



WILDERNESS LAKE P R E S E R V E

Advanced Meeting Package

Budget Workshop

Friday

March 20, 2026

10:00 a.m.

Location:

*The Preserve at Wilderness Lake,
located in the Activities Center at
21320 Wilderness Lake Boulevard,
Land O' Lakes, FL 34637*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

The Preserve at Wilderness Lake Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
The Preserve at Wilderness Lake Community Development District

Dear Board Members:

The Budget Workshop of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District is scheduled for **Friday, March 20, 2026, at 10:00 a.m.** at **The Preserve at Wilderness Lake, located in the Activities Center at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager



WILDERNESS LAKE

P R E S E R V E

Meeting Date: Friday, March 20, 2026 Call-in Number: +1 (929) 205-6099
Time: 10:00 AM Meeting ID: 913 989 9080#
Location: The Preserve at Wilderness Passcode: 842235
Lake Lodge, 21320 Link: [Zoom Link](#)
Wilderness Lake Blvd., Land
O' Lakes, FL 34637

Agenda

- I. Call to Order/Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments – (limited to 3 minutes per individual for agenda items)**
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
Pg. 6
- V. Supervisor Comments**
- VI. Discussion Topics**
 - A. RedTree Landscape Systems Contract Raise Letter [Exhibit 2](#)
Pg. 8
 - B. Preliminary FY 2026-2027 Proposed Budget [Exhibit 3](#)
Pgs. 10-16
- VII. Supervisors' Requests**
- VIII. Audience Comments – New Business - (limited to 3 minutes per individual for non-agenda items)**

IX. Next Meeting Quorum Check: April 10 at 9:30 AM

Beth Edwards	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Agnieszka Fisher	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
John Staples	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Holly Ruhlig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Hepner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

X. Adjournment

EXHIBIT 1

**THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS BUDGET WORKSHOP**

Notice is hereby given that a budget workshop of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Friday, March 20, 2026, at 10:00 a.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss the upcoming proposed FY 2026-2027 budget to be considered for approval at a later date.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

The Preserve at Wilderness Lake Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285

3/11/2026

80694

EXHIBIT 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

5532 Auld Lane, Holiday FL 34690

March 11, 2026

Preserve at Wilderness Lake Community Development District
Attention: Ms. Tish Dobson – District Manager
c/o: Vesta Property Services
250 International Parkway, Ste. 208
Lake Mary, FL 32746

RE: Landscape Maintenance Contract FY 2026 / 2027 Pricing

Dear Ms. Dobson:

Thank you for reaching out to our company regarding the upcoming fiscal year. Below is a summary of our existing contract fee structure:

Pricing Since February 2019:	\$15,000.00 per month / \$180,000.00 per year
Period With No Price Increase:	7 years
Enacted Increase For New Term Effective October 1, 2026:	5% Cost of living increase to \$15,750.00 per month / \$189,000.00 per year

We are very thankful for the fact that this Board voted to provide RedTree Landscape Systems with a 5% annual increase in March 2024 via Addendum # 2. After Addendum # 2 was executed, our team worked very hard to value engineer the landscape maintenance program in recognition of the Board's loyalty to our firm and the many landscape enhancement projects that the Board awarded to our company. Our company was able to "hold off" the awarded 5% increase for almost two additional years post the execution of Addendum #2, but unfortunately increased costs of doing business have made it necessary for us to respectfully accept this awarded increase effective October 1, 2026.

The entire RedTree Landscape Systems teams is very appreciative of the many opportunities that this District has allowed us to serve them, and we hope to provide many more years of service. Above all else, thank you, Tish, for your utmost professionalism, leadership and integrity in working with us for this past many years.

