

# **WILDBLUE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 3, 2023**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**WildBlue Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

July 27, 2023

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
WildBlue Community Development District

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on August 3, 2023 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Retaining Wall and Lake Bank Erosion Repair Activities
4. Continued Discussion: Fiscal Year 2024 Budget
5. Acceptance of Unaudited Financial Statements as of June 30, 2023
6. Approval of July 6, 2023 Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 7, 2023 at 10:00 AM [Fiscal Year 2024 Budget Adoption Hearing]
      - QUORUM CHECK

SEAT 1	AARON MILOSEVIC	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRISTOPHER HASTY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	BARRY ERNST	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	DAVID MEYERS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

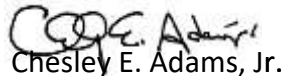
8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.

District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 650,636				\$ 653,032
Allowable discounts (4%)	(26,025)				(26,121)
Assessment levy: on-roll - net	624,611	\$608,975	\$ 15,636	\$ 624,611	626,911
Interlocal agreement -Vista Blue	13,000	-	13,000	13,000	-
Total revenues	637,611	608,975	28,636	637,611	626,911
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	4,552	10,448	15,000	15,000
Engineering	4,000	24,109	10,000	34,109	15,000
Audit**	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation**	750	500	250	750	750
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	3,950	-	3,950	3,950	3,950
Telephone	200	100	100	200	200
Postage	500	133	367	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,177	23	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,988	-	5,988	6,500
Contingencies/bank charges	1,200	13	1,187	1,200	1,200
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	88,390	62,202	56,785	118,987	100,390
<b>Field operations</b>					
Field management	10,000	5,000	5,000	10,000	10,000
Aquatic maintenance	83,000	-	83,000	83,000	78,000
Conservation area maintenance	180,000	1,850	164,000	165,850	170,000
Conservation area monitoring & reporting	69,000	66,759	2,241	69,000	69,000
Hurricane Ian clean-up	-	59,531	-	59,531	-
Lake bank erosion repairs	109,540	41,376	40,000	81,376	109,540
Water level and quality reporting	26,000	-	26,000	26,000	13,000
Littoral plant replacements	20,000	-	20,000	20,000	20,000
Conservation area fence review/repairs	10,000	-	10,000	10,000	10,000
Aeration operating supplies	5,000	2,575	2,600	5,175	7,500
Contingencies	10,000	4,950	5,050	10,000	10,000
Shoreline/seawall repair and replacements	25,000	-	25,000	25,000	25,000
Total field operations	547,540	182,041	382,891	564,932	522,040



**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Other fees and charges					
Property appraiser	673	673	-	673	673
Tax collector	1,010	976	34	1,010	1,010
Total other fees and charges	<u>1,683</u>	<u>1,649</u>	<u>34</u>	<u>1,683</u>	<u>1,683</u>
Total expenditures	<u>637,613</u>	<u>245,892</u>	<u>439,710</u>	<u>685,602</u>	<u>624,113</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2)	363,083	(411,074)	(47,991)	2,798
Fund balance - beginning (unaudited)	193,728	226,207	589,290	226,207	178,216
Fund balance - ending (projected)	<u>\$ 193,726</u>	<u>\$ 589,290</u>	<u>\$ 178,216</u>	<u>\$ 178,216</u>	<u>\$ 181,014</u>

**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	15,000
<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	15,000
<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	3,950
<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	6,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,200
<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	100,390

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

**Field operations**

Field management	10,000
Aquatic maintenance	78,000
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	170,000
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 the	
Conservation area monitoring & 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.	
Lake bank erosion repairs	109,540
Water level and quality reporting	13,000
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	20,000
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	7,500
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>522,040</u>

**Other fees and charges**

Property appraiser	673
Tax collector	1,010
Total other fees and charges	<u>1,683</u>
Total expenditures	<u><u>\$ 624,113</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	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	\$ 1,355,188	\$ 37,321	\$ 1,392,509	1,392,509
Interest	-	19,220	-	19,220	-
Total revenues	<u>1,392,509</u>	<u>1,374,408</u>	<u>37,321</u>	<u>1,411,729</u>	<u>1,392,509</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	465,000	-	465,000	465,000	480,000
Interest	933,194	466,596	466,598	933,194	916,919
Total expenditures	<u>1,398,194</u>	<u>466,596</u>	<u>931,598</u>	<u>1,398,194</u>	<u>1,396,919</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,685)	907,812	(894,277)	13,535	(4,410)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(3,345)	-	(3,345)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,345)</u>	<u>-</u>	<u>(3,345)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(5,685)	904,467	(894,277)	10,190	(4,410)
Beginning fund balance (unaudited)	1,188,308	1,195,776	2,100,243	1,195,776	1,205,966
Ending fund balance (projected)	<u>\$ 1,182,623</u>	<u>\$ 2,100,243</u>	<u>\$ 1,205,966</u>	<u>\$ 1,205,966</u>	<u>1,201,556</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2024					(450,059)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 56,028</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>
12/15/23			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>21,715,000.00</b>		<b>14,839,468.96</b>	<b>36,554,468.96</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

