

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

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

REVENUES

| | Fiscal Year 2025 | | | | |
|----------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Proposed Budget FY 2026 |
| Assessment levy: on-roll - gross | \$ 652,891 | | | | \$ 814,572 |
| Allowable discounts (4%) | (26,116) | | | | (32,583) |
| Assessment levy: on-roll - net | 626,775 | \$ 607,561 | \$ 19,214 | \$ 626,775 | 781,989 |
| Interest | - | 415 | - | 415 | - |
| Total revenues | 626,775 | 607,976 | 19,214 | 627,190 | 781,989 |

EXPENDITURES

Professional & administrative

| | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|
| Supervisors | 6,000 | 3,229 | 2,771 | 6,000 | 20,000 |
| 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 | 268,580 |

**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 |
| Field operations | | | | | |
| 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 | 496,500 | 515,170 | 345,500 | 860,670 | 3,211,500 |
| Other fees and charges | | | | | |
| 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 | 1,683 | 13,888 | - | 13,888 | 1,911 |
| Total expenditures | 626,773 | 719,908 | 575,150 | 1,295,058 | 3,481,991 |
| Excess/(deficiency) of revenues over/(under) expenditures | 2,796 | (111,932) | (555,936) | (667,868) | (2,700,001) |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Transfers in (2025 Note) | - | - | 1,000,000 | 1,000,000 | 3,000,000 |
| Total other financing sources/(uses) | - | - | 1,000,000 | 1,000,000 | 3,000,000 |
| Net increase/(decrease) of fund balance | 3 | (111,932) | 444,064 | 332,132 | 299,999 |
| Fund balance - beginning (unaudited) | 230,519 | 144,682 | 32,750 | 144,682 | 476,814 |
| Fund balance - ending (projected) | \$ 230,522 | \$ 32,750 | \$ 476,814 | \$ 476,814 | \$ 776,813 |

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

EXPENDITURES

Professional & administrative

| | |
|---|---------------|
| Supervisors | \$ 20,000 |
| 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 |
| Wrathell, Hunt and Associates, LLC (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 | <hr/> 268,580 |

**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 | <hr/> <u>3,211,500</u> |
| Other fees and charges | |
| Property appraiser | 673 |
| Tax collector | 1,238 |
| Total other fees and charges | <hr/> <u>1,911</u> |
| Total expenditures | <hr/> <u>\$ 3,481,991</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 | | |
| REVENUES | | | | | | |
| 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 | <u>1,392,509</u> | <u>1,379,507</u> | <u>45,601</u> | <u>1,425,108</u> | | <u>1,392,509</u> |
| EXPENDITURES | | | | | | |
| Debt service | | | | | | |
| Principal | 500,000 | - | 500,000 | 500,000 | | 515,000 |
| Interest | 900,119 | 450,059 | 450,060 | 900,119 | | 881,369 |
| Total debt service | <u>1,400,119</u> | <u>450,059</u> | <u>950,060</u> | <u>1,400,119</u> | | <u>1,396,369</u> |
| 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**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 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**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|----------------------|--------------------|----------------------|----------------------|---------------------|
| 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 | - |
| Total | 20,735,000.00 | | 13,022,431.44 | 33,757,431.44 | |

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

On-Roll Assessments

| Product | Units | FY 2026 O&M | FY 2026 DS | FY 2026 Total | FY 2025 |
|----------------|--------------|------------------------|-------------------|----------------------|-------------------|
| | | Assessment | Assessment | Assessment | Total |
| | | per Unit | per Unit | per Unit | Assessment |
| SF 52' | 99 | \$ 1,210.36 | \$ 1,513.08 | \$ 2,723.44 | \$ 2,483.20 |
| SF 66' | 99 | 1,210.36 | 1,920.43 | 3,130.79 | 2,890.55 |
| SF 72' | 58 | 1,210.36 | 2,095.01 | 3,305.37 | 3,065.13 |
| SF 75' | 269 | 1,210.36 | 2,182.30 | 3,392.66 | 3,152.42 |
| SF 85' | 102 | 1,210.36 | 2,473.26 | 3,683.62 | 3,443.38 |
| SF 102' | 34 | 1,210.36 | 2,967.89 | 4,178.25 | 3,938.01 |
| SF 140' | 12 | 1,210.36 | 4,073.55 | 5,283.91 | 5,043.67 |
| Total | 673 | | | | |