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

		FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24	Comments
1	DEVICALLEC				
2	REVENUES				
4	Interest Earnings				
5	Interest Earnings	9,500	10,500	1,000	\$10,023 FY2022
6	Special Assessments	1 647 700	1 641 017	(6.602)	
7 8	Tax Roll Other Miscellaneous Revenues	1,647,700	1,641,017	(6,683)	
9	Insurance proceeds			-	
10	Rental Revenues	8,250	-	(8,250)	\$16,963 FY2022
11	Miscellaneous	500	-	` '	\$925 FY2022
12	General Store	7,000	-		\$8,455 FY 2022
13 14	Events and Sponshorships Guest Fees	3,500 4,500			\$4,547 FY 2022 \$5,859 FY 2022
15	TOTAL REVENUES	1,680,950	1,651,517	(29,433)	ψ5,05711 2022
16	Balance Forward from Prior Year	248,796	175,000	(73,796)	Board discussed @ workshop using this amt.
17	TOTAL PRINTING AND DAY AND DOWN DO	1 000 = 14	4 004 545	(402.220)	
18 19	TOTAL REVENUES AND BALANCE FORWARD	1,929,746	1,826,517	(103,229)	
20	EXPENDITURES - ADMINISTRATIVE				
21					
22	Legislative				
23 24	Supervisor Fees Financial & Administrative	14,000	14,000	-	Based on 14 mtgs per year
25	Administrative Services	8,874	8,874	_	VESTA proposed amt
26	District Management	25,078	25,078	-	VESTA proposed amt
27	District Engineer	17,000	20,000	3,000	\$20,652 FY 2022
28	Disclosure Report	2,200	2,200	-	(unknown from VESTAs proposal)
29 30	Trustees Fees Assessment Roll	7,800 5,724	7,800 5,724	-	VESTA proposed amt
31	Financial & Revenue Collections	5,724	5,724	-	VESTA proposed amt
32	Tax Collector /Property Appraiser Fees	150	150	-	
33	Accounting Services	26,024	26,024	-	VESTA proposed amt
34	Auditing Services	3,635	3,635	-	Berger Toombs Contract FY 2023
35 36	Public Officials Liability Insurance Supervisor Workers Compensation Insurance	3,050 250	3,280 250	230	EGIS estimates 20% increase
37	Legal Advertising	2,250	2,500	250	\$2315 FY2022
38	Misc. Mailings (Mailed Notices)	2,500	2,000		\$1716 FY2022
39	Bank Fees	-	275	275	New line item
40	Dues, Licenses & Fees	825	825	-	DEO, ROW Permit Fees +\$200 for amortization
41 42	Website Fees & Maintenance Legal Counsel	7,500	7,500	-	NABR app \$1400 & School Now ADA website Constant Contact
43	District Counsel	20,000	30,000	10,000	\$31,529 FY2022
44		.,		,,,,,	
45	Administrative Subtotal	152,584	165,839	13,255	
46 47	EXPENDITURES - FIELD OPERATIONS				
48	EXPENDITURES - FIELD OPERATIONS				
49	Law Enforcement				
50	Off-Duty Deputy	34,750	30,000	(4,750)	FY22 \$28,424
	Electric Utility Services	1.55.000	1.57.000	2 000	\$4.55.00.5 TV2022
52 53	Utility Services Gas Utility Services	165,000	167,000	2,000	\$166,986 FY2022
	Utility Services Utility Services	30,000	31,500	1,500	FY22 \$30,826
55	Garbage/Solid Waste Control Services	20,000	22,000	1,500	
56	Solid Waste Assessment	3,250	3,500	250	
57	Garbage - Recreation Facility	1,500	3,000	1,500	\$44 Waste Connections/ Vesta to check on reduction
58 59	Water-Sewer Combination Services Utility Services	30,000	25,000	(5,000)	FY22 \$27,693
60	Stormwater Control	30,000	23,000	(3,000)	1.122 \$27,093
61	Stormwater Assessment	3,125	3,125	-	
62	Other Physical Environment				
63	Property Insurance	42,272	57,017	14,745	EGIS estimates 50% increase
64 65	General Liability Insurance Entry & Walls Maintenance	4,331 1,000	4,656 2,000	325 1,000	EGIS estimates 20% increase Major fence repairs & monuments from Reserves
66	Holiday Decorations	15,000	15,000	1,000	Ango. Tones repairs & monaments from Reserves
67	Landscape	,			
	Landscape Maintenance	158,000	158,000	-	Redtree contract
69 70	Irrigation Maint. & Repairs	25,000	25,000	-	Padtrae contract
70	Landscape Areation	4,000	4,000	-	Redtree contract