<u>Product</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 52'	99	\$ 970.33	\$ 1,513.08	\$ 2,483.41	2,479.85
SF 66'	99	970.33	1,920.43	2,890.76	2,887.20
SF 72'	58	970.33	2,095.01	3,065.34	3,061.78
SF 75'	269	970.33	2,182.30	3,152.63	3,149.07
SF 85'	102	970.33	2,473.26	3,443.59	3,440.03
SF 102'	34	970.33	2,967.89	3,938.22	3,934.66
SF 140'	12	970.33	4,073.55	5,043.88	5,040.32
<b>Total</b>	<b>673</b>				

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**



**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 537,769	\$ -	\$ -	\$ 537,769
Investments				
Revenue	-	508,989	-	508,989
Reserve	-	700,755	-	700,755
Construction	-	-	16,009	16,009
Principal	-	1	-	1
Due from general fund	-	6,655	-	6,655
Utility deposit	400	-	-	400
Total assets	<u>\$ 538,169</u>	<u>\$ 1,216,400</u>	<u>\$ 16,009</u>	<u>\$ 1,770,578</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 61,410	\$ -	\$ -	\$ 61,410
Retainage payable	-	-	433,933	433,933
Due to debt service fund	6,655	-	-	6,655
Due to other	26	-	-	26
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>74,091</u>	<u>-</u>	<u>433,933</u>	<u>508,024</u>
Fund balances:				
Restricted for:				
Debt service	-	1,216,400	-	1,216,400
Capital projects	-	-	(417,924)	(417,924)
Unassigned	464,078	-	-	464,078
Total fund balances	<u>464,078</u>	<u>1,216,400</u>	<u>(417,924)</u>	<u>1,262,554</u>
Total liabilities and fund balances	<u>\$ 538,169</u>	<u>\$ 1,216,400</u>	<u>\$ 16,009</u>	<u>\$ 1,770,578</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,986	\$ 625,850	\$ 624,611	100%
Interlocal agreement - Vista Blue	-	-	13,000	0%
Total revenues	<u>2,986</u>	<u>625,850</u>	<u>637,611</u>	98%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	2,174	8,054	15,000	54%
Engineering	15,114	49,680	4,000	1242%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	750	1,000	75%
Trustee	-	-	3,950	0%
Telephone	17	150	200	75%
Postage	56	243	500	49%
Printing & binding	42	375	500	75%
Legal advertising	-	1,177	1,200	98%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	5,500	109%
Contingencies/bank charges	-	13	1,200	1%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>21,486</u>	<u>103,810</u>	<u>88,390</u>	117%
<b>Field operations</b>				
Field management	833	7,500	10,000	75%
Aquatic maintenance	6,393	60,555	83,000	73%
Conservation area maintenance	-	1,850	180,000	1%
Conservation area monitoring & reporting	1,240	73,004	69,000	106%
Hurricane Ian clean-up	-	62,881	-	N/A
Lake bank erosion repairs	46,847	46,847	109,540	43%
Water level and quality reporting	-	-	26,000	0%
Littoral plant replacements	10,617	14,017	20,000	70%
Conservation area fence review/repairs	-	-	10,000	0%
Aeration operating supplies	465	3,986	5,000	80%
Contingencies	-	11,880	10,000	119%
Shoreline/seawall repair and replacements	-	-	25,000	0%
Total field operations	<u>66,395</u>	<u>282,520</u>	<u>547,540</u>	52%
<b>Other fees and charges</b>				
Property appraiser	-	673	673	100%
Tax collector	-	976	1,010	97%
Total other fees and charges	<u>-</u>	<u>1,649</u>	<u>1,683</u>	98%
Total expenditures	<u>87,881</u>	<u>387,979</u>	<u>637,613</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(84,895)	237,871	(2)	
Fund balances - beginning	548,973	226,207	193,728	
Fund balances - ending	<u>\$464,078</u>	<u>\$ 464,078</u>	<u>\$193,726</u>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 6,655	\$ 1,392,803	\$ 1,392,509	100%
Interest	8,302	41,802	-	N/A
Total revenues	<u>14,957</u>	<u>1,434,605</u>	<u>1,392,509</u>	103%
<b>EXPENDITURES</b>				
Principal	465,000	465,000	465,000	100%
Interest	466,597	933,194	933,194	100%
Total expenditures	<u>931,597</u>	<u>1,398,194</u>	<u>1,398,194</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(916,640)	36,411	(5,685)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(15,787)	-	N/A
Total other financing sources	<u>-</u>	<u>(15,787)</u>	<u>-</u>	N/A
Net change in fund balances	(916,640)	20,624	(5,685)	
Fund balances - beginning	<u>2,133,040</u>	<u>1,195,776</u>	<u>1,188,308</u>	
Fund balances - ending	<u><u>\$ 1,216,400</u></u>	<u><u>\$ 1,216,400</u></u>	<u><u>\$ 1,182,623</u></u>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 63	\$ 130
Total revenues	63	130
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	63	130
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	15,787
Total other financing sources/(uses)	-	15,787
Fund balances - beginning	(417,987)	(433,841)
Fund balances - ending	\$ (417,924)	\$ (417,924)

