

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25	Comments
1 REVENUES					
2 Special Assessments					
3 Tax Roll	1,674,999	1,641,017	1,760,226	119,209	
4 Other Revenues				-	
5 Interest Earnings	15,732	10,500	10,500	-	
6 Insurance proceeds	41,810	-	-	-	
7 Rental Revenues	11,930	-	15,000	15,000	
8 Miscellaneous	1,567	-	-	-	
9 General Store	10,694	-	12,000	12,000	
10 Events	3,496	-	7,500	7,500	
11 Newsletter Advertising	-	-	-	-	
12 Guest Fees and Access Cards	4,803	-	5,000	5,000	
13 TOTAL REVENUES	1,765,032	1,651,517	1,810,226	158,709	
14 Balance Forward from Prior Year	101,507	175,000	78,000	(97,000)	
15					
16 TOTAL REVENUES AND BALANCE FORWARD	1,866,539	1,826,517	1,888,226	61,709	
17					
18 EXPENDITURES - ADMINISTRATIVE					
19 Financial & Administrative					
20 Supervisor Fees	17,400	14,000	14,000	-	
21 Administrative Services	9,616	8,874	8,880	6	Vesta District Services Contract
22 District Management	30,746	25,078	37,068	11,990	Vesta District Services Contract, increase for shared DM & GM services
23 District Engineer	45,018	20,000	30,000	10,000	BDI expecting 2-3% increase
24 Disclosure Report	2,000	2,200	2,200	-	Vesta District Services additional
25 Trustees Fees	10,152	7,800	7,000	(800)	US Bank
26 Assessment Roll	5,724	5,724	5,724	-	Vesta District Services Contract
27 Financial & Revenue Collections	6,351	5,724	5,724	-	Vesta District Services Contract
28 Tax Collector /Property Appraiser Fees		150	315	165	
29 Accounting Services	28,297	26,024	26,004	(20)	Vesta District Services Contract
30 Auditing Services	3,635	3,635	3,820	185	Berger Toombs contractual increase
31 Public Officials Liability Insurance		3,280	3,280	-	FL Statue
32 Supervisor Workers Compensation Insurance		250	850	600	
33 Legal Advertising	1,726	2,500	2,500	-	
34 Misc. Mailings (Mailed Notices)	1,374	2,000	2,500	500	
35 Bank Fees		275	1,000	725	Square account for General Store
36 Dues, Licenses & Fees	602	825	825	-	
37 Website Fees & Maintenance	3,946	7,500	4,000	(3,500)	Schoolnow contract
38 District Counsel	42,004	30,000	20,000	(10,000)	SRV services
39 Administrative Subtotal	208,592	165,839	175,690	9,851	
40					
41 EXPENDITURES - FIELD OPERATIONS					
42 Law Enforcement					
43 Off-Duty Deputy	23,598	30,000	20,000	(10,000)	
44 Utilities					
45 Electric Utility Services	182,416	167,000	180,000	13,000	Duke Energy

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	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25	Comments
46 Gas Utility Services	33,735	31,500	30,000	(1,500)	Propane for pool
47 Solid Waste Assessment	3,795	3,500	4,000	500	
48 Garbage - Recreation Facility	5,250	3,000	7,000	4,000	Trash pickup increased to 2x per week
49 Water-Sewer Utility Services	21,768	25,000	25,000	-	
50 Stormwater Control Assessment	2,377	3,125	3,000	(125)	
51 Other Physical Environment					
52 Property & General Liability Insurance	45,288	57,017	64,006	6,989	EGIS provided FY25 estimate
53 General Liability Insurance	7,277	4,656	-	(4,656)	
54 Entry & Walls Maintenance	3,963	2,000	2,000	-	
55 Holiday Decorations	19,386	15,000	15,000	-	
56 Landscape					
57 Landscape Maintenance	158,520	158,000	162,540	4,540	Redtree base contract, 5% increase
58 Irrigation Inspection	4,365	13,600	13,860	260	Redtree base contract, 5% increase
59 Hardwood Tree Pruning	-	-	12,600	12,600	Redtree base contract, 5% increase
60 Annual Flower Rotation	23,850	16,200	25,000	8,800	Redtree
61 Landscape - Mulch	120	42,000	25,000	(17,000)	Reduction
62 Landscape Replacement Plants, Shrubs, Trees	33,171	45,000	40,000	(5,000)	Reduction
63 Palm Tree Trimming	-	-	15,000	15,000	Redtree, Supplemental
64 Tree Trimming and Removal Services	100,875	41,600	35,000	(6,600)	Redtree
65 Landscape Fertilization	30,000	30,000	30,000	-	
66 Landscape Pest Control	14,134	13,980	13,980	-	
67 Irrigation Maint. & Repairs	34,336	25,000	25,000	-	
68 Well Maintenance		2,500	2,500	-	
69 Landscape Aeration	640	4,000	4,000	-	
70 Landscape Inspections (PSA)	15,400	13,200	13,200	-	
71 Lake and Wetland Maintenance					
72 Woodline Initial clean up	20,175	-	-	-	
73 Woodline Routine clean up	8,150	26,400	26,400	-	
74 Staff Oversight & Buffer Herbicide	2,000	2,000	2,000	-	
75 Private Resident Consultation	780	780	780	-	
76 Wetland Nuisance/Exotic Species Control (Areas A-V)	11,350	10,500	10,500	-	
77 Misc. Expense		5,000	3,500	(1,500)	5 year inspections
78 Monthly Aquatic Weed Control Program	25,875	34,500	34,500	-	
79 Road & Street Facilities					
80 Roadway Repair & Maintenance	12,079	-	-	-	
81 Sidewalk Maintenance and Repair		3,000	5,000	2,000	
82 Street Sign Repair - Radar Signs	1,600	500	1,000	500	
83 Sidewalk Pressure washing	4,300	8,000	8,000	-	
84 Street Light Decorative Light Maintenance	-	500	-	(500)	
85 Parks & Recreation					
86 Management Contract - Management Fee	14,678	48,000	54,000	6,000	Vesta Property Services Contract - Amenity, contractual increase
87 Contracted Employee Salaries	417,388	450,000	476,000	26,000	
88 Payroll Reimbursement - Mileage	1,445	2,500	2,500	-	
89 Maintenance & Repair - Lodge	66,852	50,000	50,000	-	
90 Telephone Fax, Internet	12,562	14,000	14,000	-	

