

The Preserve at Wilderness Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2012



DMS

District Management Services, LLC

District Management Services, LLC
5680 W. Cypress St. ~ Suite A ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 2/29/2012

(In Whole Numbers)

	General Fund	Debt Service Fund-Series 2002	Debt Service Fund-Series 2004	Capital Project Fund-Series 2004	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets							
Cash In Bank	26,533	0	0	0	0	0	26,533
Cash On Hand	280	0	0	0	0	0	280
Investments	1,898,291	445,391	892,591	196	0	0	3,236,469
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	454	438	0	0	0	892
Prepaid Items	38,251	0	0	0	0	0	38,251
Deposits	2,218	0	0	0	0	0	2,218
Due From Other Funds	0	6,170	11,431	0	0	0	17,600
Amount Available-Debt Service	0	0	0	0	0	1,356,474	1,356,474
Amount To Be Provided Debt Service	0	0	0	0	0	5,533,526	5,533,526
Fixed Assets	0	0	0	0	10,878,521	0	10,878,521
Total Assets	1,965,574	452,015	904,459	196	10,878,521	6,890,000	21,090,765
Liabilities							
Accounts Payable	56,001	0	0	0	0	0	56,001
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	21,238	0	0	0	0	0	21,238
Due To Developer	0	0	0	196	0	0	196
Deposits	0	0	0	0	0	0	0
Other Current Liabilities	458	0	0	0	0	0	458
Due To Other Funds	17,600	0	0	0	0	0	17,600
Revenue Bonds Payable-Long-Term	0	0	0	0	0	6,890,000	6,890,000
Total Liabilities	95,297	0	0	196	0	6,890,000	6,985,493
Fund Equity & Other Credits							
Investments In General Fixed Assets	0	0	0	0	10,878,521	0	10,878,521
Retained Earnings-Reserved	688,683	0	0	0	0	0	688,683
Fund Balance-All Other Reserves	0	359,456	693,737	0	0	0	1,053,193
Fund Balance-Unreserved	1,181,594	92,559	210,722	0	0	0	1,484,875
Total Fund Equity & Other Credits	1,870,277	452,015	904,459	0	10,878,521	0	14,105,271
Total Liabilities & Fund Equity	1,965,574	452,015	904,459	196	10,878,521	6,890,000	21,090,765