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

DRAFT

1 **MINUTES OF MEETING**  
2 **WILDBLUE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The Board of Supervisors of the WildBlue Community Development District held a  
6 Regular Meeting on July 6, 2023 at 10:00 a.m., at the offices of Barraco & Associates, 2271  
7 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

8  
9 **Present were:**

10  
11 Barry Ernst Vice Chair  
12 Aaron Milosevic Assistant Secretary  
13 David Myers Assistant Secretary  
14

15 **Also present, were:**

16  
17 Chuck Adams District Manager  
18 Wes Haber (via telephone) District Counsel  
19 Carl Barraco Barraco and Associates, Inc.  
20 Jay Gaines (via telephone) Berger, Toombs, Elam, Gaines & Frank  
21 Kristi Houston Resident  
22 John Buchholz Resident  
23  
24

25 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

26  
27 Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Milosevic, Ernst and  
28 Meyers were present. Supervisor Hasty was not present. One seat was vacant.

- 29 **▪ Presentation of Audited Annual Financial Report for the Fiscal Year Ended September**  
30 **30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank**

31 **This item, previously the Sixth Order of Business, was presented out of order.**

32 Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended  
33 September 30, 2022 and noted the pertinent information. There were no findings,  
34 recommendations, deficiencies on internal control or instances of non-compliance; it was a  
35 clean audit. Mr. Gaines urged the Board to read the Management Letter to the Board of  
36 Supervisors, dated June 27, 2023, which describes certain required disclosures.

- 37   ▪     **Consideration of Resolution 2023-08, Hereby Accepting the Audited Annual Financial**
- 38         **Report for the Fiscal Year Ended September 30, 2022**

39         **This item, previously the Seventh Order of Business, was presented out of order.**

40

41         **On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor,**

42         **Resolution 2023-08, Hereby Accepting the Audited Annual Financial Report for**

43         **the Fiscal Year Ended September 30, 2022, was adopted.**

44

45

46   **SECOND ORDER OF BUSINESS**

**Public Comments**

47

48             Resident John Buchholz asked for an update on the lake bank erosion repair project and

49     permitting status.

50             Mr. Barraco stated that contractors have been engaged and Staff sent information to

51     the County and is anticipating approval imminently. The project will commence as soon as the

52     County issues the approval. Once the start date is disclosed, Staff will coordinate with the

53     contractor and apprise the Board.

54             Mr. Barraco and Mr. Adams responded to questions regarding project inspections,

55     improvements to the berm, vendors, the shoreline, turf replacement, erosion control, the

56     County’s involvement, a parcel acquisition, retaining wall project costs, Lennar, obligations on

57     the plat, dock ownership and maintenance, recreational lakes and CDD liability.

58             Resident Kristi Huston stated a separate entity is mowing the grass from a certain point

59     in her yard down to lake and asked if residents are paying two entities.

60             Mr. Adams stated the CDD does not engage any mowing services within the community,

61     there is no duplicate overhead and the Association is responsible for mowing around the

62     stormwater ponds. Asked about protection from wildlife accessing the back of the lake, Mr.

63     Adams stated the Master Association is responsible for security.

64

65   **THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector**  
          **to Fill Unexpired Term of Seat 5; Term**  
          **Expires November 2024**

66

67

68

69             This item was deferred.



70 **FOURTH ORDER OF BUSINESS** Administration of Oath of Office to Newly  
 71 Appointed Supervisor (the following will  
 72 be provided in a separate package)  
 73

74 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

75 **B. Membership, Obligations and Responsibilities**

76 **C. Financial Disclosure Forms**

77 **I. Form 1: Statement of Financial Interests**

78 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

79 **III. Form 1F: Final Statement of Financial Interests**

80 **D. Form 8B: Memorandum of Voting Conflict**

81 These items were deferred.  
 82

83 **FIFTH ORDER OF BUSINESS** Consideration of Resolution 2023-05,  
 84 Designating Certain Officers of the District,  
 85 and Providing for an Effective Date  
 86

87 This item was deferred.  
 88

89 **SIXTH ORDER OF BUSINESS** Presentation of Audited Annual Financial  
 90 Report for the Fiscal Year Ended  
 91 September 30, 2022, Prepared by Berger,  
 92 Toombs, Elam, Gaines & Frank  
 93

