

**THE PRESERVE AT WILDERNESS LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2006**

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
The Preserve at Wilderness Lake Community Development District  
Pasco County, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2006, which comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2006, and the respective changes in financial position thereof for the fiscal year ended September 30, 2006 in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 21, 2008, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in conjunction with this report in considering the results of our audit.

The management's discussion and analysis and the budgetary comparison information are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.



January 21, 2008

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2006. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2006 by \$10,759,784 (net assets) which was an increase of \$2,449,644 in comparison with the prior year.
- At September 30, 2006, the District's governmental funds reported combined ending fund balances of \$1,662,205, a decrease of \$(742,515) in comparison with the prior year. Of the total fund balance, \$1,401,266 is reserved for debt service and other items and \$260,939 is available for spending at the District's discretion (unreserved, undesignated fund balance).

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service Series 2002 and 2004 and the capital projects Series 2004 funds which were considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities by \$10,759,784 (net assets) at the close of the fiscal year ended September 30, 2006.

The largest portion of the District's net assets of \$9,319,723, reflects in investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Another portion of the District's net assets \$1,126,395 represents resources that are subject to external restrictions on how they may be used. They are funds set aside for debt service under the Bond Indenture. The remaining balance of unrestricted net assets of \$313,666 may be used to meet the District's obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the net assets are as follows:

NET ASSETS SEPTEMBER 30,		
	2006	2005
Assets, excluding capital assets	\$ 2,006,053	\$ 3,008,425
Capital assets, net of depreciation	17,421,711	17,175,841
Total assets	19,427,764	20,184,266
Liabilities, excluding long-term liabilities	327,980	639,126
Long-term liabilities	8,340,000	11,235,000
Total liabilities	8,667,980	11,874,126
Net Assets		
Invested in capital assets, net of related debt	9,319,723	6,187,521
Restricted for:		
Debt service	1,126,395	1,939,731
Unrestricted	313,666	182,888
Total net assets	\$ 10,759,784	\$ 8,310,140

The result of the District's operations as a whole are reported in the statement of activities. The table in the following section takes the information from that statement and rearranges it so that the reader of this report can see total revenue.

Key elements of this change are as follows:

FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2006	2005
Revenues:		
Program revenues	\$ 4,639,910	\$ 7,809,279
General revenues	21,863	14,044
Total revenues	4,661,773	7,823,323
Expenses:		
General government	134,549	116,425
Maintenance and operations	1,001,720	772,671
Recreation	483,439	440,644
Interest	592,421	622,744
Total expenses	2,212,129	1,952,484
Change in net assets	\$ 2,449,644	\$ 5,870,839

Program revenues comprised primarily of assessments, decreased by \$3,169,369 during the fiscal year. Prior year program revenues consisted of approximately \$4,300,000 which was used to acquire capital assets.

## FINANCIAL ANALYSIS OF GOVERNMENTAL FUNDS

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's general fund includes all activities related to providing management and operating services.

In the table below we have presented the cost of the largest functions/programs as a percentage of total governmental funds.

	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2006		2005	
General government	\$ 134,549	2%	\$ 116,425	1%
Maintenance and operations	752,649	14%	526,459	7%
Recreation	483,439	9%	440,644	6%
Capital outlay	494,941	10%	5,580,483	71%
Principal and interest on long-term debt	3,538,710	65%	1,210,805	15%
	<u>\$ 5,404,288</u>	<u>100%</u>	<u>\$ 7,874,816</u>	<u>100%</u>

As noted above, principal and interest on long-term debt comprise the majority of expenditures for total governmental activities in the current year while capital outlay comprises the majority of expenditures for the prior year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2006.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2006, the District had \$18,655,631 invested in various capital assets and infrastructure under construction. At the entity-wide level \$1,233,920 of depreciation expense was taken since inception. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2006, the District had \$8,340,000 Bonds outstanding. No new debt was issued during the year and the District had no immediate need to issue additional debt. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### Contacting the District's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Preserve at Wilderness Lake Community Development District's Finance Department at 2002 N. Lois Avenue, Suite 507, Tampa Florida, 33607.

