

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
1	<b>REVENUES</b>					
2	Special Assessments - Tax Roll	1,664,563	1,656,383	1,760,226	1,783,447	23,221
3	Interest Earnings	15,732	57,418	10,500	10,500	-
4	Insurance proceeds	41,810	71,463	-	-	-
5	Rental Revenues	11,930	14,918	15,000	15,000	-
6	Miscellaneous	1,567	3,502	-	-	-
7	General Store	10,694	9,133	12,000	12,000	-
8	Events	3,496	5,541	7,500	7,500	-
9	Newsletter Advertising	-	-	-	-	-
10	Guest Fees and Access Cards	4,803	2,731	5,000	5,000	-
11	Fund Balance Forward	-	-	78,000	198,075	120,075
12	<b>TOTAL REVENUES</b>	<b>1,754,596</b>	<b>1,821,090</b>	<b>1,888,226</b>	<b>2,031,522</b>	<b>143,296</b>
13						
14	<b>EXPENDITURES - ADMINISTRATIVE</b>					
15	<b>Financial &amp; Administrative</b>					
16	Supervisor Fees	17,400	12,800	14,000	14,000	-
17	Administrative Services	9,616	8,875	8,880	9,146	266
18	District Management	30,746	25,068	37,068	38,180	1,112
19	District Engineer	45,018	27,227	30,000	30,000	-
20	Disclosure Report	2,000	5,724	2,200	2,200	-
21	Trustees Fees	10,152	7,731	7,000	7,000	-
22	Tax Collector /Property Appraiser Fees	-	317	315	315	-
23	Financial & Revenue Collections	6,351	5,725	5,724	5,896	172
24	Assessment Roll	5,724	-	5,724	5,896	172
25	Accounting Services	28,297	25,755	26,004	26,784	780
26	Auditing Services	3,635	3,635	3,820	4,000	180
27	Legal Advertising	1,726	2,689	2,500	2,700	200
28	Misc. Mailings (Mailed Notices)	1,374	1,838	2,500	2,500	-
29	Dues, Licenses & Fees	602	451	825	1,000	175
30	Website Fees & Maintenance	3,946	2,885	4,000	4,000	-
31	Bank Fees	-	547	1,000	1,000	-
32	District Counsel	42,004	28,712	20,000	20,000	-
33	<b>Administrative Subtotal</b>	<b>208,592</b>	<b>159,977</b>	<b>171,560</b>	<b>174,617</b>	<b>3,057</b>
34						
35	<b>Insurance</b>					
36	Public Officials Liability Insurance	-	-	3,280	3,405	125
37	Supervisor Workers Compensation Insurance	-	850	850	850	-
38	Crime, Property, Auto & General Liability Insurance	45,288	56,824	64,006	65,000	994
39	General Liability Insurance	7,277	-	-	-	-
40	<b>Insurance Subtotal</b>	<b>52,565</b>	<b>57,674</b>	<b>68,136</b>	<b>69,255</b>	<b>1,119</b>
41						
42	<b>Law Enforcement</b>					
43	Off-Duty Deputy	23,598	33,112	20,000	25,000	5,000
44	<b>Law Enforcement Subtotal</b>	<b>23,598</b>	<b>33,112</b>	<b>20,000</b>	<b>25,000</b>	<b>5,000</b>
45						
46	<b>Utilities</b>					
47	Electric Utility Services	182,416	165,591	180,000	185,000	5,000
48	Gas Utility Services	33,735	20,220	30,000	30,000	-
49	Garbage - Recreation Facility	5,250	6,799	7,000	7,000	-
50	Solid Waste Assessment	3,795	-	4,000	5,000	1,000
51	Water-Sewer Utility Services	21,768	33,024	25,000	27,000	2,000
52	Stormwater Control Assessment	2,377	-	3,000	4,000	1,000
53	<b>Utilities Subtotal</b>	<b>249,342</b>	<b>225,634</b>	<b>249,000</b>	<b>258,000</b>	<b>9,000</b>
54						
55	<b>Landscape</b>					
56	Landscape Maintenance	158,520	155,214	162,540	162,540	-
57	Landscape Fertilization	30,000	30,000	30,000	30,000	-