Respectfully,

Pete Lucadano, MBA
Owner / CEO – *RedTree Landscape Systems*

EXHIBIT 3

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1	REVENUES					
2	Special Assessments - Tax Roll	1,656,383	1,796,807	1,783,447	1,843,829	60,382
3	Interest Earnings	57,418	47,046	10,500	20,500	10,000
4	Insurance proceeds	71,463	-	-	-	-
5	Rental Revenues	14,918	10,712	15,000	15,000	-
6	Miscellaneous	305	616	-	-	-
7	General Store	9,133	9,260	12,000	12,000	-
8	Events	5,541	5,786	7,500	7,500	-
9	Guest Fees and Access Cards	6,137	7,294	5,000	5,000	-
10	Fund Balance Forward	-	-	198,075	100,000	(98,075)
11	TOTAL REVENUES	1,821,298	1,877,521	2,031,522	2,003,829	(27,693)
12						
13	EXPENDITURES - ADMINISTRATIVE					
14	Financial & Administrative					
15	Supervisor Fees	12,800	12,400	14,000	14,000	-
16	Administrative Services	8,875	8,880	9,146	9,420	274
17	District Management	25,068	37,068	38,180	39,325	1,145
18	District Engineer	27,227	8,660	30,000	20,000	(10,000)
19	Disclosure Report	5,724	2,200	2,200	2,200	-
20	Trustees Fees	7,731	5,401	7,000	7,000	-
21	Tax Collector /Property Appraiser Fees	317	379	315	315	-
22	Financial & Revenue Collections	5,725	5,724	5,896	6,073	177
23	Assessment Roll	-	5,724	5,896	6,073	177
24	Accounting Services	25,755	26,004	26,784	27,588	803
25	Auditing Services	3,635	3,820	4,000	4,000	-
26	Legal Advertising	2,689	2,612	2,700	2,700	-
27	Misc. Mailings (Mailed Notices)	1,838	1,671	2,500	2,500	-
28	Dues, Licenses & Fees	451	325	1,000	1,000	-
29	Website Fees & Maintenance	2,885	2,539	4,000	4,000	-

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
30	Bank Fees	547	712	1,000	1,000	-
31	District Counsel	28,712	21,717	20,000	20,000	-
32	Financial & Administrative	159,977	145,836	174,617	167,194	(7,423)
33						
34	Insurance					
35	Public Officials Liability Insurance	-	-	3,405	3,405	-
36	Supervisor Workers Compensation Insurance	850	850	850	850	-
37	Crime, Property, Auto & General Liability Insurance	56,824	61,339	65,000	65,000	-
38	Insurance	57,674	62,189	69,255	69,255	-
39						
40	Law Enforcement					
41	Off-Duty Deputy	33,112	24,669	25,000	25,000	-
42	Law Enforcement	33,112	24,669	25,000	25,000	-
43						
44	Utilities					
45	Electric Utility Services	178,871	181,894	185,000	185,000	-
46	Gas Utility Services	20,220	24,651	30,000	30,000	-
47	Garbage - Recreation Facility	6,799	8,356	7,000	8,000	1,000
48	Solid Waste Assessment	-	10,769	5,000	6,000	1,000
49	Water-Sewer Utility Services	33,024	26,259	27,000	27,000	-
50	Stormwater Control Assessment	-	-	4,000	4,000	-
51	Utilities	238,914	251,929	258,000	260,000	2,000
52						
53	Landscape					
54	Landscape Maintenance	155,214	154,800	162,540	162,540	-
55	Landscape Fertilization	30,000	28,500	30,000	30,000	-
56	Annual Flower Rotation	28,500	8,250	33,000	33,000	-
57	Landscape Replacement Plants, Shrubs, Trees	3,366	29,381	40,000	30,000	(10,000)
58	Landscape - Mulch	-	60,000	45,000	60,000	15,000

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
59	Landscape Inspections (PSA)	13,200	13,200	14,400	14,400	-
60	Landscape Pest Control	13,980	13,980	13,980	13,980	-
61	Landscape Aeration	-	-	4,000	4,000	-
62	Tree Trimming and Removal Services	95,563	65,825	75,000	60,000	(15,000)
63	Palm Tree Trimming	-	6,000	15,000	15,000	-
64	Hardwood Tree Pruning	-	12,000	12,600	12,600	-
65	Irrigation Maint. & Repairs	28,158	20,238	25,000	25,000	-
66	Irrigation Inspection	13,200	13,200	13,860	13,860	-
67	Well Maintenance	-	-	2,500	2,500	-
68	Landscape	381,181	425,374	486,880	476,880	(10,000)
69						
70	Lake and Wetland Maintenance					
71	Monthly Aquatic Weed Control Program	34,500	34,500	34,500	34,500	-
72	Staff Oversight & Buffer Herbicide	2,000	2,000	2,000	2,000	-
73	Private Resident Consultation	780	780	780	780	-
74	Wetland Nuisance/Exotic Species Control (Areas A-V)	10,500	10,500	10,500	10,500	-
75	Wetland Routine clean up	748	2,130	26,400	26,400	-
76	Wetland - Permit - Maintenance	-	-	15,000	15,000	-
77	Lake Misc. Expense	-	4,000	-	-	-
78	Lake and Wetland Maintenance	48,528	53,910	89,180	89,180	-
79						
80	Road & Street Facilities					
81	Street Sign Repair - Radar Signs	164	-	1,000	1,000	-
82	Roadway Repair & Maintenance	2,489	-	-	-	-
83	Sidewalk Maintenance and Repair	500	5,760	7,000	6,000	(1,000)
84	Sidewalk Pressure washing	8,000	8,800	9,000	9,000	-
85	Street Light Decorative Light Maintenance	-	590	-	-	-
86	Entry & Walls Maintenance	-	-	2,000	1,000	(1,000)
87	Road & Street Facilities	11,153	15,150	19,000	17,000	(2,000)

THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
88						
89	Parks & Recreation					
90	Management Contract - Management Fee	45,900	54,000	55,620	57,300	1,680
91	Contracted Employee Salaries	400,774	450,287	490,300	490,300	-
92	Payroll Reimbursement - Mileage	-	-	2,500	1,000	(1,500)
93	Maintenance & Repair - Lodge	50,559	47,357	55,000	55,000	-
94	Lodge - Facility Janitorial Services	26,501	25,670	28,000	28,000	-
95	Lodge - Facility Janitorial Supplies	5,561	8,253	8,000	8,000	-
96	Spa Linen & Mat Services	5,172	3,966	3,000	-	(3,000)
97	Pool Service Contract	54,147	60,363	58,520	58,520	-
98	Pool Repairs	9,647	8,414	8,500	8,500	-
99	Pool Permits	1,700	850	1,000	1,000	-
100	Telephone Fax, Internet	9,843	11,978	14,000	14,000	-
101	IT Support and repairs	1,023	1,355	3,750	3,500	(250)
102	Security System Monitoring	5,954	2,880	8,000	8,000	-
103	Security System Maintenance	9,779	7,691	9,000	9,000	-
104	Resident Services	9,603	6,802	8,000	8,000	-
105	Resident ID Card	2,500	1,050	1,500	1,500	-
106	Office Supplies	5,445	7,028	7,000	7,000	-
107	General Store	4,169	7,324	6,000	6,000	-
108	Nature Center Operations	2,686	2,193	7,500	7,500	-
109	Wildlife Management Services	14,400	16,100	14,400	14,400	-
110	Special Events	31,511	28,350	35,000	35,000	-
111	Fitness Equipment Preventative Maintenance	1,210	1,380	1,500	1,600	100
112	Fitness Equipment Repairs	4,579	1,686	6,000	5,000	(1,000)
113	Lift and Equipment Rentals	3,812	2,668	4,000	4,000	-
114	Furniture and Equipment Repair/Replacement	18,257	10,470	15,000	15,000	-
115	Athletic/Park Court/Field Repairs/Maint.	1,635	841	7,000	4,000	(3,000)
116	Playground Equipment and Maintenance	1,735	118	3,000	2,000	(1,000)

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
117	Playground Mulch	8,450	7,150	8,500	8,500	-
118	Dog Waste Station Supplies	5,149	7,608	7,500	7,500	-
119	Holiday Decorations	6,000	12,355	16,000	14,000	(2,000)
120	Landscape Lighting Replacement	2,037	952	1,500	1,200	(300)
121	Special Projects	-	500	15,000	15,000	-
122	Field Operations	749,739	797,638	909,590	899,320	(10,270)
123						
124	TOTAL EXPENDITURES	1,680,276	1,776,695	2,031,522	2,003,829	(27,693)
125						
126	EXCESS OF REVENUES OVER EXPENDITURES	141,021	100,825	-	-	0
127						
128	FUND BALANCE - BEGINNING	242,959	383,980	383,980	484,806	100,825
129	Net Change in Fund Balance	141,021	100,825	-	-	-
130	Fund Balance Forward	-	-	(198,075)	(100,000)	98,075
131	FUND BALANCE - ENDING	383,980	484,806	185,905	384,806	198,901

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 252,282	\$ 214,437	\$ 300,000	\$ 300,000	\$ -
3 GENERAL FUND TRANSFER IN					
4 TOTAL REVENUES	252,282	214,437	300,000	300,000	-
5					
6 EXPENDITURES					
7 RESERVE CONTRIBUTION			300,000	300,000	-
8 CAPITAL IMPROVEMENTS	92,449	96,586			-
9 TOTAL EXPENDITURES	92,449	96,586	300,000	300,000	-
10					
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	159,833	117,851	-	-	-
12					
13 FUND BALANCE - BEGINNING	745,543	905,376	905,376	1,023,226	117,851
14 NET CHANGE IN FUND BALANCE	159,833	117,851	-	-	-
15 FUND BALANCE - ENDING	905,376	1,023,226	905,376	1,023,226	117,851

Footnote: Reserve study dated 9/5/25 recommends \$364,357 Reserve Assessment and a Fund Balance Ending of \$1,623,392 in FY27

