

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2021  
UPDATED AUGUST 5, 2020**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 211,239				\$ 512,334
Allowable discounts (4%)	(8,450)				(20,493)
Assessment levy: on-roll - net	202,789	\$202,842	\$ -	\$ 202,842	491,841
Assessment levy: off-roll	161,376	141,811	19,565	161,376	134,708
Landowner contribution	-	6,740	-	6,740	-
Interlocal agreement -Vista Blue	13,000	-	13,000	13,000	13,000
Total revenues	<u>377,165</u>	<u>351,393</u>	<u>32,565</u>	<u>383,958</u>	<u>639,549</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	12,149	7,851	20,000	20,000
Engineering	4,000	6,157	1,500	7,657	4,000
Audit**	5,500	-	3,500	3,500	5,500
Arbitrage rebate calculation**	750	-	-	-	750
Dissemination agent*	1,000	500	250	750	1,000
Trustee*	6,500	-	-	-	6,500
Telephone	200	100	100	200	200
Postage	500	36	100	136	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,218	500	1,718	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,125	-	5,125	5,500
Contingencies/bank charges	500	55	445	500	500
Website					
Hosting	705	-	705	705	705
ADA compliance	200	199	-	199	210
Total professional & administrative	<u>95,230</u>	<u>49,964</u>	<u>39,201</u>	<u>89,165</u>	<u>95,240</u>
<b>Field operations</b>					
Field management	10,000	-	10,000	10,000	10,000
Aquatic maintenance	65,000	16,870	30,000	46,870	65,000
Conservation area maintenance	77,000	-	65,000	65,000	313,000
Conservation area monitoring & reporting	43,000	715	30,000	30,715	69,000
Water level and quality reporting	26,000	-	13,000	13,000	26,000
Littoral plant replacements	10,000	-	5,000	5,000	10,000
Conservation area fence review/repairs	10,000	-	2,500	2,500	10,000
Aeration operating supplies	5,000	-	2,500	2,500	5,000
Contingencies	10,000	-	5,000	5,000	10,000
Shoreline/seawall repair and replacements	25,000	-	5,000	5,000	25,000
Total field operations	<u>281,000</u>	<u>17,585</u>	<u>158,000</u>	<u>175,585</u>	<u>543,000</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

	Fiscal Year 2020			Total Actual & Projected	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
Other fees and charges					
Property appraiser	374	374	-	374	528
Tax collector	561	542	19	561	792
Total other fees and charges	<u>935</u>	<u>916</u>	<u>19</u>	<u>935</u>	<u>1,320</u>
Total expenditures	<u>377,165</u>	<u>68,465</u>	<u>197,220</u>	<u>265,685</u>	<u>639,560</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	282,928	(164,655)	118,273	(11)
Fund balance - beginning (unaudited)	-	(6,715)	276,213	(6,715)	111,558
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 276,213</u>	<u>\$ 111,558</u>	<u>\$ 111,558</u>	<u>\$ 111,547</u>

\* These items will be realized when bonds are issued

\*\* These items will be realized the year after the issuance of bonds.

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	4,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation**	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	6,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
<b>EXPENDITURES (continued)</b>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting	705
ADA compliance	210
Total professional and admin	95,240

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Field operations**

Field management	10,000
Aquatic maintenance	65,000
Covers the costs of contracting with a licensed and qualified aquatic maintenance company to maintain the District's recreational and stormwater ponds, free of non beneficial vegetation and algae.	
Conservation area maintenance	313,000
Covers the costs of contracting with a qualified and licensed maintenance company to maintain the Districts Conservation Areas, free of State of Florida identified Category I and II exotics and invasives in accordance with the requirements of the conservation area easement/permit and by utilizing semi annual maintenance events. For fiscal year 2021, the CDD anticipates accepting full annual responsibility for areas AB, CD, EF and GH from	
Conservation area monitoring and reporting	69,000
Covers the costs of contracting with a qualified and licensed company to periodically monitor and report the progress of the conservation area maintenance and replanting efforts, in accordance with the requirements of the Conservation Area Easement/Permit. For fiscal year 2021, the CDD anticipates accepting full annual responsibility for all areas AB, CD, EF and GH from the Developer.	
Water level and quality reporting	26,000
Covers the cost of providing periodic water level and quality monitoring and reporting as required by the conditions of the Lake Management Plan. It is anticipated that the District will enter into a interlocal agreement with Vista Blue CDD to share these costs on a 50/50 basis.	
Littoral plant replacements	10,000
Covers the costs of periodic replacements to insure compliance with the surface water management permit.	
Conservation area fence review/repairs	10,000
Covers the costs of annual review and repairs of the conservation areas fence lines.	
Aeration operating supplies	5,000
Covers the costs of electricity and repairs and maintenance for an aeration system to be installed in the lake H1 which will be developed during fiscal year 2020 and will be required to have aeration pursuant to Lee County Deep Lake Management requirements.	
Contingencies	10,000
Shoreline/seawall repair and replacements	25,000
Intended to cover the costs of eventual shoreline erosion and seawall repairs.	
Total field operations	<u>543,000</u>

