

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 652,891				\$ 799,995
Allowable discounts (4%)	(26,116)				(32,000)
Assessment levy: on-roll - net	626,775	\$ 607,561	\$ 19,214	\$ 626,775	767,995
Interest	-	415	-	415	-
Total revenues	626,775	607,976	19,214	627,190	767,995
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,000	3,229	2,771	6,000	6,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	62,800	10,000	72,800	20,000
Special counsel	10,000	38,422	75,000	113,422	50,000
Engineering	20,000	51,408	100,000	151,408	100,000
Audit	6,500	-	6,500	6,500	6,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	500	500	1,000	2,000
Trustee	8,000	-	8,000	8,000	8,000
Telephone	200	100	100	200	200
Postage	500	793	-	793	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	1,181	819	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,477	-	6,477	7,790
Contingencies/bank charges	500	810	-	810	500
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	128,590	190,850	229,650	420,500	254,580

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations</b>					
Field management	10,000	5,000	5,000	10,000	10,000
Aquatic maintenance	76,000	195,858	-	195,858	80,000
Conservation area maintenance	315,000	-	195,000	195,000	320,000
Conservation area monitoring & reporting	30,000	42,764	-	42,764	45,000
Retaining wall recovery	-	38,308	-	38,308	-
Water level reporting	13,000	-	13,000	13,000	13,000
Littoral plant replacements	10,000	-	10,000	10,000	10,000
Conservation area fence review/repairs	15,000	-	15,000	15,000	15,000
Aeration operating supplies	7,500	804	2,500	3,304	7,500
Contingencies	5,000	-	5,000	5,000	5,000
2025 note repayment	-	-	-	-	206,000
Shoreline/seawall repair and replacements	15,000	232,436	100,000	332,436	2,500,000
Total field operations	<u>496,500</u>	<u>515,170</u>	<u>345,500</u>	<u>860,670</u>	<u>3,211,500</u>
<b>Other fees and charges</b>					
Property appraiser	673	673	-	673	673
Tax collector	1,010	1,238	-	1,238	1,238
Interest expense	-	11,977	-	11,977	-
Total other fees and charges	<u>1,683</u>	<u>13,888</u>	<u>-</u>	<u>13,888</u>	<u>1,911</u>
Total expenditures	<u>626,773</u>	<u>719,908</u>	<u>575,150</u>	<u>1,295,058</u>	<u>3,467,991</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,796	(111,932)	(555,936)	(667,868)	(2,699,995)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in (2025 Note)	-	-	1,000,000	1,000,000	3,000,000
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>3,000,000</u>
Net increase/(decrease) of fund balance	3	(111,932)	444,064	332,132	300,005
Fund balance - beginning (unaudited)	230,519	144,682	32,750	144,682	476,814
Fund balance - ending (projected)	<u>\$ 230,522</u>	<u>\$ 32,750</u>	<u>\$ 476,814</u>	<u>\$ 476,814</u>	<u>\$ 776,819</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	20,000
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	50,000
Engineering	100,000
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.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,790
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	254,580

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

**EXPENDITURES (continued)**

**Field operations**

Field management	10,000
Aquatic maintenance	80,000
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	320,000
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	45,000
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.	
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
2025 note repayment	206,000
Covers the annual interest only expenses for the 2025 Notes which matures May of 2030 with a bullet repayment due on the Principle borrowed of 5MM.	
Shoreline/seawall repair and replacements	2,500,000
Intended to cover the costs of eventual shoreline erosion and seawall repairs.	
Total field operations	<u>3,211,500</u>
<b>Other fees and charges</b>	
Property appraiser	673
Tax collector	1,238
Total other fees and charges	<u>1,911</u>
Total expenditures	<u><u>\$ 3,467,991</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	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	\$ 1,346,908	\$ 45,601	\$ 1,392,509	1,392,509
Interest	-	32,599	-	32,599	-
Total revenues	1,392,509	1,379,507	45,601	1,425,108	1,392,509
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	500,000	-	500,000	500,000	515,000
Interest	900,119	450,059	450,060	900,119	881,369
Total debt service	1,400,119	450,059	950,060	1,400,119	1,396,369
Excess/(deficiency) of revenues over/(under) expenditures	(7,610)	929,448	(904,459)	24,989	(3,860)
Fund balance:					
Beginning fund balance (unaudited)	1,250,231	1,287,546	2,216,994	1,287,546	1,312,535
Ending fund balance (projected)	<u>\$ 1,245,821</u>	<u>\$ 2,216,994</u>	<u>\$ 1,312,535</u>	<u>\$ 1,312,535</u>	<u>1,308,675</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2026					(431,028)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 182,178</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>
12/15/25			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>20,735,000.00</b>		<b>13,022,431.44</b>	<b>33,757,431.44</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments</b>
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		<b>FY 2026 O&amp;M</b>	<b>FY 2026 DS</b>	<b>FY 2026 Total</b>	<b>FY 2025</b>
		<b>Assessment</b>	<b>Assessment</b>	<b>Assessment</b>	<b>Total</b>
<b>Product</b>	<b>Units</b>	<b>per Unit</b>	<b>per Unit</b>	<b>per Unit</b>	<b>Assessment</b>
SF 52'	99	\$ 1,188.70	\$ 1,513.08	\$ 2,701.78	\$ 2,483.20
SF 66'	99	1,188.70	1,920.43	3,109.13	2,890.55
SF 72'	58	1,188.70	2,095.01	3,283.71	3,065.13
SF 75'	269	1,188.70	2,182.30	3,371.00	3,152.42
SF 85'	102	1,188.70	2,473.26	3,661.96	3,443.38
SF 102'	34	1,188.70	2,967.89	4,156.59	3,938.01
SF 140'	12	1,188.70	4,073.55	5,262.25	5,043.67
<b>Total</b>	<b>673</b>				