

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2023-2024 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24	Comments
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GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24	Comments
71 Well Maintenance	2,500	2,500	-	If major overhaul needed fund by reserve
72 Landscape Fertilization	30,000	30,000	-	Redtree contract
73 Tree Trimming Services	32,000	41,600	9,600	\$67,777 FY2022
74 Irrigation Inspection	13,600	13,600	-	Redtree contract
75 Landscape Replacement Plants, Shrubs, Trees	45,000	45,000	-	
76 Landscape Inspections (PSA)	13,200	13,200	-	PSA
77 Annual Flower Rotation	16,200	16,200	-	Redtree contract
78 Landscape - Mulch	68,000	42,000	(26,000)	Redtree contract - \$26k below contracted amount
79 Landscape Pest Control	13,980	13,980	-	Redtree contract
80 Lake and Wetland Maintenance				
81 Woodline Initial clean up	30,300	-	(30,300)	REMOVED
82 Woodline Routine clean up	13,200	26,400	13,200	Woodline Routine clean-up (12 sections)
83 Staff Oversight & Buffer Herbicide	2,000	2,000	-	
84 Private Resident Consultation	780	780	-	
85 Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	10,500	-	
86 Misc. Expense	5,000	5,000	-	
87 Monthly Aquatic Weed Control Program	34,500	34,500	-	
88 Road & Street Facilities				
89 Roadway Repair & Maintenance	10,000	-	(10,000)	FY23 Paver Project should eliminate this line
90 Sidewalk Maintenance and Repair	3,000	3,000	-	Major repairs funded from Reserves
91 Street Sign Repair	500	500	-	
92 Sidewalk Pressure washing	8,000	8,000	-	P-wash in Spring & Fall (2 x per year) & Rust removal
93 Street Light Decorative Light Maintenance	500	500	-	
94 Parks & Recreation				
95 Management Contract - Management Fee	18,000	48,000	30,000	VESTA proposed amt
96 Contracted Employee Salaries	450,000	450,000	-	Estimated pass through amt confirmed from VESTA
97 Payroll Reimbursement - Mileage	2,500	2,500	-	Estimated pass through amt confirmed from VESTA
98 Maintenance & Repair - Lodge	50,000	50,000	-	\$41,335 FY2022
99 Telephone Fax, Internet	14,000	14,000	-	
100 Playground Mulch	8,000	8,000	-	
101 Pool Permits	1,000	1,000	-	
102 Spa Linen & Mat Services	8,000	8,000	-	
103 Pool Service Contract	58,520	58,520	-	
104 Playground Equipment and Maintenance	1,000	1,000	-	
105 General Store	7,000	5,200	(1,800)	Matches estimated revenue line FY\$5198
106 Security System Maintenance	7,500	7,500	-	Repairs/Service calls \$8,853 FY2022
107 Lodge - Facility Janitorial Supplies	7,500	7,500	-	Cleaning Supplies \$10,527 FY2022
108 Lodge - Facility Janitorial Services	30,000	30,000	-	Vanguard Cleaning
109 IT Support and repairs	3,750	3,750	-	\$6,579 FY2022
110 Security System Monitoring	12,000	12,000	-	Monitoring Services
111 Pool Repairs	5,000	5,000	-	
112 Lighting Replacement	2,000	2,000	-	
113 Nature Center Operations	6,000	6,000	-	Vet bills bedding and supplies
114 Wildlife Management Services	14,400	14,400	-	BOS to review other proposals
115 Athletic/Park Court/Field Repairs/Maint.	5,250	5,250	-	courts cleaned, garbage emptied, new nets
116 Special Events	30,000	30,000	-	VESTA confirmed this amt
117 Dog Waste Station Supplies	5,000	7,500	2,500	
118 Resident ID Card	1,500	1,500	-	Ribbon for printer, label & cards
119 Fitness Equipment Preventative Maintenance	1,500	1,500	-	Fitness Logic agreement \$110 x12
120 Resident Services	7,500	7,500	-	
121 Fitness Equipment Repairs	7,000	7,000	-	Repairs/replacement parts
122 Office Supplies	8,000	8,000	-	
123 Equipment Lease	5,000	5,000	-	Added use of lift rental for amenities
124 Equipment Repair/Replacement	10,000	15,000	5,000	\$17,167 FY2022 - Reduced \$5k since April workshop
125 Contingency				
126 General Fund Transfer to Reserve Fund	120,254	-	(120,254)	
127				
128 Field Operations Subtotal	1,777,162	1,660,678	(116,484)	
129				
130 Contingency for County TRIM Notice				
131				
132 TOTAL EXPENDITURES	1,929,746	1,826,517	(103,229)	
133				
134 EXCESS OF REVENUES OVER EXPENDITURES	-	-	-	

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2023-2024 APPROVED
PROPOSED BUDGET CAPITAL RESERVE
FUND (CRF)

		FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1	REVENUES			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 128,719	\$ 250,000	\$ 121,281
3	GENERAL FUND TRANSFER IN	120,254		(120,254)
4	TOTAL REVENUES	248,973	250,000	1,027
5				
6	EXPENDITURES			
7	RENEWAL AND REPLACEMENT (RESERVE STUDY)			
8	CAPITAL IMPROVEMENTS			
9	TOTAL EXPENDITURES	-	-	
10				
11	EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	248,973	250,000	1,027

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2023-2024 APPROVED
PROPOSED BUDGET ASSESSMENT**

ALLOCATION

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,641,017.00
COUNTY COLLECTION COSTS	\$34,915.26
EARLY PAYMENT DISCOUNT	\$69,830.51
GROSS O&M ASSESSMENT	<u>\$1,745,762.77</u>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$250,000.00
COUNTY COLLECTION COSTS	\$5,319.15
EARLY PAYMENT DISCOUNT	\$10,638.30
GROSS CRF ASSESSMENT	<u>\$265,957.45</u>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2012 DEBT SERVICE (1)	SERIES 2013 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
Villa	92		92	0.80	73.6	5.59%	\$97,588.28	\$1,060.74	0.80	73.6	5.59%	\$14,867.04	\$161.60
Single Family 40'	114		113	1.00	114.0	8.66%	\$151,155.75	\$1,325.93	1.00	114.0	8.66%	\$23,027.76	\$202.00
Single Family 40'	89	89		1.00	89.0	6.76%	\$118,007.56	\$1,325.93	1.00	89.0	6.76%	\$17,977.81	\$202.00
Single Family 50' & 52'	181		181	1.25	226.3	17.18%	\$299,991.13	\$1,657.41	1.25	226.3	17.18%	\$45,702.01	\$252.50
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$177,342.82	\$1,657.41	1.25	133.8	10.16%	\$27,017.21	\$252.50
Single Family 65'	87		87	1.60	139.2	10.57%	\$184,569.13	\$2,121.48	1.60	139.2	10.57%	\$28,118.10	\$323.20
Single Family 65'	69	68		1.60	110.4	8.39%	\$146,382.41	\$2,121.48	1.60	110.4	8.39%	\$22,300.56	\$323.20
Single Family 75'	70		70	1.80	126.0	9.57%	\$167,066.89	\$2,386.67	1.80	126.0	9.57%	\$25,451.73	\$363.60
Single Family 75'	54	54		1.80	97.2	7.38%	\$128,880.17	\$2,386.67	1.80	97.2	7.38%	\$19,634.19	\$363.60
Single Family 90'	36		36	2.25	81.0	6.15%	\$107,400.14	\$2,983.34	2.25	81.0	6.15%	\$16,361.83	\$454.50
Single Family 90'	48	48		2.25	108.0	8.20%	\$143,200.19	\$2,983.34	2.25	108.0	8.20%	\$21,815.77	\$454.50
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,712.60	\$3,712.60	2.80	2.8	0.21%	\$565.59	\$565.59
Commercial	10.29	10.29		1.50	15.4	1.17%	\$20,465.69	\$1,988.89	1.50	15.4	1.17%	\$3,117.84	\$303.00
	958.29	376.29	579		1316.6	100.00%	\$1,745,762.77			1316.6	100.00%	\$251,090.40	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER LOT	SERIES 2012 DEBT SERVICE ⁽²⁾	SERIES 2013 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾
Villa	\$1,222.34		\$353.26	\$1,575.60
Single Family 40'	\$1,527.93		\$441.57	\$1,969.50
Single Family 40'	\$1,527.93	\$326.54		\$1,854.47
Single Family 50' & 52'	\$1,909.91		\$551.76	\$2,461.67
Single Family 50' & 52'	\$1,909.91	\$408.17		\$2,318.08
Single Family 65'	\$2,444.68		\$706.52	\$3,151.20
Single Family 65'	\$2,444.68	\$522.46		\$2,967.14
Single Family 75'	\$2,750.27		\$794.83	\$3,545.10
Single Family 75'	\$2,750.27	\$587.77		\$3,338.04
Single Family 90'	\$3,437.83		\$993.33	\$4,431.16
Single Family 90'	\$3,437.83	\$734.71		\$4,172.54
Single Family 90' Plus	\$4,278.19	\$914.31		\$5,192.50
Commercial	\$2,291.89	\$489.81		\$2,781.70

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$1,501.53	\$74.07	\$6.17	4.93%
\$1,876.90	\$92.60	\$7.72	4.93%
\$1,761.87	\$92.60	\$7.72	5.26%
\$2,345.92	\$115.75	\$9.65	4.93%
\$2,202.33	\$115.75	\$9.65	5.26%
\$3,003.05	\$148.15	\$12.35	4.93%
\$2,818.99	\$148.15	\$12.35	5.26%
\$3,378.43	\$166.67	\$13.89	4.93%
\$3,171.37	\$166.67	\$13.89	5.26%
\$4,222.83	\$208.33	\$17.36	4.93%
\$3,964.21	\$208.33	\$17.36	5.26%
\$4,933.23	\$259.27	\$21.61	5.26%
\$2,642.81	\$138.89	\$11.57	5.26%

⁽¹⁾ Reflects the total number of lots with Series 2012 and 2013 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2012 & 2035 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).