

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

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

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**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

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

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

		<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY23 TO FY24</b>
1	<b>REVENUES</b>			
2	SPECIAL ASSESSMENTS - ON ROLL (NET) - Increased \$33,877 since April workshop	\$ 128,719	\$ 300,000	\$ 171,281
3	GENERAL FUND TRANSFER IN	120,254		(120,254)
4	<b>TOTAL REVENUES</b>	<b>248,973</b>	<b>300,000</b>	<b>51,027</b>
5				
6	<b>EXPENDITURES</b>			
7	RENEWAL AND REPLACEMENT (RESERVE STUDY)			
8	CAPITAL IMPROVEMENTS			
9	<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	
10				
11	<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>248,973</b>	<b>300,000</b>	<b>51,027</b>

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2023-2024 ADOPTED BUDGET**  
**DEBT SERVICE**

	SERIES 2012	SERIES 2013	TOTAL DEBT SERVICE
1 <b>REVENUES</b>			
2     SPECIAL ASSESSMENTS - ON ROLL (MADS)	\$     169,997	\$     315,438	\$     485,435
3 <b>TOTAL REVENUES</b>	<b>169,997</b>	<b>315,438</b>	<b>485,435</b>
4			
5 <b>EXPENDITURES</b>			
6     DEBT SERVICE OBLIGATION	169,997	315,438	485,435
7 <b>TOTAL EXPENDITURES</b>	<b>169,997</b>	<b>315,438</b>	<b>485,435</b>
8			
9 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	-	-

**THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
ASSESSMENT ALLOCATION**

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

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	<b>\$300,000.00</b>
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
<b>GROSS CRF ASSESSMENT</b>	<b>\$319,148.94</b>

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 UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER UNIT
Villa	92		92	0.80	73.6	5.59%	\$97,613.85	\$1,061.02	0.80	73.6	5.59%	\$17,845.13	\$193.97
Single Family 40'	114		113	1.00	114.0	8.66%	\$151,195.37	\$1,326.28	1.00	114.0	8.66%	\$27,640.55	\$242.46
Single Family 40'	89	89		1.00	89.0	6.76%	\$118,038.49	\$1,326.28	1.00	89.0	6.76%	\$21,579.03	\$242.46
Single Family 50' & 52'	181		181	1.25	226.3	17.19%	\$300,069.76	\$1,657.84	1.25	226.3	17.19%	\$54,856.79	\$303.08
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$177,389.31	\$1,657.84	1.25	133.8	10.16%	\$32,429.15	\$303.08
Single Family 65'	87		87	1.60	139.2	10.58%	\$184,617.51	\$2,122.04	1.60	139.2	10.58%	\$33,750.57	\$387.94
Single Family 65'	69	68		1.60	110.4	8.39%	\$146,420.78	\$2,122.04	1.60	110.4	8.39%	\$26,767.69	\$387.94
Single Family 75'	70		70	1.80	126.0	9.57%	\$167,110.67	\$2,387.30	1.80	126.0	9.57%	\$30,550.08	\$436.43
Single Family 75'	54	54		1.80	97.2	7.38%	\$128,913.95	\$2,387.30	1.80	97.2	7.38%	\$23,567.21	\$436.43
Single Family 90'	36		36	2.25	81.0	6.15%	\$107,428.29	\$2,984.12	2.25	81.0	6.15%	\$19,639.34	\$545.54
Single Family 90'	48	48		2.25	108.0	8.20%	\$143,237.72	\$2,984.12	2.25	108.0	8.20%	\$26,185.78	\$545.54
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,713.57	\$3,713.57	2.80	2.8	0.21%	\$678.89	\$678.89
Commercial	10.06	10.06		1.50	15.1	1.15%	\$20,013.49	\$1,989.41	1.50	15.1	1.15%	\$3,658.74	\$363.69
	<b>958.06</b>	<b>376.06</b>	<b>579</b>		<b>1316.3</b>	<b>100.00%</b>	<b>\$1,745,762.77</b>			<b>1316.3</b>	<b>100.00%</b>	<b>\$301,303.81</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER UNIT	SERIES 2012 DEBT SERVICE <sup>(2)</sup>	SERIES 2013 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
Villa	\$1,254.99		\$353.26	\$1,608.25
Single Family 40'	\$1,568.74		\$441.57	\$2,010.31
Single Family 40'	\$1,568.74	\$326.54		\$1,895.28
Single Family 50' & 52'	\$1,960.92		\$551.76	\$2,512.68
Single Family 50' & 52'	\$1,960.92	\$408.17		\$2,369.09
Single Family 65'	\$2,509.98		\$706.52	\$3,216.50
Single Family 65'	\$2,509.98	\$522.46		\$3,032.44
Single Family 75'	\$2,823.73		\$794.83	\$3,618.56
Single Family 75'	\$2,823.73	\$587.77		\$3,411.50
Single Family 90'	\$3,529.66		\$993.33	\$4,522.99
Single Family 90'	\$3,529.66	\$734.71		\$4,264.37
Single Family 90' Plus	\$4,392.46	\$914.31		\$5,306.77
Commercial	\$2,353.10	\$489.81		\$2,842.91

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER UNIT	VARIANCE PER MONTH PER UNIT	% VARIANCE
\$1,501.53	\$106.72	\$8.89	7.11%
\$1,876.90	\$133.41	\$11.12	7.11%
\$1,761.87	\$133.41	\$11.12	7.57%
\$2,345.92	\$166.76	\$13.90	7.11%
\$2,202.33	\$166.76	\$13.90	7.57%
\$3,003.05	\$213.45	\$17.79	7.11%
\$2,818.99	\$213.45	\$17.79	7.57%
\$3,378.43	\$240.13	\$20.01	7.11%
\$3,171.37	\$240.13	\$20.01	7.57%
\$4,222.83	\$300.16	\$25.01	7.11%
\$3,964.21	<b>\$300.16</b>	\$25.01	7.57%
\$4,933.23	\$373.54	\$31.13	7.57%
\$2,642.81	\$200.10	\$16.68	7.57%

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

<sup>(2)</sup> 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.

<sup>(3)</sup> 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).