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		<b>FY 2023 ACTUAL</b>	<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
58	Annual Flower Rotation	23,850	28,500	25,000	33,000	8,000
59	Landscape Replacement Plants, Shrubs, Trees	33,171	3,366	40,000	40,000	-
60	Landscape - Mulch	120	-	25,000	45,000	20,000
61	Landscape Inspections (PSA)	15,400	13,200	13,200	14,400	1,200
62	Landscape Pest Control	14,134	13,980	13,980	13,980	-
63	Landscape Aeration	640	-	4,000	4,000	-
64	Tree Trimming and Removal Services	100,875	95,563	35,000	75,000	40,000
65	Palm Tree Trimming	-	-	15,000	15,000	-
66	Hardwood Tree Pruning	-	-	12,600	12,600	-
67	Irrigation Maint. & Repairs	34,336	28,158	25,000	25,000	-
68	Irrigation Inspection	4,365	13,200	13,860	13,860	-
69	Well Maintenance	-	-	2,500	2,500	-
70	<b>Landscape Subtotal</b>	<b>415,411</b>	<b>381,181</b>	<b>417,680</b>	<b>486,880</b>	<b>69,200</b>
71						
72	<b>Lake and Wetland Maintenance</b>					
73	Monthly Aquatic Weed Control Program	25,875	31,625	34,500	34,500	-
74	Staff Oversight & Buffer Herbicide	2,000	1,833	2,000	2,000	-
75	Private Resident Consultation	780	715	780	780	-
76	Wetland Nuisance/Exotic Species Control (Areas A-V)	11,350	9,625	10,500	10,500	-
77	Woodline Initial clean up	20,175	-	-	-	-
78	Woodline Routine clean up	8,150	-	26,400	26,400	-
79	Wetland - Permit - Maintenance	-	748	3,500	15,000	11,500
80	<b>Lake and Wetland Maintenance Subtotal</b>	<b>68,330</b>	<b>44,546</b>	<b>77,680</b>	<b>89,180</b>	<b>11,500</b>
81						
82	<b>Road &amp; Street Facilities</b>					
83	Street Sign Repair - Radar Signs	1,600	164	1,000	1,000	-
84	Roadway Repair & Maintenance	12,079	2,489	-	-	-
85	Sidewalk Maintenance and Repair	-	500	5,000	7,000	2,000
86	Sidewalk Pressure washing	4,300	8,000	8,000	9,000	1,000
87	Street Light Decorative Light Maintenance	-	-	-	-	-
88	Entry & Walls Maintenance	3,963	-	2,000	2,000	-
89	<b>Road &amp; Street Facilities Subtotal</b>	<b>21,941</b>	<b>11,153</b>	<b>16,000</b>	<b>19,000</b>	<b>3,000</b>
90						
91	<b>Parks &amp; Recreation</b>					
92	Management Contract - Management Fee	14,678	45,900	54,000	55,620	1,620
93	Contracted Employee Salaries	417,388	400,774	476,000	490,300	14,300
94	Payroll Reimbursement - Mileage	1,445	-	2,500	2,500	-
95	Maintenance & Repair - Lodge	66,852	50,559	50,000	55,000	5,000
96	Lodge - Facility Janitorial Services	24,657	26,501	28,000	28,000	-
97	Lodge - Facility Janitorial Supplies	7,309	5,561	7,500	8,000	500
98	Spa Linen & Mat Services	8,926	5,172	3,000	3,000	-
99	Pool Service Contract	66,594	54,147	58,520	58,520	-
100	Pool Repairs	10,312	9,647	7,000	8,500	1,500
101	Pool Permits	-	1,700	1,000	1,000	-
102	Telephone Fax, Internet	12,562	9,843	14,000	14,000	-
103	IT Support and repairs	6,918	1,023	3,750	3,750	-
104	Security System Monitoring	6,213	5,954	8,000	8,000	-
105	Security System Maintenance	25,226	9,779	8,500	9,000	500
106	Resident Services	9,923	9,603	7,500	8,000	500
107	Resident ID Card	1,213	2,500	1,500	1,500	-
108	Office Supplies	6,054	5,445	7,000	7,000	-
109	General Store	4,917	4,169	6,000	6,000	-
110	Nature Center Operations	5,169	2,686	6,000	7,500	1,500
111	Wildlife Management Services	14,585	14,400	14,400	14,400	-
112	Special Events	32,213	31,511	35,000	35,000	-
113	Fitness Equipment Preventative Maintenance	1,210	1,210	1,500	1,500	-
114	Fitness Equipment Repairs	5,951	4,579	6,000	6,000	-