**THE PRESERVE AT WILDERNESS LAKE CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,843,828.78
COUNTY COLLECTION COSTS	\$39,230.40
EARLY PAYMENT DISCOUNT	\$78,460.80
GROSS O&M ASSESSMENT	\$1,961,519.98

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	\$319,148.94

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%	\$109,677.86	\$1,192.15	0.80	73.6	5.59%	\$17,845.13	\$193.97
Single Family 40'	114		113	1.00	114.0	8.66%	\$169,881.47	\$1,490.19	1.00	114.0	8.66%	\$27,640.55	\$242.46
Single Family 40'	89	89		1.00	89.0	6.76%	\$132,626.76	\$1,490.19	1.00	89.0	6.76%	\$21,579.03	\$242.46
Single Family 50' & 52'	181		181	1.25	226.3	17.19%	\$337,155.11	\$1,862.74	1.25	226.3	17.19%	\$54,856.79	\$303.08
Single Family 50' & 52'	107	106		1.25	133.8	10.16%	\$199,312.69	\$1,862.74	1.25	133.8	10.16%	\$32,429.15	\$303.08
Single Family 65'	87		87	1.60	139.2	10.58%	\$207,434.21	\$2,384.30	1.60	139.2	10.58%	\$33,750.57	\$387.94
Single Family 65'	69	68		1.60	110.4	8.39%	\$164,516.79	\$2,384.30	1.60	110.4	8.39%	\$26,767.69	\$387.94
Single Family 75'	70		70	1.80	126.0	9.57%	\$187,763.73	\$2,682.34	1.80	126.0	9.57%	\$30,550.08	\$436.43
Single Family 75'	54	54		1.80	97.2	7.38%	\$144,846.30	\$2,682.34	1.80	97.2	7.38%	\$23,567.21	\$436.43
Single Family 90'	36		36	2.25	81.0	6.15%	\$120,705.25	\$3,352.92	2.25	81.0	6.15%	\$19,639.34	\$545.54
Single Family 90'	48	48		2.25	108.0	8.20%	\$160,940.34	\$3,352.92	2.25	108.0	8.20%	\$26,185.78	\$545.54
Single Family 90' Plus	1	1		2.80	2.8	0.21%	\$4,172.53	\$4,172.53	2.80	2.8	0.21%	\$678.89	\$678.89
Commercial	10.06	10.06		1.50	15.1	1.15%	\$22,486.94	\$2,235.28	1.50	15.1	1.15%	\$3,658.74	\$363.69
	958.06	376.06	579		1316.3	100.00%	\$1,961,519.98			1316.3	100.00%	\$301,303.81	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			TOTAL PER UNIT (4)
	O&M PER UNIT	SERIES 2012 DEBT SERVICE(2)	SERIES 2013 DEBT SERVICE(2)	
Villa	\$1,386.12		\$353.26	\$1,739.38
Single Family 40'	\$1,732.65		\$441.57	\$2,174.22
Single Family 40'	\$1,732.65	\$326.54		\$2,059.19
Single Family 50' & 52'	\$2,165.81		\$551.76	\$2,717.57
Single Family 50' & 52'	\$2,165.81	\$408.17		\$2,573.98
Single Family 65'	\$2,772.24		\$706.52	\$3,478.76
Single Family 65'	\$2,772.24	\$522.46		\$3,294.70
Single Family 75'	\$3,118.77		\$794.83	\$3,913.60
Single Family 75'	\$3,118.77	\$587.77		\$3,706.54
Single Family 90'	\$3,898.46		\$993.33	\$4,891.79
Single Family 90'	\$3,898.46	\$734.71		\$4,633.17
Single Family 90' Plus	\$4,851.42	\$914.31		\$5,765.73
Commercial	\$2,598.97	\$489.81		\$3,088.78

FY 2026 PER LOT	VARIANCE FY26 to FY27	VARIANCE PER MONTH	% VARIANCE
\$1,700.34	\$39.04	\$3.25	2.30%
\$2,125.42	\$48.80	\$4.07	2.30%
\$2,010.39	\$48.80	\$4.07	2.43%
\$2,656.57	\$61.00	\$5.08	2.30%
\$2,512.98	\$61.00	\$5.08	2.43%
\$3,400.68	\$78.08	\$6.51	2.30%
\$3,216.62	\$78.08	\$6.51	2.43%
\$3,825.76	\$87.84	\$7.32	2.30%
\$3,618.70	\$87.84	\$7.32	2.43%
\$4,781.99	\$109.80	\$9.15	2.30%
\$4,523.37	\$109.80	\$9.15	2.43%
\$5,629.08	\$136.64	\$11.39	2.43%
\$3,015.58	\$73.20	\$6.10	2.43%

(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, 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).