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2006**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 336,255
Assessments receivable	32,356
Accrued interest receivable	4,871
Due from Developer	27,813
Deferred charges	238,012
Prepays	50,771
Deposits	3,148
Restricted assets:	
Temporarily restricted	
Investments	1,312,827
Capital assets:	
Non-depreciable assets	11,480,342
Depreciable assets, net of accumulated depreciation	5,941,369
Total assets	19,427,764
<b>LIABILITIES</b>	
Accounts payable	105,836
Accrued interest payable	222,144
Non-current liabilities:	
Due within one year	105,000
Due in more than one year	8,235,000
Total liabilities	8,667,980
<b>NET ASSETS</b>	
Invested in capital assets, net of related debt	9,319,723
Restricted for:	
Debt service	1,126,395
Unrestricted	313,666
Total net assets	\$ 10,759,784

See notes to the financial statements



**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2006**

Functions/Programs Primary government:	Program Revenues			Net (Expense) Revenue and Changes in Net Assets
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:				
General government	\$ 134,549	\$ -	\$ -	\$ -
Maintenance and operations	1,001,720	7,000	473,951	8,248
Recreation	483,439	826,767		343,328
Interest on long-term debt	592,421	2,599,567	69,059	2,076,205
Total governmental activities	2,212,129	4,089,900	473,951	2,427,781
General revenues:				
Unrestricted investment earnings				21,863
Total general revenues				21,863
Change in net assets				2,449,644
Net assets - beginning				8,310,140
Net assets - ending				\$ 10,759,784

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2006**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2002	Debt Service Series 2004	Capital Projects Series 2004	
<b>ASSETS</b>					
Cash	\$ 336,255	\$ -	\$ -	\$ -	\$ 336,255
Investments		497,861	814,807	159	1,312,827
Assessments receivable	1,446	12,790	18,120		32,356
Due from Developer				27,813	27,813
Accrued interest receivable		1,835	3,036		4,871
Due from other funds	471	561			1,032
Prepays	49,579			1,192	50,771
Deposits	3,148				3,148
<b>Total assets</b>	<b>\$ 390,899</b>	<b>\$ 513,047</b>	<b>\$ 835,963</b>	<b>\$ 29,164</b>	<b>\$ 1,769,073</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 76,672	\$ -	\$ -	29,164	\$ 105,836
Due to other funds	561		471		1,032
<b>Total liabilities</b>	<b>77,233</b>	<b>-</b>	<b>471</b>	<b>29,164</b>	<b>106,868</b>
<b>Fund balances:</b>					
<b>Reserved for:</b>					
Debt service		513,047	835,492		1,348,539
Other	52,727				52,727
<b>Unreserved, reported in:</b>					
Designated for capital reserves	110,000				110,000
Designated for subsequent year's expenditures	55,000				55,000
Unreserved, undesignated	95,939				95,939
<b>Total fund balances</b>	<b>313,666</b>	<b>513,047</b>	<b>835,492</b>	<b>-</b>	<b>1,662,205</b>
<b>Total liabilities and fund balances</b>	<b>\$ 390,899</b>	<b>\$ 513,047</b>	<b>\$ 835,963</b>	<b>\$ 29,164</b>	<b>\$ 1,769,073</b>
Amounts reported for governmental activities in the statement of net assets are different because:					
Fund balance - governmental funds					\$ 1,662,205
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net assets includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.					
Cost of capital assets			18,655,631		
Accumulated depreciation			(1,233,920)		17,421,711
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.					
Bond issuance costs			259,650		
Accumulated amortization			(21,638)		238,012
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.					
Accrued interest payable			(222,144)		
Bonds payable			(8,340,000)		(8,562,144)
<b>Net assets of governmental activities</b>					<b>\$ 10,759,784</b>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2006**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2002	Debt Service Series 2004	Capital Projects Series 2004	
<b>REVENUES</b>					
Assessments	\$ 1,490,333	\$ 1,042,078	\$ 1,557,489	\$ -	\$ 4,089,900
Developer contributions	7,000			473,603	480,603
Interest and other revenues	21,863	26,264	42,795	348	91,270
Total revenues	<u>1,519,196</u>	<u>1,068,342</u>	<u>1,600,284</u>	<u>473,951</u>	<u>4,661,773</u>
<b>EXPENDITURES</b>					
Current:					
General government	131,319	1,207	1,989	34	134,549
Maintenance	752,649				752,649
Recreation	483,439				483,439
Debt Service:					
Principal		1,150,000	1,745,000		2,895,000
Interest		247,982	395,728		643,710
Capital outlay	21,011			473,930	494,941
Total expenditures	<u>1,388,418</u>	<u>1,399,189</u>	<u>2,142,717</u>	<u>473,964</u>	<u>5,404,288</u>
Excess (deficiency) of revenues over (under) expenditures	130,778	(330,847)	(542,433)	(13)	(742,515)
Fund balances - beginning	<u>182,888</u>	<u>843,894</u>	<u>1,377,925</u>	<u>13</u>	<u>2,404,720</u>
Fund balances - ending	<u>\$ 313,666</u>	<u>\$ 513,047</u>	<u>\$ 835,492</u>	<u>\$ -</u>	<u>\$ 1,662,205</u>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2006**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ (742,515)
Governmental funds report capital outlays as expenditures, However, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	494,941
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities	(249,071)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net assets and are eliminated in the statement of activities.	2,895,000
Amortization of deferred charges is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(8,655)
Change in accrued interest between the current year and prior year is accrued on the statement of activities while the amount is not recorded on the fund financial statements.	<u>59,944</u>
Change in net assets of governmental activities	<u><u>\$ 2,449,644</u></u>