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

	FISCAL YEAR 2023-2024 APPROVED PROPOSED BUDGET GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)					
		FY 2023	FY 2024	VARIANCE		
		ADOPTED	PROPOSED	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	(26,000)	Redtree contract	
78	Landscape - Mulch	68,000	42,000	(26,000)	Redtree contract - \$26k below contracted amount	
79 80	Landscape Pest Control Lake and Wetland Maintenance	13,980	13,980	-	Redtree contract	
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	13,200	Wooding Routing (12 sections)	
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 emlinate 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 comfirmed from VESTA	
97 98	Payroll Reimbursement - Mileage	2,500 50,000	2,500 50,000	-	Estimated pass through amt comfirmed from VESTA \$41,335 FY2022	
99	Maintenance & Repair - Lodge Telephone Fax, Internet	14,000	14,000	-	\$41,333 F 12022	
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	-		
	Lighting Replacement	2,000	2,000	-	Visit Pills In Addison and association	
113	Nature Center Operations	6,000 14,400	6,000	-	Vet bills bedding and supplies	
114 115	Wildlife Management Services Athletic/Park Court/Field Repairs/Maint.	5,250	14,400 5,250	-	BOS to review other proposals courts cleaned, garbarge emptied, new nets	
	Special Events	30,000	30,000		VESTA confirmed this amt	
	Dog Waste Station Supplies	5,000	7,500	2,500		
	Resident ID Card	1,500	1,500	-,2 50	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	Ello d'alla d'	1 777 173	1 ((0 (70	(116.404)		
128 129	Field Operations Subtotal	1,777,162	1,660,678	(116,484)		
130	Contingency for County TRIM Notice					
131	TOTAL EXPENSES	4.000-00	4 02 : 2 : -	(40.4.40.1		
132 133	TOTAL EXPENDITURES	1,929,746	1,826,517	(103,229)		
	EXCESS OF REVENUES OVER EXPENDITURES					
-5.						

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 2	REVENUES SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 128.719	\$ 250,000	\$ 121,281
3	GENERAL FUND TRANSFER IN	120,254	\$ 250,000	(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
 \$1,745,762.77

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	\$265,957.45

		UNITS ASSESSED		
		SERIES 2012	SERIES 2013	
	O&M	DEBT SERVICE	DEBT SERVICE	
UNIT TYPE		(1)	(1)	
Villa	92		92	
Single Family 40'	114		113	
Single Family 40'	89	89		
Single Family 50' & 52'	181		181	
Single Family 50' & 52'	107	106		
Single Family 65'	87		87	
Single Family 65'	69	68		
Single Family 75'	70		70	
Single Family 75'	54	54		
Single Family 90'	36		36	
Single Family 90'	48	48		
Single Family 90' Plus	1	1		
Commercial	10.29	10.29		
	958.29	376.29	579	

ALLOCATION OF O&M ASSESSMENT							
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT			
0.80	73.6	5.59%	\$97,588.28	\$1,060.74			
1.00	114.0	8.66%	\$151,155.75	\$1,325.93			
1.00	89.0	6.76%	\$118,007.56	\$1,325.93			
1.25	226.3	17.18%	\$299,991.13	\$1,657.41			
1.25	133.8	10.16%	\$177,342.82	\$1,657.41			
1.60	139.2	10.57%	\$184,569.13	\$2,121.48			
1.60	110.4	8.39%	\$146,382.41	\$2,121.48			
1.80	126.0	9.57%	\$167,066.89	\$2,386.67			
1.80	97.2	7.38%	\$128,880.17	\$2,386.67			
2.25	81.0	6.15%	\$107,400.14	\$2,983.34			
2.25	108.0	8.20%	\$143,200.19	\$2,983.34			
2.80	2.8	0.21%	\$3,712.60	\$3,712.60			
1.50	15.4	1.17%	\$20,465.69	\$1,988.89			
	1316.6	100.00%	\$1,745,762.77				

T	E ASSESSMENT	CAPITAL RESERV	LLOCATION OF	A
CRF PER LOT	TOTAL CRF	% TOTAL ERU's	TOTAL ERU's	ERU FACTOR
\$161.6	\$14,867.04	5.59%	73.6	0.80
\$202.0	\$23,027.76	8.66%	114.0	1.00
\$202.0	\$17,977.81	6.76%	89.0	1.00
\$252.5	\$45,702.01	17.18%	226.3	1.25
\$252.5	\$27,017.21	10.16%	133.8	1.25
\$323.2	\$28,118.10	10.57%	139.2	1.60
\$323.2	\$22,300.56	8.39%	110.4	1.60
\$363.6	\$25,451.73	9.57%	126.0	1.80
\$363.6	\$19,634.19	7.38%	97.2	1.80
\$454.5	\$16,361.83	6.15%	81.0	2.25
\$454.5	\$21,815.77	8.20%	108.0	2.25
\$565.5	\$565.59	0.21%	2.8	2.80
\$303.0	\$3,117.84	1.17%	15.4	1.50
	\$251,090.40	100.00%	1316.6	

	PER UNIT ANNUAL ASSESSMENT				
UNIT TYPE	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	VARIANCE	VARIANCE	
LOT	FY23 TO FY24	PER MONTH	% VARIANCE
LOI	PER LOT	PER LOT	
\$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%

 $^{^{\}left(1\right)}$ 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).