**Other fees and charges**

Property appraiser	528
Tax collector	792
Total other fees and charges	<u>1,320</u>
Total expenditures	<u><u>\$639,560</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>REVENUES</b>					
Special assessment - on-roll	\$ 844,344				\$ 1,118,210
Allowable discounts (4%)	(33,774)				(44,728)
Assessment levy: net	810,570	\$ 808,691	\$ 1,879	\$ 810,570	1,073,482
Special assessment: off-roll	582,050	468,955	113,095	582,050	319,418
Interest	-	7,775	-	7,775	-
Total revenues	<u>1,392,620</u>	<u>1,285,421</u>	<u>114,974</u>	<u>1,400,395</u>	<u>1,392,900</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	415,000	-	415,000	415,000	430,000
Interest	986,497	497,325	489,172	986,497	963,819
Total debt service	<u>1,401,497</u>	<u>497,325</u>	<u>904,172</u>	<u>1,401,497</u>	<u>1,393,819</u>
Total expenditures	<u>1,401,497</u>	<u>497,325</u>	<u>904,172</u>	<u>1,401,497</u>	<u>1,393,819</u>
Excess/(deficiency) of revenues over/(under) expenditures	(8,877)	788,096	(789,198)	(1,102)	(919)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(3,896)	-	(3,896)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,896)</u>	<u>-</u>	<u>(3,896)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(8,877)	784,200	(789,198)	(4,998)	(919)
Beginning fund balance (unaudited)	1,192,794	1,195,927	1,980,127	1,195,927	1,190,929
Ending fund balance (projected)	<u>\$ 1,183,917</u>	<u>\$ 1,980,127</u>	<u>\$ 1,190,929</u>	<u>\$ 1,190,929</u>	<u>1,190,010</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2021					(474,384)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 20,157</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/15/20			481,909.38	481,909.38	23,055,000.00
06/15/21	430,000.00	3.500%	481,909.38	911,909.38	22,625,000.00
12/15/21			474,384.38	474,384.38	22,625,000.00
06/15/22	445,000.00	3.500%	474,384.38	919,384.38	22,180,000.00
12/15/22			466,596.88	466,596.88	22,180,000.00
06/15/23	465,000.00	3.500%	466,596.88	931,596.88	21,715,000.00
12/15/23			458,459.38	458,459.38	21,715,000.00
06/15/24	480,000.00	3.500%	458,459.38	938,459.38	21,235,000.00
12/15/24			450,059.38	450,059.38	21,235,000.00
06/15/25	500,000.00	3.750%	450,059.38	950,059.38	20,735,000.00
12/15/25			440,684.38	440,684.38	20,735,000.00
06/15/26	515,000.00	3.750%	440,684.38	955,684.38	20,220,000.00
12/15/26			431,028.13	431,028.13	20,220,000.00
06/15/27	535,000.00	3.750%	431,028.13	966,028.13	19,685,000.00
12/15/27			420,996.88	420,996.88	19,685,000.00
06/15/28	555,000.00	3.750%	420,996.88	975,996.88	19,130,000.00
12/15/28			410,590.63	410,590.63	19,130,000.00
06/15/29	580,000.00	3.750%	410,590.63	990,590.63	18,550,000.00
12/15/29			399,715.63	399,715.63	18,550,000.00
06/15/30	600,000.00	3.750%	399,715.63	999,715.63	17,950,000.00
12/15/30			388,465.63	388,465.63	17,950,000.00
06/15/31	625,000.00	4.250%	388,465.63	1,013,465.63	17,325,000.00
12/15/31			375,184.38	375,184.38	17,325,000.00
06/15/32	650,000.00	4.250%	375,184.38	1,025,184.38	16,675,000.00
12/15/32			361,371.88	361,371.88	16,675,000.00
06/15/33	680,000.00	4.250%	361,371.88	1,041,371.88	15,995,000.00
12/15/33			346,921.88	346,921.88	15,995,000.00
06/15/34	710,000.00	4.250%	346,921.88	1,056,921.88	15,285,000.00
12/15/34			331,834.38	331,834.38	15,285,000.00
06/15/35	740,000.00	4.250%	331,834.38	1,071,834.38	14,545,000.00
12/15/35			316,109.38	316,109.38	14,545,000.00
06/15/36	775,000.00	4.250%	316,109.38	1,091,109.38	13,770,000.00
12/15/36			299,640.63	299,640.63	13,770,000.00
06/15/37	805,000.00	4.250%	299,640.63	1,104,640.63	12,965,000.00
12/15/37			282,534.38	282,534.38	12,965,000.00
06/15/38	840,000.00	4.250%	282,534.38	1,122,534.38	12,125,000.00
12/15/38			264,684.38	264,684.38	12,125,000.00
06/15/39	880,000.00	4.250%	264,684.38	1,144,684.38	11,245,000.00
12/15/39			245,984.38	245,984.38	11,245,000.00
06/15/40	915,000.00	4.375%	245,984.38	1,160,984.38	10,330,000.00
12/15/40			225,968.75	225,968.75	10,330,000.00
06/15/41	960,000.00	4.375%	225,968.75	1,185,968.75	9,370,000.00
12/15/41			204,968.75	204,968.75	9,370,000.00
06/15/42	1,000,000.00	4.375%	204,968.75	1,204,968.75	8,370,000.00
12/15/42			183,093.75	183,093.75	8,370,000.00
06/15/43	1,045,000.00	4.375%	183,093.75	1,228,093.75	7,325,000.00