See notes to the financial statements

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Preserve at Wilderness Lake Community Development District ("District") was created on February 13, 2001 by the Pasco County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Pasco County Ordinance 01-05. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Four of the five Supervisors are affiliated with Lindell Investments II, Inc. ("Developer") at September 30, 2006. The Developer owns a portion of the land within the District. The District is economically dependent on the Developer.

The Board has the final responsibility for:

1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services. (Including assessments for maintenance and debt service) Other items not properly included among program revenues are reported instead as *general revenues*.

## **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property owned as of the previous January 1. Certain assessments are collected upon closing on each lot sold and are used to prepay a portion of the Bonds outstanding. In addition, annual assessments are levied and collected to provide funds for the debt service on the portion of the Bonds which are not paid for from the prepaid assessments and to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with a maximum discount available for payments through November 30 and become delinquent on April 1. The Tax Collector's Office bills and collects the annual assessments on behalf of the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund 2002**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2002 Bonds.

### **Debt Service Fund 2004**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2004 Bonds.

### **Capital Projects Fund 2004**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District financed with Series 2004 Bonds.

## **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Assets or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to bond covenants.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has adopted a written investment policy, which complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, Florida Statutes.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from a nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments allowed in the bond indenture.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

#### **Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Assets or Equity (Continued)**

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture, fixtures and equipment	7
Buildings	40
Infrastructure	40

In the government fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Deferred Charges

In connection with the issuance of long-term, the District incurred costs totaling \$259,650. In the government-wide statements that amount has been capitalized and amortized over the estimated life of the Bonds. Accumulated amortization at September 30, 2006 was \$21,638.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Fund Equity/Net Assets

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

Net assets in the government-wide financial statements are categorized as invested in capital assets, net of related debt, restricted or unrestricted. Invested in capital assets, net of related debt represents net assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net assets represent the assets restricted by the District's bond covenants.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.



## NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

### Budgetary Information

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain landowner comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.

## NOTE 3- CASH AND INVESTMENTS

### Cash

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2006:

	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds	\$ 1,312,827	S& P AAAM	Weighted Average of the fund portfolio: 40 days
Total Investments	<u>\$ 1,312,827</u>		

*Custodial risk* – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The District's investments in the money market mutual funds are not evidenced by securities that exist in physical or book entry form.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

