000	\$ 1,000	Added use of lift rental for amenities
106	Landscape Lighting Replacement	\$ 1,709	\$ 3,418	\$ 2,000	\$ (1,418)	\$ 2,000	\$ -	
107	Fitness Equipment Preventative Maintenance	\$ 660	\$ 1,495	\$ 1,500	\$ 5	\$ 1,500	\$ -	Fitness Logic agreement \$110 x12
108	Spa Linen & Mat Services	\$ 4,130	\$ 8,260	\$ 7,700	\$ (560)	\$ 8,000	\$ 300	
109	Lodge - Facility Janitorial Services	\$ 9,587	\$ 29,174	\$ 30,000	\$ 826	\$ 30,000	\$ -	Vanguard Cleaning
110	Nature Center Operations	\$ 563	\$ 1,126	\$ 2,500	\$ 1,374	\$ 6,000	\$ 3,500	Vet bills bedding and supplies
111	Security System Monitoring	\$ 4,320	\$ 12,140	\$ 10,000	\$ (2,140)	\$ 12,000	\$ 2,000	Monitoring only
112	Pool Permits	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
113	Telephone Fax, Internet	\$ 5,290	\$ 12,580	\$ 14,000	\$ 1,420	\$ 14,000	\$ -	Monthly Verizon bills
114	Resident ID Card	\$ 402	\$ 1,404	\$ 1,100	\$ (304)	\$ 1,500	\$ 400	Ribbon for printer, label & cards
115	Special Events	\$ 15,347	\$ 30,694	\$ 30,000	\$ (694)	\$ 30,000	\$ -	Based on adding addtl events (includes offsite storage rental fees)
116	Athletic/Park Court/Field Repairs/Maint.	\$ 2,616	\$ 5,232	\$ 5,000	\$ (232)	\$ 5,250	\$ 250	courts cleaned, garbarge emptied, new nets
117	Wildlife Management Services	\$ 7,385	\$ 14,400	\$ 13,500	\$ (900)	\$ 14,400	\$ 900	New proposed rate to be discussed at May CDD mtg
118	Playground Mulch	\$ 4,520	\$ 6,040	\$ 8,000	\$ 1,960	\$ 8,000	\$ -	
119	Resident Services	\$ 3,332	\$ 6,664	\$ 7,500	\$ 836	\$ 7,500	\$ -	
120	General Store	\$ 2,063	\$ 6,626	\$ 7,500	\$ 874	\$ 7,000	\$ (500)	
121	Security System Maintenance	\$ 2,937	\$ 5,874	\$ 8,000	\$ 2,126	\$ 7,500	\$ (500)	Repairs/Service calls
122	Fitness Equipment Repairs	\$ 3,252	\$ 6,504	\$ 7,000	\$ 496	\$ 7,000	\$ -	Repairs/replacement parts
123	Lodge - Facility Janitorial Supplies	\$ 2,876	\$ 5,752	\$ 8,500	\$ 2,748	\$ 7,500	\$ (1,000)	Cleaning Supplies
124	Playground Equipment and Maintenance	\$ 15	\$ 30	\$ 1,000	\$ 970	\$ 1,000	\$ -	
125	Dog Waste Station Supplies	\$ 2,930	\$ 5,860	\$ 550	\$ (5,310)	\$ 5,000	\$ 4,450	
126	IT Support and repairs	\$ 1,365	\$ 2,730	\$ 3,000	\$ -	\$ 3,750	\$ 750	
127	Office Supplies	\$ 2,502	\$ 5,004	\$ 8,000	\$ 2,996	\$ 8,000	\$ -	
128	Equipment Repair/Replacement	\$ 5,191	\$ 8,546	\$ 9,348	\$ 802	\$ 10,000	\$ 652	
129	Contingency							
130	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Tennis Court LED Lighting project will come from Reserves
131	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
132	General Fund Transfer to Reserve Fund	\$ 192,900	\$ 192,900	\$ 192,900	\$ -	\$ 120,254	\$ (72,646)	
133								
134	Field Operations Subtotal	\$ 907,288	\$ 1,598,124	\$ 1,761,081	\$ 162,687	\$ 1,757,709	\$ (3,372)	
135								
137								
138	TOTAL EXPENDITURES	\$ 988,154	\$ 1,748,812	\$ 1,903,843	\$ 153,561	\$ 1,910,293	\$ 6,450	
139								
140	EXCESS OF REVENUES OVER EXPENDITURES	\$ 691,237	\$ 164,050	\$ -	\$ (145,622)	\$ -	\$ -	
141								

Approved Proposed Budget
The Preserve at Wilderness Lake The Preserve At Wilderness Lake Community Development District
Reserve Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 128,719	\$ 78,719	
6	Other Miscellaneous Revenues							
7	General Fund Transfer	\$ 192,900	\$ 192,900	\$ 192,900	\$ -	\$ 120,254	\$ (72,646)	Funded by BOS transfer of funds from the GF acct.
8	TOTAL REVENUES	\$ 242,900	\$ 242,900	\$ 242,900	\$ -	\$ 248,973	\$ 6,073	
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 242,900	\$ 242,900	\$ 242,900	\$ -	\$ 248,973	\$ 6,073	
11								
12	EXPENDITURES							
13								
14	Contingency							
15	Capital Reserves	\$ 315,924	\$ 315,924	\$ 242,900	\$ (73,024)	\$ 248,973	\$ 6,073	Reserve Study (3-9-21) recommends \$248,973
16								
17	TOTAL EXPENDITURES	\$ 315,924	\$ 315,924	\$ 242,900	\$ (73,024)	\$ 248,973	\$ 6,073	
18								
19	EXCESS OF REVENUES OVER EXPENDITURES	\$ (73,024)	\$ (73,024)	\$ -	\$ 73,024	\$ -	\$ -	
20								

