

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

		FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 ADOPTED	VARIANCE FY24 - FY25
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
22	District Management	30,746	25,078	37,068	11,990
23	District Engineer	45,018	20,000	30,000	10,000
24	Disclosure Report	2,000	2,200	2,200	-
25	Trustees Fees	10,152	7,800	7,000	(800)
26	Assessment Roll	5,724	5,724	5,724	-
27	Financial & Revenue Collections	6,351	5,724	5,724	-
28	Tax Collector /Property Appraiser Fees		150	315	165
29	Accounting Services	28,297	26,024	26,004	(20)
30	Auditing Services	3,635	3,635	3,820	185
31	Public Officials Liability Insurance		3,280	3,280	-
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
36	Dues, Licenses & Fees	602	825	825	-
37	Website Fees & Maintenance	3,946	7,500	4,000	(3,500)
38	District Counsel	42,004	30,000	20,000	(10,000)
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
46	Gas Utility Services	33,735	31,500	30,000	(1,500)
47	Solid Waste Assessment	3,795	3,500	4,000	500
48	Garbage - Recreation Facility	5,250	3,000	7,000	4,000
49	Water-Sewer Utility Services	21,768	25,000	25,000	-
50	Stormwater Control Assessment	2,377	3,125	3,000	(125)

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		FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 ADOPTED	VARIANCE FY24 - FY25
51	Other Physical Environment				
52	Property & General Liability Insurance	45,288	57,017	64,006	6,989
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
58	Irrigation Inspection	4,365	13,600	13,860	260
59	Hardwood Tree Pruning	-	-	12,600	12,600
60	Annual Flower Rotation	23,850	16,200	25,000	8,800
61	Landscape - Mulch	120	42,000	25,000	(17,000)
62	Landscape Replacement Plants, Shrubs, Trees	33,171	45,000	40,000	(5,000)
63	Palm Tree Trimming	-	-	15,000	15,000
64	Tree Trimming and Removal Services	100,875	41,600	35,000	(6,600)
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)
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
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	-
91	Playground Mulch		8,000	8,500	500
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	-
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)
100	IT Support and repairs	6,918	3,750	3,750	-

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		FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 ADOPTED	VARIANCE FY24 - FY25
101	Security System Monitoring	6,213	12,000	8,000	(4,000)
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	-
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	-
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 ADOPTED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2024 ADOPTED	FY 2025 ADOPTED	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 ADOPTED BUDGET
DEBT SERVICE

	SERIES 2012	SERIES 2013	FY 2025 TOTAL
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (MADS)	\$ 158,459	\$ 302,058	\$ 460,517
3 TOTAL REVENUES	158,459	302,058	460,517
4			
5 EXPENDITURES			
6 DEBT SERVICE OBLIGATION	157,106	298,328	455,434
7 TOTAL EXPENDITURES	157,106	298,328	455,434
8			
9 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,353	3,730	2,377

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2012 REFUNDING BOND

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2024		5.100%	29,828	29,828	29,828	1,115,000
5/1/2025	100,000	5.100%	29,828	129,828		1,015,000
11/1/2025		5.100%	27,278	27,278	157,106	1,015,000
5/1/2026	105,000	5.375%	27,278	132,278		910,000
11/1/2026		5.375%	24,456	24,456	156,734	910,000
5/1/2027	110,000	5.375%	24,456	134,456		800,000
11/1/2027		5.375%	21,500	21,500	155,956	800,000
5/1/2028	115,000	5.375%	21,500	136,500		685,000
11/1/2028		5.375%	18,409	18,409	154,909	685,000
5/1/2029	125,000	5.375%	18,409	143,409		560,000
11/1/2029		5.375%	15,050	15,050	158,459	560,000
5/1/2030	130,000	5.375%	15,050	145,050		430,000
11/1/2030		5.375%	11,556	11,556	156,606	430,000
5/1/2031	135,000	5.375%	11,556	146,556		295,000
11/1/2031		5.375%	7,928	7,928	154,484	295,000
5/1/2032	145,000	5.375%	7,928	152,928		150,000
11/1/2032		5.375%	4,031	4,031	156,959	150,000
5/1/2033	150,000	5.375%	4,031	154,031		-
Total	\$ 1,115,000		\$ 320,075	\$ 1,435,075	\$ 1,281,044	

Footnote: MAX ANNUAL DEBT SERVICE: 158,459

(a) Data herein for the CDD's budgetary process purposes only.

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2013 REFUNDING BOND

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2024		3.75%	51,114	51,114	51,114	2,455,000
5/1/2025	200,000	3.90%	51,114	251,114		2,255,000
11/1/2025		3.90%	47,214	47,214	298,328	2,255,000
5/1/2026	210,000	4.15%	47,214	257,214		2,045,000
11/1/2026		4.15%	42,856	42,856	300,070	2,045,000
5/1/2027	220,000	4.15%	42,856	262,856		1,825,000
11/1/2027		4.15%	38,291	38,291	301,148	1,825,000
5/1/2028	230,000	4.15%	38,291	268,291		1,595,000
11/1/2028		4.15%	33,519	33,519	301,810	1,595,000
5/1/2029	240,000	4.15%	33,519	273,519		1,355,000
11/1/2029		4.15%	28,539	28,539	302,058	1,355,000
5/1/2030	250,000	4.15%	28,539	278,539		1,105,000
11/1/2030		4.15%	23,351	23,351	301,890	1,105,000
5/1/2031	260,000	4.15%	23,351	283,351		845,000
11/1/2031		4.15%	17,956	17,956	301,308	845,000
5/1/2032	270,000	4.25%	17,956	287,956		575,000
11/1/2032		4.25%	12,219	12,219	300,175	575,000
5/1/2033	280,000	4.25%	12,219	292,219		295,000
11/1/2033		4.25%	6,269	6,269	298,488	295,000
5/1/2034	295,000	4.25%	6,269	301,269	301,269	-
Total	\$ 2,455,000		\$ 602,655	\$ 3,057,655	\$ 3,057,655	

Footnote: MAX ANNUAL DEBT SERVICE: 302,058

(a) Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2024-2025 ADOPTED 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).