**NOTE 4 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2006 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 11,006,412	\$ 473,930	\$ -	\$ 11,480,342
Total capital assets, not being depreciated	<u>11,006,412</u>	<u>473,930</u>	<u>-</u>	<u>11,480,342</u>
Capital assets, being depreciated				
Infrastructure	2,560,254		-	2,560,254
Buildings	4,022,524		-	4,022,524
Furniture, fixtures, and equipment	571,500	21,011	-	592,511
Total capital assets, being depreciated	<u>7,154,278</u>	<u>21,011</u>	<u>-</u>	<u>7,175,289</u>
Less accumulated depreciation for:				
Infrastructure	256,025	64,006	-	320,031
Buildings	402,252	100,563	-	502,815
Furniture, fixtures, and equipment	326,572	84,502	-	411,074
Total accumulated depreciation	<u>984,849</u>	<u>249,071</u>	<u>-</u>	<u>1,233,920</u>
Total capital assets, being depreciated, net	<u>6,169,429</u>	<u>(228,060)</u>	<u>-</u>	<u>5,941,369</u>
Governmental activities capital assets, net	<u>\$ 17,175,841</u>	<u>\$ 266,881</u>	<u>\$ -</u>	<u>\$ 17,421,711</u>

Phase I was financed with the Series 2002 Bonds and was completed in a prior year. The total cost of the phase II and III infrastructure improvements has been estimated at approximately \$12,395,000. Certain improvements will be conveyed to other entities upon the completion of Phase II and III of the project. A portion of the infrastructure improvements included under infrastructure under construction was acquired from the Developer. During the fiscal year ended September 30, 2006 the Developer contributed \$473,603 towards the infrastructure improvements. The remaining infrastructure improvements are expected to be placed in service during the fiscal year ended September 30, 2007.

**NOTE 5 - LONG TERM LIABILITIES**

**Series 2002**

On January 31, 2002 the District issued \$13,820,000 of Capital Improvement Revenue Bonds, consisting of Series 2002A Bonds for \$2,500,000, due May 1, 2033, with a fixed interest rate of 7.1%, Series 2002B-1 Bonds for \$6,585,000 which were previously paid off, Series 2002B-2 for \$4,735,000 with a fixed interest rate of 6.2%, due November 1, 2008. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2002A Bonds is to be paid serially commencing May 1, 2004 through May 1, 2033. The Series 2002B-2 Bonds are due in one lump sum payment on November 1, 2008.

The Series 2002A Bonds may, at the option of the District, be called for redemption as a whole or in part on the first day of any month on or after May 1, 2013 at a redemption price set in the Bond Indenture.

The Bonds are subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture. This occurred during the year as the District had prepaid assessment revenue, which was used to pay down the Series 2002 Bonds by \$1,120,000.

The Bond Indenture established a Debt Service Reserve Requirement in the Reserve Fund, which is included in the Debt Service Fund. The requirement was met as of September 30, 2006.

**NOTE 5 - LONG TERM LIABILITIES (Continued)**

**Series 2002 (Continued)**

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

**Series 2004**

On April 1, 2004 the District issued \$7,640,000 of Capital Improvement Revenue Bonds, consisting of Series 2004A Bonds for \$5,260,000, due May 1, 2034, with a fixed interest rate of 5.9%, Series 2004B Bonds for \$2,380,000 with a fixed interest rate of 5%, due May 1, 2009. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2004. Principal on the Series 2004A Bonds is to be paid serially commencing May 1, 2005 through May 1, 2034. The Series 2004B Bonds are due in one lump sum payment on May 1, 2009.

The Series 2004A Bonds may, at the option of the District, be called for redemption as a whole or in part on the first day of any month on or after May 1, 2014 at a redemption price set in the Bond Indenture.

The Bonds are subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture. This occurred during the year as the District had prepaid assessment revenues which were used to pay down the Series 2004 Bonds by \$1,670,000.

The Bond Indenture established a Debt Service Reserve Requirement in the Reserve Fund, which is included in the Debt Service Fund. The requirement was met as of September 30, 2006.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

**Long term debt transactions**

Changes in long-term liability activity for the fiscal year ended September 30, 2006 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b><u>Governmental activities</u></b>					
Bonds payable:					
Series 2002	\$ 3,890,000	\$ -	\$ 1,150,000	\$ 2,740,000	\$ 30,000
Series 2004	7,345,000	-	1,745,000	5,600,000	75,000
Governmental activity long-term liabilities	<u>\$ 11,235,000</u>	<u>\$ -</u>	<u>\$ 2,895,000</u>	<u>\$ 8,340,000</u>	<u>\$ 105,000</u>