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts-Tax Roll	1,577,351	1,449,057	(128,294)	(8.13)%
Interest Earnings				
Interest Earnings	11,000	5,622	(5,378)	(48.88)%
Contributions & Donations From Private Sources				
Miscellaneous	10,000	0	(10,000)	(100.00)%
Other Miscellaneous Revenues				
Miscellaneous	0	18	18	0.00%
Rental Revenue	5,000	5,790	790	15.79%
Concessions and Events	25,000	8,445	(16,555)	(66.21)%
Resident ID Cards	1,800	458	(1,342)	(74.55)%
Sponsorships	5,000	4,825	(175)	(3.50)%
Transfer from Designated Reserve	71,600	0	(71,600)	(100.00)%
Business Center	800	238	(562)	(70.23)%
Total Revenues	1,707,551	1,474,454	(233,097)	(13.65)%
Expenditures				
Legislative				
Supervisor Fees	12,000	4,600	7,400	61.66%
Financial & Administrative				
Field Administrative Services	8,000	3,362	4,638	57.97%
District Manager	33,500	13,939	19,561	58.39%
District Engineer	14,000	6,643	7,357	52.55%
Disclosure Report	2,000	2,000	0	0.00%
Trustees Fees	6,000	2,733	3,268	54.45%
Accounting Services	28,000	11,642	16,358	58.42%
Auditing Services	7,800	0	7,800	100.00%
Arbitrage Rebate Calculation	3,000	0	3,000	100.00%
Professional Liability Insurance	3,600	1,490	2,110	58.61%
Legal Advertising	1,200	106	1,094	91.13%
Bank Fees	25	0	25	100.00%
Dues, Licenses & Fees	300	227	73	24.33%
Website Administration	2,400	464	1,936	80.64%
Technology Services	6,800	1,562	5,238	77.03%
Legal Counsel				
District Counsel	8,000	3,390	4,610	57.63%
Public Safety				
Private Security Contracted Services	52,000	19,766	32,234	61.98%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Off-Duty Sheriff Patrol Services	24,000	10,540	13,460	56.08%
Contingency Security Patrol	4,000	952	3,048	76.20%
Security & Surveillance Signage	720	0	720	100.00%
Surveillance Camera Upgrade	12,000	0	12,000	100.00%
Electric Utility Services				
Electric Utility Services	170,000	67,320	102,680	60.39%
Gas Utility Services				
Gas Utility Services	30,000	17,185	12,815	42.71%
Garbage/Solid Waste Control Services				
Solid Waste Services	2,800	2,271	529	18.88%
Water-Sewer Combination Services				
Water Utility Services	14,000	5,999	8,001	57.14%
Other Physical Environment				
Property & Casualty Insurance	46,000	16,526	29,474	64.07%
Entry & Walls Maintenance	3,600	1,700	1,900	52.77%
Plant Replacement Program	17,600	0	17,600	100.00%
Brick Pavers Maintenance	2,800	3,981	(1,181)	(42.17)%
Landscape - Turf	160,864	67,027	93,837	58.33%
Landscape - Edging	17,874	7,447	10,427	58.33%
Landscape - Fertilization	6,200	2,583	3,617	58.33%
Landscape - Weed Control	1,550	646	904	58.33%
Landscape - Insect & Pest Control	1,550	646	904	58.33%
Landscape - Disease Control	1,550	646	904	58.33%
Landscape - Shrub & Tree Fertilization	1,550	646	904	58.33%
Landscape - Pruning	5,175	2,156	3,019	58.33%
Landscape - Irrigation & Sprinklers	23,000	11,384	11,616	50.50%
Landscape - Special Requirements	52,725	21,969	30,756	58.33%
Contingency Landscape	8,000	1,738	6,263	78.28%
Roadway Fence Repair/Replace	4,000	0	4,000	100.00%
Non Ad Valorem Property Taxes	1,400	1,304	96	6.85%
Lake and Wetland Mgt-Contract	60,000	21,845	38,155	63.59%
Lake and Wetland Mgt.- Other	5,000	0	5,000	100.00%
Lake and Wetland Mgt.-Erosion	7,000	0	7,000	100.00%
Road & Street Facilities				
Street Light Maintenance	1,200	0	1,200	100.00%
Pavement and Signage Repairs	800	340	460	57.50%
Street Sweeping/Cleaning	500	0	500	100.00%
Miscellaneous Fees	500	0	500	100.00%
Parks & Recreation				

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Human Resources & Industry Training	2,400	782	1,618	67.41%
Staff-Salaries	340,000	127,200	212,800	62.58%
Staff-Taxes & Workers Comp	42,000	17,195	24,805	59.05%
Staff-Benefits & Administration Costs	14,000	1,031	12,969	92.63%
Clubhouse Facility Repairs & Maintenance	30,000	13,004	16,996	56.65%
Pool/Spa Maintenance-Contract	19,800	8,250	11,550	58.33%
Pool/Spa Maintenance-Other	6,200	1,760	4,440	71.61%
General Office Supplies	3,000	1,886	1,114	37.13%
Equipment Rental/Leasing	4,200	455	3,745	89.15%
Bulbs and Lighting	4,200	1,787	2,413	57.45%
Fitness Equipment Maintenance	3,200	2,195	1,005	31.40%
Spa Supplies	2,200	1,009	1,191	54.12%
Mileage and Gas	1,800	727	1,073	59.59%
Nature Center Operations	3,600	2,138	1,462	40.60%
Security System & Access Control	4,200	1,483	2,717	64.69%
Pool/Spa Licensing	1,200	0	1,200	100.00%
Lodge Phone, Fax & Internet	14,000	5,610	8,390	59.92%
Lodge Cleaning & Supplies	10,000	4,970	5,030	50.29%
Holiday Decor	4,800	4,885	(85)	(1.77)%
Resident Newsletters	1,200	473	727	60.59%
Resident ID Cards	1,000	135	865	86.50%
Park Facility Maintenance	9,000	3,934	5,066	56.28%
Concessions & Events	17,500	13,235	4,265	24.36%
Resident Service Supplies	10,000	4,133	5,867	58.66%
Lodge Activities	8,000	5,160	2,840	35.50%
Business Center	3,800	682	3,118	82.05%
Capital Improvements	101,036	15,700	85,336	84.46%
Lodge Furniture, Fixtures & Equipment	36,000	8,576	27,424	76.17%
Reserves				
Capital Assets Reserve	132,632	132,632	0	0.00%
Total Expenditures	<u>1,707,551</u>	<u>719,802</u>	<u>987,750</u>	<u>57.85%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>754,652</u>	<u>754,652</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>754,652</u>	<u>754,652</u>	<u>0.00%</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund—Series 2002 - 200