94 This item was presented following the First Order of Business.  
 95

96 **SEVENTH ORDER OF BUSINESS** Consideration of Resolution 2023-08,  
 97 Hereby Accepting the Audited Annual  
 98 Financial Report for the Fiscal Year Ended  
 99 September 30, 2022  
 100

101 This item was presented following the First Order of Business.  
 102

103 **EIGHTH ORDER OF BUSINESS** Update: Retaining Wall and Lake Bank  
 104 Erosion Repair Activities  
 105

106 Mr. Adams stated, regarding the lake bank erosion repair activities, a schedule and start  
107 date are pending. Regarding the retaining wall, very little progress was made, from the CDD's  
108 perspective; the Board was in the process of vetting an engineering firm. Mr. Hasty was  
109 considering engaging two engineering firms; one engineer to examine the root cause of the  
110 failures and another to provide reconstructing options, including redesign of what was there  
111 originally, with a few minor improvements or other options leading to a storm category scale.

112 Mr. Ernst stated the Board, with the help of an attorney, selected an engineering firm,  
113 which recently examined the shoreline. The firm was provided with drawings and other data in  
114 order to produce an accurate report. There are two very different reports from Vista and Hans,  
115 which does not make sense. The Board would like the engineering firm to determine the root  
116 cause; receipt of the report in time for the August meeting is anticipated.

117 Discussion ensued regarding repair timing, cost opinions, reinforcing the retaining wall,  
118 gravel, riprap and if a special meeting must be scheduled to discuss the retaining wall project.

119 Mr. Haber will create an outline of the steps to facilitate acquisition of a property. He  
120 stated, since it will be necessary to issue a bond to fund the acquisition, he will want to  
121 coordinate with Bond Counsel and an Underwriter. The CDD might also need to obtain  
122 recreation authority from Lee County for the parcel acquisition.

123

124 **NINTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2024 Budget**

125

126 Mr. Adams stated, other than trying to anticipate what the CDD will need in terms of  
127 funds for repayment of the erosion repairs and other items, the proposed Fiscal Year 2024  
128 budget is very tight. Lennar has indicated that they will do a short-term financing with the CDD  
129 to assist with the erosion repair project. The CDD needs to take remedial actions to preserve  
130 and protect the repairs, which will add to the total costs. The costs will come into better focus  
131 by the August meeting.

132

133 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2023**

134

135

136 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2023.

137 The financials were accepted.

138

139 **ELEVENTH ORDER OF BUSINESS**

**Approval of June 1, 2023 Regular Meeting Minutes**

140

141

142 Mr. Adams presented the June 1, 2023 Regular Meeting Minutes. The following change  
143 was made:

144 Line 87: Change "Lenner" to "Lennar"

145

146 **On MOTION by Mr. Ernst and seconded by Mr. Meyers, with all in favor, the**  
147 **June 1, 2023 Regular Meeting Minutes, as amended, were approved.**

148

149

150 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

151

152 **A. District Counsel: Kutak Rock LLP**

153 **B. District Engineer: Barraco and Associates, Inc.**

154 There were District Counsel or District Engineer reports.

155 **C. District Manager: Wrathell, Hunt and Associates, LLC**

156 • **NEXT MEETING DATE: August 3, 2023 at 10:00 A.M.**

157 ○ **QUORUM CHECK**

158

159 **THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

160

161 There were no Board Members' comments or requests.

162

163 **FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

164

165 There were no public comments.

166

167 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

168

169

170 **On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, the**  
171 **meeting adjourned at 11:17 a.m.**

172  
173  
174  
175  
176  
177

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Secretary/Assistant Secretary

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Chair/Vice Chair

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

## WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022 <b>CANCELED</b>	Regular Meeting	10:00 AM
November 3, 2022	Landowners' Meeting	10:00 AM
November 3, 2022 <b>CANCELED</b>	Regular Meeting	10:00 AM
November 21, 2022	Continued Landowners' Meeting & Regular Meeting	10:00 AM
December 1, 2022 <b>CANCELED</b>	Regular Meeting	10:00 AM
January 5, 2023	Regular Meeting	10:00 AM
February 2, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
March 2, 2023	Regular Meeting	10:00 AM
April 6, 2023	Regular Meeting	10:00 AM
April 21, 2023 <b>CANCELED</b>	Continued Regular Meeting	1:00 PM
May 4, 2023 <b>CANCELED</b> <b>NO QUORUM</b>	Regular Meeting	10:00 AM
June 1, 2023	Regular Meeting	10:00 AM
July 6, 2023	Regular Meeting	10:00 AM
August 3, 2023	Regular Meeting	10:00 AM
September 7, 2023	Regular Meeting	10:00 AM