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/15/43			160,234.38	160,234.38	7,325,000.00
06/15/44	1,090,000.00	4.375%	160,234.38	1,250,234.38	6,235,000.00
12/15/44			136,390.63	136,390.63	6,235,000.00
06/15/45	1,140,000.00	4.375%	136,390.63	1,276,390.63	5,095,000.00
12/15/45			111,453.13	111,453.13	5,095,000.00
06/15/46	1,190,000.00	4.375%	111,453.13	1,301,453.13	3,905,000.00
12/15/46			85,421.88	85,421.88	3,905,000.00
06/15/47	1,245,000.00	4.375%	85,421.88	1,330,421.88	2,660,000.00
12/15/47			58,187.50	58,187.50	2,660,000.00
06/15/48	1,300,000.00	4.375%	58,187.50	1,358,187.50	1,360,000.00
12/15/48			29,750.00	29,750.00	1,360,000.00
06/15/49	1,360,000.00	4.375%	29,750.00	1,389,750.00	-
<b>Total</b>	<b>23,055,000.00</b>		<b>17,685,250.24</b>	<b>40,740,250.24</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2020 ASSESSMENTS**

<b>On-Roll Assessments</b>
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<u>Product</u>	<u>Units</u>	<u>FY 2021 O&amp;M Assessment per Unit</u>	<u>FY 2021 DS Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>	<u>FY 2020 Total Assessment per Unit</u>
SF 52'	98	\$ 970.33	\$ 1,513.08	\$ 2,483.41	2,077.89
SF 66'	100	970.33	1,920.43	2,890.76	2,485.24
SF 72'	58	970.33	2,095.01	3,065.34	2,659.82
SF 75'	180	970.33	2,182.30	3,152.63	2,747.11
SF 85'	46	970.33	2,473.26	3,443.59	3,038.07
SF 102'	34	970.33	2,967.89	3,938.22	3,532.70
SF 140'	12	970.33	4,073.55	5,043.88	4,638.36
<b>Total</b>	<b>528</b>				

<b>Off-Roll Assessments</b>
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<u>Product</u>	<u>Units</u>	<u>FY 2021 O&amp;M Assessment per Unit</u>	<u>FY 2021 DS Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>	<u>FY 2020 Total Assessment per Unit</u>
SF 75'	89	929.02	2,095.01	3,024.03	2,634.73
SF 85'	56	929.02	2,374.33	3,303.35	2,914.05
<b>Total</b>	<b>145</b>				