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		<b>FY 2023 ACTUAL</b>	<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
115	Lift and Equipment Rentals	-	3,812	4,000	4,000	-
116	Furniture and Equipment Repair/Replacement	38,787	18,257	15,000	15,000	-
117	Athletic/Park Court/Field Repairs/Maint.	7,063	1,635	7,000	7,000	-
118	Playground Equipment and Maintenance	1,029	1,735	3,000	3,000	-
119	Playground Mulch	-	8,450	8,500	8,500	-
120	Dog Waste Station Supplies	6,869	5,149	7,500	7,500	-
121	Holiday Decorations	19,386	6,000	15,000	16,000	1,000
122	Landscape Lighting Replacement	613	2,037	1,500	1,500	-
123	Contingency	2,700	-	-	-	-
124	Special Projects	-	-	-	15,000	15,000
125	<b>Field Operations Subtotal</b>	<b>826,761</b>	<b>749,739</b>	<b>868,170</b>	<b>909,590</b>	<b>41,420</b>
126						
127	<b>TOTAL EXPENDITURES</b>	<b>1,866,539</b>	<b>1,663,014</b>	<b>1,888,226</b>	<b>2,031,522</b>	<b>143,296</b>
128						
129	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>(111,943)</b>	<b>158,075</b>	<b>-</b>	<b>-</b>	<b>-</b>
130						
131	<b>FUND BALANCE - BEGINNING</b>	354,902	242,959	401,034	323,034	(78,000)
132	<b>NET CHANGE IN FUND BALANCE</b>	(111,943)	158,075	-	-	-
133	<b>FUND BALANCE FORWARD</b>	-	-	(78,000)	(198,075)	(120,075)
134	<b>FUND BALANCE - ENDING</b>	<b>242,959</b>	<b>401,034</b>	<b>323,034</b>	<b>124,959</b>	<b>(198,075)</b>

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED**  
**PROPOSED BUDGET CAPITAL RESERVE**  
**FUND (CRF)**

		<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY24 - FY25</b>
1	<b>REVENUES</b>				
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 252,282	\$ 210,000	\$ 300,000	\$ 90,000
3	GENERAL FUND TRANSFER IN				-
4	<b>TOTAL REVENUES</b>	<b>252,282</b>	<b>210,000</b>	<b>300,000</b>	<b>90,000</b>
5					
6	<b>EXPENDITURES</b>				
7	RESERVE CONTRIBUTION		210,000	300,000	
8	CAPITAL IMPROVEMENTS	92,449			
9	<b>TOTAL EXPENDITURES</b>	<b>92,449</b>	<b>210,000</b>	<b>300,000</b>	
10					
11	<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>159,833</b>	<b>-</b>	<b>-</b>	<b>-</b>
12					
13	<b>FUND BALANCE - BEGINNING</b>	<b>745,543</b>	<b>995,543</b>	<b>995,543</b>	<b>-</b>
14	NET CHANGE IN FUND BALANCE	250,000	-	-	-
15	<b>FUND BALANCE - ENDING</b>	<b>995,543</b>	<b>995,543</b>	<b>995,543</b>	<b>-</b>

Footnote: Reserve study recommends \$358,135 reserve contribution in FY26 and a projected Fund Balance Ending of \$1,213,540

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED**  
**PROPOSED BUDGET DEBT SERVICE**