Preserve at Wilderness Lake Community Development District

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL REVENUES	\$169,966.55	\$315,438.32	\$485,404.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$169,966.55	\$315,438.32	\$485,404.87
Administrative Subtotal	\$169,966.55	\$315,438.32	\$485,404.87
TOTAL EXPENDITURES	\$169,966.55	\$315,438.32	\$485,404.87
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

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

6.0%

Gross assessments

\$516,388.15

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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,776,919.00
Pasco County Collection Cost @	2%	\$37,806.79
Early Payment Discount @	4%	\$75,613.57
2022/2023 Total		\$1,890,339.36

2021/2022 O&M Budget		\$1,697,700.24
2022/2023 O&M Budget		\$1,776,919.00
Total Difference		\$79,218.76

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,097.38	\$1,148.59	\$51.21	4.67%
Total	\$1,450.64	\$1,501.85	\$51.21	3.53%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.74	\$64.01	4.67%
Total	\$1,698.27	\$1,762.28	\$64.01	3.77%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,371.73	\$1,435.74	\$64.01	4.67%
Total	\$1,813.30	\$1,877.31	\$64.01	3.53%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.67	\$80.01	4.67%
Total	\$2,122.83	\$2,202.84	\$80.01	3.77%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,714.66	\$1,794.67	\$80.01	4.67%
Total	\$2,266.42	\$2,346.43	\$80.01	3.53%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,297.18	\$102.42	4.67%
Total	\$2,717.22	\$2,819.64	\$102.42	3.77%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,194.76	\$2,297.18	\$102.42	4.67%
Total	\$2,901.28	\$3,003.70	\$102.42	3.53%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,584.32	\$115.21	4.67%
Total	\$3,056.88	\$3,172.09	\$115.21	3.77%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,469.11	\$2,584.32	\$115.21	4.67%
Total	\$3,263.94	\$3,379.15	\$115.21	3.53%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,230.40	\$144.01	4.67%
Total	\$3,821.10	\$3,965.11	\$144.01	3.77%

Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$3,086.39	\$3,230.40	\$144.01	4.67%
Total	\$4,079.72	\$4,223.73	\$144.01	3.53%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,840.83	\$4,020.05	\$179.22	4.67%
Total	\$4,755.14	\$4,934.36	\$179.22	3.77%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$2,057.59	\$2,153.60	\$96.01	4.67%
Total	\$2,547.40	\$2,643.41	\$96.01	3.77%

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,776,919.00
COLLECTION COSTS @	2%	\$37,806.79
EARLY PAYMENT DISCOUNT @	4%	\$75,613.57
TOTAL O&M ASSESSMENT		<u>\$1,890,339.36</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2012 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2013 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$105,670.12	\$1,148.59	\$1,148.59		\$353.26	\$1,501.85
Single Family 40'	114		114	1.00	114.00	8.66%	\$163,673.83	\$1,435.74	\$1,435.74		\$441.57	\$1,877.31
Single Family 40'	89	89		1.00	89.00	6.76%	\$127,780.44	\$1,435.74	\$1,435.74	\$326.54		\$1,762.28
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$324,835.11	\$1,794.67	\$1,794.67		\$551.76	\$2,346.43
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$192,029.60	\$1,794.67	\$1,794.67	\$408.17		\$2,202.84
Single Family 65'	87		87	1.60	139.20	10.57%	\$199,854.36	\$2,297.18	\$2,297.18		\$706.52	\$3,003.70
Single Family 65'	69	68		1.60	110.40	8.39%	\$158,505.18	\$2,297.18	\$2,297.18	\$522.46		\$2,819.64
Single Family 75'	70		70	1.80	126.00	9.57%	\$180,902.65	\$2,584.32	\$2,584.32		\$794.83	\$3,379.15
Single Family 75'	54	54		1.80	97.20	7.38%	\$139,553.47	\$2,584.32	\$2,584.32	\$587.77		\$3,172.09
Single Family 90'	36		36	2.25	81.00	6.15%	\$116,294.56	\$3,230.40	\$3,230.40		\$993.33	\$4,223.73
Single Family 90'	48	48		2.25	108.00	8.20%	\$155,059.41	\$3,230.40	\$3,230.40	\$734.71		\$3,965.11
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$4,020.06	\$4,020.05	\$4,020.05	\$914.31		\$4,934.36
Commercial	10.29	10.29		1.50	15.44	1.17%	\$22,160.57	\$2,153.60	\$2,153.60	\$489.81		\$2,643.41
TOTAL	958.29	376.29	580		1316.64	100.00%	\$1,890,339.36					

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

(\$113,420.36)

Net Revenue to be Collected

\$1,776,919.00

(1) Reflects 2 (two) Series 2012 prepayments.

(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 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.