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GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25	Comments
91	Playground Mulch		8,000	8,500	500	Playground mulch retention barriers
92	Pool Permits		1,000	1,000	-	
93	Spa Linen & Mat Services	8,926	8,000	3,000	(5,000)	
94	Pool Service Contract	66,594	58,520	58,520	-	Cooper Pools
95	Playground Equipment and Maintenance	1,029	1,000	3,000	2,000	
96	General Store	4,917	5,200	6,000	800	
97	Security System Maintenance	25,226	7,500	8,500	1,000	
98	Lodge - Facility Janitorial Supplies	7,309	7,500	7,500	-	
99	Lodge - Facility Janitorial Services	24,657	30,000	28,000	(2,000)	Electro Sanitation cleaning contract
100	IT Support and repairs	6,918	3,750	3,750	-	
101	Security System Monitoring	6,213	12,000	8,000	(4,000)	A Total Solution contract
102	Pool Repairs	10,312	5,000	7,000	2,000	
103	Landscape Lighting Replacement	613	2,000	1,500	(500)	
104	Nature Center Operations	5,169	6,000	6,000	-	
105	Wildlife Management Services	14,585	14,400	14,400	-	State Wildlife Trapper LLC contract
106	Athletic/Park Court/Field Repairs/Maint.	7,063	5,250	7,000	1,750	
107	Special Events	32,213	30,000	35,000	5,000	
108	Dog Waste Station Supplies	6,869	7,500	7,500	-	
109	Resident ID Card	1,213	1,500	1,500	-	
110	Fitness Equipment Preventative Maintenance	1,210	1,500	1,500	-	Fitness Logic contract
111	Resident Services	9,923	7,500	7,500	-	
112	Fitness Equipment Repairs	5,951	7,000	6,000	(1,000)	
113	Office Supplies	6,054	8,000	7,000	(1,000)	
114	Lift and Equipment Rentals		5,000	4,000	(1,000)	
115	Furniture and Equipment Repair/Replacement	38,787	15,000	15,000	-	
116	Contingency	2,700	-	-	-	
117						
118	Field Operations Subtotal	1,657,947	1,660,678	1,712,536	51,858	
119						
120	Contingency for County TRIM Notice					
121						
122	TOTAL EXPENDITURES	1,866,539	1,826,517	1,888,226	61,709	
123						
124	EXCESS OF REVENUES OVER EXPENDITURES	-	-	-	-	
125						
126	FUND BALANCE - BEGINNING	354,902	253,395	78,395		
127	NET CHANGE IN FUND BALANCE	-	-	-		
128	FUND BALANCE FORWARD	(101,507)	(175,000)	(78,000)		
129	FUND BALANCE - ENDING	253,395	78,395	395	-	

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 APPROVED
PROPOSED BUDGET CAPITAL RESERVE
FUND (CRF)

	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,000	\$ 210,000	\$ (40,000)
3 GENERAL FUND TRANSFER IN			-
4 TOTAL REVENUES	250,000	210,000	(40,000)
5			
6 EXPENDITURES			
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)			
8 CAPITAL IMPROVEMENTS			
9 TOTAL EXPENDITURES	-	-	
10			
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	250,000	210,000	(40,000)
12			
13 FUND BALANCE - BEGINNING	745,543	995,543	250,000
14 NET CHANGE IN FUND BALANCE	250,000	210,000	(40,000)
15 FUND BALANCE - ENDING	995,543	1,205,543	210,000

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 APPROVED
PROPOSED BUDGET DEBT SERVICE