	<b>SERIES 2012</b>	<b>SERIES 2013</b>	<b>FY 2026 TOTAL</b>
1 <b>REVENUES</b>			
2   SPECIAL ASSESSMENTS - ON ROLL (MADS)	\$ 156,338	\$ 301,890	\$ 458,228
3 <b>TOTAL REVENUES</b>	<b>156,338</b>	<b>301,890</b>	<b>458,228</b>
4			
5 <b>EXPENDITURES</b>			
6   DEBT SERVICE OBLIGATION	156,197	299,863	456,059
7 <b>TOTAL EXPENDITURES</b>	<b>156,197</b>	<b>299,863</b>	<b>456,059</b>
8			
9 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>141</b>	<b>2,028</b>	<b>1,887</b>

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENT, SERIES 2012 REFUNDING BOND**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						1,105,000
5/1/2025	100,000	5.100%	29,559	129,559		1,005,000
11/1/2025		5.100%	27,009	27,009	156,569	1,005,000
5/1/2026	105,000	5.375%	27,009	132,009		900,000
11/1/2026		5.375%	24,188	24,188	156,197	900,000
5/1/2027	110,000	5.375%	24,188	134,188		790,000
11/1/2027		5.375%	21,231	21,231	155,419	790,000
5/1/2028	115,000	5.375%	21,231	136,231		675,000
11/1/2028		5.375%	18,141	18,141	154,372	675,000
5/1/2029	120,000	5.375%	18,141	138,141		555,000
11/1/2029		5.375%	14,916	14,916	153,056	555,000
5/1/2030	130,000	5.375%	14,916	144,916		425,000
11/1/2030		5.375%	11,422	11,422	156,338	425,000
5/1/2031	135,000	5.375%	11,422	146,422		290,000
11/1/2031		5.375%	7,794	7,794	154,216	290,000
5/1/2032	140,000	5.375%	7,794	147,794		150,000
11/1/2032		5.375%	4,031	4,031	151,825	150,000
5/1/2033	150,000	5.375%	4,031	154,031	154,031	-
<b>Total</b>	<b>\$ 1,105,000</b>		<b>\$ 287,022</b>	<b>\$ 1,392,022</b>	<b>\$ 1,392,022</b>	

**Footnote:** MAX ANNUAL DEBT SERVICE: 156,338

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

**THE PRESERVE AT WILDERNESS LAKE CDD**  
**FISCAL YEAR 2025-2026 APPROVED PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENT, SERIES 2013 REFUNDING BOND**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						2,450,000
5/1/2025	200,000	3.90%	51,010	251,010		2,250,000
11/1/2025		3.90%	47,110	47,110	298,120	2,250,000
5/1/2026	210,000	4.15%	47,110	257,110		2,040,000
11/1/2026		4.15%	42,753	42,753	299,863	2,040,000
5/1/2027	220,000	4.15%	42,753	262,753		1,820,000
11/1/2027		4.15%	38,188	38,188	300,940	1,820,000
5/1/2028	230,000	4.15%	38,188	268,188		1,590,000
11/1/2028		4.15%	33,415	33,415	301,603	1,590,000
5/1/2029	235,000	4.15%	33,415	268,415		1,355,000
11/1/2029		4.15%	28,539	28,539	296,954	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	-
<b>Total</b>	<b>\$ 2,450,000</b>		<b>\$ 550,608</b>	<b>\$ 3,000,608</b>	<b>\$ 3,000,608</b>	

**Footnote:** MAX ANNUAL DEBT SERVICE: 301,890

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



THE PRESERVE AT WILDERNESS LAKE CDD  
FISCAL YEAR 2025-2026 APPROVED  
PROPOSED BUDGET ASSESSMENT  
ALLOCATION

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,783,446.53
COUNTY COLLECTION COSTS	\$37,945.67
EARLY PAYMENT DISCOUNT	\$75,891.34
GROSS O&M ASSESSMENT	<u>\$1,897,283.54</u>

