

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 648,301				\$ 652,891
Allowable discounts (4%)	(25,932)				(26,116)
Assessment levy: on-roll - net	622,369	\$ 615,009	\$ 7,360	\$ 622,369	626,775
Lake Bank Repairs 2 year line of credit	-	-	300,000	300,000	-
Total revenues	622,369	615,009	307,360	922,369	626,775
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	-	-	-	6,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	4,738	7,500	12,238	15,000
Special Counsel	-	13,931	7,500	21,431	10,000
Engineering	15,000	24,646	45,000	69,646	20,000
Audit**	5,500	-	5,500	5,500	6,500
Arbitrage rebate calculation**	750	-	750	750	1,500
Dissemination agent*	1,000	500	500	1,000	2,000
Trustee*	3,950	-	3,950	3,950	8,000
Telephone	200	100	100	200	200
Postage	500	324	176	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,360	500	1,860	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,500	6,228	272	6,500	6,800
Contingencies/bank charges	1,200	-	1,200	1,200	500
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	100,390	76,957	97,408	174,365	128,590
<b>Field operations</b>					
Field management	10,000	5,000	5,000	10,000	10,000
Aquatic maintenance	78,000	45,858	40,000	85,858	76,000
Conservation area maintenance	190,000	-	190,000	190,000	315,000
Conservation area monitoring & reporting	69,000	26,458	35,000	61,458	30,000
Lake bank repairs	85,000	19,220	265,000	284,220	-
Water level reporting	13,000	-	13,000	13,000	13,000
Littoral plant replacements	20,000	-	20,000	20,000	10,000
Conservation area fence review/repairs	10,000	13,800	-	13,800	15,000
Aeration operating supplies	7,500	2,452	4,000	6,452	7,500
Contingencies	10,000	-	5,000	5,000	5,000
Shoreline/seawall repair and replacements	25,000	-	-	-	15,000
Total field operations	517,500	112,788	577,000	689,788	496,500

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Other fees and charges					
Property appraiser	673	-	673	673	673
Tax collector	1,010	1,238	-	1,238	1,010
Total other fees and charges	<u>1,683</u>	<u>1,238</u>	<u>673</u>	<u>1,911</u>	<u>1,683</u>
Total expenditures	<u>619,573</u>	<u>190,983</u>	<u>675,081</u>	<u>866,064</u>	<u>626,773</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 2,796	 424,026	 (367,721)	 56,305	 3
 Net increase/(decrease) of fund balance	 2,796	 424,026	 (367,721)	 56,305	 3
Fund balance - beginning (unaudited)	178,216	174,214	598,240	174,214	230,519
Fund balance - ending (projected)	<u>\$ 181,012</u>	<u>\$ 598,240</u>	<u>\$ 230,519</u>	<u>\$ 230,519</u>	<u>\$ 230,522</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<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.	
Legal	15,000
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.	
Special Counsel	10,000
Engineering	20,000
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.	
Audit	6,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation**	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
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 & Associates serves as dissemination agent.	
Trustee	8,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
<b>EXPENDITURES (continued)</b>	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Total professional and admin	<u>128,590</u>

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

<b>Field operations</b>		
Field management		10,000
Aquatic maintenance		76,000
	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		315,000
	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. In fiscal year 2021, the CDD accepted full annual maintenance responsibility for areas AB, CD, EF and GH from the developer. Due to significant labor costs increases over the last couple of years, it is anticipated when the work is re-bid that the contractual costs will increase.	
Conservation area monitoring & reporting		30,000
	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. It is anticipated that some of the areas will satisfy the 5 year monitoring during Fiscal Year 2024 and will therefore no longer be required to perform the monitoring and reporting requirements of the permit.	
Lake bank repairs		-
	Intended to cover periodic lake bank erosion and/or retaining wall repairs	
Water level reporting		13,000
	Covers the cost of providing periodic water level monitoring and reporting as required by the conditions of the Environmental Resource Permit with South Florida Water Management District.	
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		15,000
	Covers the costs of annual review and repairs of the conservation areas fence lines.	
Aeration operating supplies		7,500
	Covers the costs of electricity and repairs and maintenance for an aeration system to be installed in the lake H1 which was developed during fiscal year 2020 and is required to have aeration pursuant to Lee County Deep Lake Management policies.	
Contingencies		5,000
Shoreline/seawall repair and replacements		15,000
	Intended to cover the costs of eventual shoreline erosion and seawall repairs.	
Total field operations		<u>496,500</u>
<b>Other fees and charges</b>		
Property appraiser		673
Tax collector		<u>1,010</u>
Total other fees and charges		1,683
Total expenditures		<u><u>\$ 626,773</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 1,450,530				\$ 1,450,530
Allowable discounts (4%)	(58,021)				(58,021)
Assessment levy: net	1,392,509	\$ 1,373,184	\$ 19,325	\$ 1,392,509	1,392,509
Interest	-	35,168	-	35,168	-
Total revenues	1,392,509	1,408,352	19,325	1,427,677	1,392,509
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	480,000	-	480,000	480,000	500,000
Interest	916,919	458,459	458,460	916,919	900,119
Total expenditures	1,396,919	458,459	938,460	1,396,919	1,400,119
Excess/(deficiency) of revenues over/(under) expenditures	(4,410)	949,893	(919,135)	30,758	(7,610)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(16,645)	-	(16,645)	-
Total other financing sources/(uses)	-	(16,645)	-	(16,645)	-
Fund balance:					
Net increase/(decrease) in fund balance	(4,410)	933,248	(919,135)	14,113	(7,610)
Beginning fund balance (unaudited)	1,205,966	1,239,318	2,172,566	1,239,318	1,253,431
Ending fund balance (projected)	<u>\$ 1,201,556</u>	<u>\$ 2,172,566</u>	<u>\$ 1,253,431</u>	<u>\$ 1,253,431</u>	<u>1,245,821</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2025					(440,684)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 109,668</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>
12/15/24			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>21,235,000.00</b>		<b>13,922,550.20</b>	<b>35,157,550.20</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>On-Roll Assessments</b>
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<u>Product</u>	<u>Units</u>	<u>FY 2025 O&amp;M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 52'	99	\$ 970.12	\$ 1,513.08	\$ 2,483.20	2,476.38
SF 66'	99	970.12	1,920.43	2,890.55	2,883.73
SF 72'	58	970.12	2,095.01	3,065.13	3,058.31
SF 75'	269	970.12	2,182.30	3,152.42	3,145.60
SF 85'	102	970.12	2,473.26	3,443.38	3,436.56
SF 102'	34	970.12	2,967.89	3,938.01	3,931.19
SF 140'	12	970.12	4,073.55	5,043.67	5,036.85
<b>Total</b>	<b>673</b>				