**NOTE 5 - LONG TERM LIABILITIES (Continued)**

**Long term debt transactions (Continued)**

At September 30, 2006, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities	
	Principal	Interest
2007	\$ 105,000	\$ 533,145
2008	115,000	526,590
2009	120,000	492,880
2010	1,235,000	450,985
2011	135,000	443,130
2012 - 2016	815,000	2,077,810
2017 - 2021	1,100,000	1,788,950
2022 - 2026	1,520,000	1,392,295
2027 - 2031	2,085,000	846,600
2032 - 2034	1,110,000	163,190
Total	<u>\$ 8,340,000</u>	<u>\$ 8,715,575</u>

**NOTE 6- DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the operations of the District. As a portion of the land is owned by the Developer and the Developer has agreed to provide the monies for the operations of the District, the District is economically dependent on the Developer. As a result of this agreement, Developer contributions for operations were \$7,000 for the fiscal year ended September 30, 2006.

**NOTE 7- MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 8 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for each of the past three fiscal years.

**NOTE 9 - SUBSEQUENT EVENTS**

Subsequent to September 30, 2006, the District prepaid \$410,000 of the Bonds, as allowed in the Bond Indentures. The redemptions were an extraordinary mandatory redemption as described in the Indentures.

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED TO SEPTEMBER 30, 2006**

	<u>Original &amp; Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>			
Assessments	\$ 1,481,785	\$ 1,490,333	\$ 8,548
Developer contributions		7,000	7,000
Interest and other revenues	-	21,863	21,863
Total revenues	<u>1,481,785</u>	<u>1,519,196</u>	<u>37,411</u>
<b>EXPENDITURES</b>			
Current:			
General government	120,325	131,319	(10,994)
Maintenance	1,361,460	752,649	608,811
Recreation		483,439	(483,439)
Capital outlay		21,011	(21,011)
Total expenditures	<u>1,481,785</u>	<u>1,388,418</u>	<u>93,367</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>130,778</u>	<u>\$ 130,778</u>
Fund balance - beginning		<u>182,888</u>	
Fund balance - ending		<u>\$ 313,666</u>	

See notes to required supplementary information

**THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2006.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
The Preserve at Wilderness Lake Community Development District  
Pasco County, Florida

We have audited the financial statements of the governmental activities and each major fund of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida as of and for the fiscal year ended September 30, 2006, which collectively comprise the District's basic financial statements and have issued our report thereon dated January 21, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered The Preserve at Wilderness Lake Community Development District's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether The Preserve at Wilderness Lake Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended for the information of the management, Board of Supervisors of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.



January 21, 2008

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
The Preserve at Wilderness Lake Community Development District  
Pasco County, Florida

We have audited the accompanying basic financial statements of The Preserve at Wilderness Lake Community Development District ("District") as of and for the fiscal year ended September 30, 2006, and have issued our report thereon dated January 21, 2008.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.


In addition, we have issued our Report on Internal Control over Financial Reporting and Compliance and Other Matters dated January 21, 2008. Disclosures in that report should be considered in conjunction with this management letter.

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

This report is intended for the information of the management, Board of Supervisors of The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank The Preserve at Wilderness Lake Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.



January 21, 2008



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

1. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2005.
2. The District complied with Section 218.415, Florida Statutes, regarding the investment of public funds.
3. There were no violations of laws, rules, regulations, and contractual provisions or abuse, that were not clearly inconsequential, that have occurred, or were likely to have occurred, that were discovered within the scope of the audit.
4. There were no illegal or improper expenditures that were not clearly inconsequential, discovered within the scope of the audit that may not materially affect the financial statements.
5. There were no deficiencies in internal control that are not reportable conditions, including but not limited to, improper or inadequate accounting procedures, failure to properly record financial transactions or other inaccuracies, shortages, defalcations, or instances of fraud discovered by, or that came to the attention of, the auditor.
6. The name and legal authority for the District are disclosed in the notes to the financial statements.
7. The District has not met one or more of the conditions described in Section 218.503(1), Florida Statutes.
8. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2006 financial audit report.
9. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.