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$300,000.00
COUNTY COLLECTION COSTS	\$6,382.98
EARLY PAYMENT DISCOUNT	\$12,765.96
GROSS CRF ASSESSMENT	<u>\$319,148.94</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%	\$106,086.10	\$1,153.11	0.80	73.6	5.59%	\$17,845.13	\$193.97
Single Family 40'	114		113	1.00	114.0	8.66%	\$164,318.14	\$1,441.39	1.00	114.0	8.66%	\$27,640.55	\$242.46
Single Family 40'	89	89		1.00	89.0	6.76%	\$128,283.46	\$1,441.39	1.00	89.0	6.76%	\$21,579.03	\$242.46
Single Family 50' & 52'	181		181	1.25	226.3	17.19%	\$326,113.85	\$1,801.73	1.25	226.3	17.19%	\$54,856.79	\$303.08
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$192,785.54	\$1,801.73	1.25	133.8	10.16%	\$32,429.15	\$303.08
Single Family 65'	87		87	1.60	139.2	10.58%	\$200,641.10	\$2,306.22	1.60	139.2	10.58%	\$33,750.57	\$387.94
Single Family 65'	69	68		1.60	110.4	8.39%	\$159,129.15	\$2,306.22	1.60	110.4	8.39%	\$26,767.69	\$387.94
Single Family 75'	70		70	1.80	126.0	9.57%	\$181,614.79	\$2,594.50	1.80	126.0	9.57%	\$30,550.08	\$436.43
Single Family 75'	54	54		1.80	97.2	7.38%	\$140,102.83	\$2,594.50	1.80	97.2	7.38%	\$23,567.21	\$436.43
Single Family 90'	36		36	2.25	81.0	6.15%	\$116,752.36	\$3,243.12	2.25	81.0	6.15%	\$19,639.34	\$545.54
Single Family 90'	48	48		2.25	108.0	8.20%	\$155,669.82	\$3,243.12	2.25	108.0	8.20%	\$26,185.78	\$545.54
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$4,035.88	\$4,035.88	2.80	2.8	0.21%	\$678.89	\$678.89
Commercial	10.06	10.06		1.50	15.1	1.15%	\$21,750.53	\$2,162.08	1.50	15.1	1.15%	\$3,658.74	\$363.69
	958.06	376.06	579		1316.3	100.00%	<u>\$1,897,283.54</u>			1316.3	100.00%	<u>\$301,303.81</u>	

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	\$1,347.08		\$353.26	\$1,700.34
Single Family 40'	\$1,683.85		\$441.57	\$2,125.42
Single Family 40'	\$1,683.85	\$326.54		\$2,010.39
Single Family 50' & 52'	\$2,104.81		\$551.76	\$2,656.57
Single Family 50' & 52'	\$2,104.81	\$408.17		\$2,512.98
Single Family 65'	\$2,694.16		\$706.52	\$3,400.68
Single Family 65'	\$2,694.16	\$522.46		\$3,216.62
Single Family 75'	\$3,030.93		\$794.83	\$3,825.76
Single Family 75'	\$3,030.93	\$587.77		\$3,618.70
Single Family 90'	\$3,788.66		\$993.33	\$4,781.99
Single Family 90'	\$3,788.66	\$734.71		\$4,523.37
Single Family 90' Plus	\$4,714.77	\$914.31		\$5,629.08
Commercial	\$2,525.77	\$489.81		\$3,015.58

FY 2025 PER LOT	VARIANCE FY25 to FY26	VARIANCE PER MONTH	% VARIANCE
\$1,653.00	\$47.34	\$3.95	2.86%
\$2,066.24	\$59.18	\$4.93	2.86%
\$1,951.21	\$59.18	\$4.93	3.03%
\$2,582.60	\$73.97	\$6.16	2.86%
\$2,439.01	\$73.97	\$6.16	3.03%
\$3,305.99	\$94.68	\$7.89	2.86%
\$3,121.93	\$94.68	\$7.89	3.03%
\$3,719.24	\$106.52	\$8.88	2.86%
\$3,512.18	\$106.52	\$8.88	3.03%
\$4,648.84	\$133.15	\$11.10	2.86%
\$4,390.22	\$133.15	\$11.10	3.03%
\$5,463.39	\$165.70	\$13.81	3.03%
\$2,926.82	\$88.77	\$7.40	3.03%

<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, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).