	SERIES 2012	SERIES 2013	FY 2025 TOTAL
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (MADS)	\$ 169,997	\$ 315,438	\$ 485,435
3 TOTAL REVENUES	169,997	315,438	485,435
4			
5 EXPENDITURES			
6 DEBT SERVICE OBLIGATION	169,997	315,438	485,435
7 TOTAL EXPENDITURES	169,997	315,438	485,435
8			
9 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 APPROVED
PROPOSED BUDGET ASSESSMENT**

ALLOCATION

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,760,226.00
COUNTY COLLECTION COSTS	\$37,451.62
EARLY PAYMENT DISCOUNT	\$74,903.23
GROSS O&M ASSESSMENT	<u>\$1,872,580.85</u>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$210,000.00
COUNTY COLLECTION COSTS	\$4,468.09
EARLY PAYMENT DISCOUNT	\$8,936.17
GROSS CRF ASSESSMENT	<u>\$223,404.26</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 UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER UNIT
Villa	92		92	0.80	73.6	5.59%	\$104,704.85	\$1,138.10	0.80	73.6	5.59%	\$12,491.59	\$135.78
Single Family 40'	114		113	1.00	114.0	8.66%	\$162,178.71	\$1,422.62	1.00	114.0	8.66%	\$19,348.38	\$169.72
Single Family 40'	89	89		1.00	89.0	6.76%	\$126,613.21	\$1,422.62	1.00	89.0	6.76%	\$15,105.32	\$169.72
Single Family 50' & 52'	181		181	1.25	226.3	17.19%	\$321,867.84	\$1,778.28	1.25	226.3	17.19%	\$38,399.75	\$212.15
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$190,275.46	\$1,778.28	1.25	133.8	10.16%	\$22,700.41	\$212.15
Single Family 65'	87		87	1.60	139.2	10.58%	\$198,028.74	\$2,276.19	1.60	139.2	10.58%	\$23,625.40	\$271.56
Single Family 65'	69	68		1.60	110.4	8.39%	\$157,057.28	\$2,276.19	1.60	110.4	8.39%	\$18,737.38	\$271.56
Single Family 75'	70		70	1.80	126.0	9.57%	\$179,250.16	\$2,560.72	1.80	126.0	9.57%	\$21,385.06	\$305.50
Single Family 75'	54	54		1.80	97.2	7.38%	\$138,278.69	\$2,560.72	1.80	97.2	7.38%	\$16,497.04	\$305.50
Single Family 90'	36		36	2.25	81.0	6.15%	\$115,232.24	\$3,200.90	2.25	81.0	6.15%	\$13,747.54	\$381.88
Single Family 90'	48	48		2.25	108.0	8.20%	\$153,642.99	\$3,200.90	2.25	108.0	8.20%	\$18,330.05	\$381.88
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$3,983.34	\$3,983.34	2.80	2.8	0.21%	\$475.22	\$475.22
Commercial	10.06	10.06		1.50	15.1	1.15%	\$21,467.34	\$2,133.93	1.50	15.1	1.15%	\$2,561.12	\$254.58
	958.06	376.06	579		1316.3	100.00%	\$1,872,580.85			1316.3	100.00%	\$210,912.67	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER UNIT	SERIES 2012 DEBT SERVICE ⁽²⁾	SERIES 2013 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾
Villa	\$1,273.87		\$353.26	\$1,627.13
Single Family 40'	\$1,592.34		\$441.57	\$2,033.91
Single Family 40'	\$1,592.34	\$326.54		\$1,918.88
Single Family 50' & 52'	\$1,990.43		\$551.76	\$2,542.19
Single Family 50' & 52'	\$1,990.43	\$408.17		\$2,398.60
Single Family 65'	\$2,547.75		\$706.52	\$3,254.27
Single Family 65'	\$2,547.75	\$522.46		\$3,070.21
Single Family 75'	\$2,866.22		\$794.83	\$3,661.05
Single Family 75'	\$2,866.22	\$587.77		\$3,453.99
Single Family 90'	\$3,582.77		\$993.33	\$4,576.10
Single Family 90'	\$3,582.77	\$734.71		\$4,317.48
Single Family 90' Plus	\$4,458.56	\$914.31		\$5,372.87
Commercial	\$2,388.51	\$489.81		\$2,878.32

FY 2024 PER LOT	VARIANCE FY24- FY25	VARIANCE PER MONTH	% VARIANCE
\$1,575.92	\$51.21	\$4.27	3.25%
\$1,969.90	\$64.02	\$5.33	3.25%
\$1,854.87	\$64.02	\$5.33	3.45%
\$2,462.17	\$80.02	\$6.67	3.25%
\$2,318.58	\$80.02	\$6.67	3.45%
\$3,151.84	\$102.43	\$8.54	3.25%
\$2,967.78	\$102.43	\$8.54	3.45%
\$3,545.82	\$115.23	\$9.60	3.25%
\$3,338.76	\$115.23	\$9.60	3.45%
\$4,432.06	\$144.04	\$12.00	3.25%
\$4,173.44	\$144.04	\$12.00	3.45%
\$5,193.62	\$179.25	\$14.94	3.45%
\$2,782.30	\$96.03	\$8.00	3.45%

⁽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).