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	200,668	185,947	(14,721)	(7.33)%
Interest Earnings				
Interest Earnings	0	244	244	0.00%
Total Revenues	<u>200,668</u>	<u>186,191</u>	<u>(14,477)</u>	<u>(7.21)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	155,668	78,633	77,036	49.48%
Principal Payments	45,000	15,000	30,000	66.66%
Total Expenditures	<u>200,668</u>	<u>93,633</u>	<u>107,036</u>	<u>53.34%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>92,559</u>	<u>92,559</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>92,559</u>	<u>92,559</u>	<u>0.00%</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund—Series 2004 - 201

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	373,760	344,537	(29,223)	(7.81)%
Interest Earnings				
Interest Earnings	0	4,541	4,541	0.00%
Total Revenues	373,760	349,077	(24,683)	(6.60)%
Expenditures				
Debt Service Payments				
Interest Payments	273,760	138,355	135,405	49.46%
Principal Payments	100,000	0	100,000	100.00%
Total Expenditures	373,760	138,355	235,405	62.98%
Excess of Revenues Over (Under) Expenditures	0	210,722	210,722	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	210,722	210,722	0.00%

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts

Reconciliation Date: 2/29/2012

Cash Account: 10100 Cash - Operating Account (Florida Bank)

Bank Balance	45,885.32
Less Outstanding Checks/Vouchers	27,876.16
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	18,009.16
Balance Per Books	<u>18,009.16</u>
Unreconciled Difference	<u><u>0.00</u></u>

The Preserve At Wilderness Lake Community Development District
Reconcile Cash Accounts
Outstanding Checks/Vouchers

Reconciliation Date: 2/29/2012

Cash Account: 10100 Cash - Operating Account (Florida Bank)

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
7492	1/19/2012	System Generated Check/Voucher	200.00	James Estel
7536	2/9/2012	System Generated Check/Voucher	200.00	James Estel
7557	2/24/2012	System Generated Check/Voucher	22,669.79	Cornerstone Solutions Group Tampa Bay, Inc.
7560	2/24/2012	System Generated Check/Voucher	2,232.00	Pasco County Sheriff's Office Extra-Duty Detail
7561	2/24/2012	System Generated Check/Voucher	262.63	Pasco County Utilities
7562	2/24/2012	System Generated Check/Voucher	22.97	Pasco County Utilities
7563	2/24/2012	System Generated Check/Voucher	609.41	Pasco County Utilities
7564	2/24/2012	System Generated Check/Voucher	7.34	Pasco County Utilities
7565	2/24/2012	System Generated Check/Voucher	7.34	Pasco County Utilities
7566	2/24/2012	System Generated Check/Voucher	7.34	Pasco County Utilities
7567	2/24/2012	System Generated Check/Voucher	7.34	Pasco County Utilities
7571	2/24/2012	System Generated Check/Voucher	1,650.00	Suncoast Pool Service
Outstanding Checks/Vouchers			27,876.16	



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 6272 1.4130 EX 0.000 27 1 40
 The Preserve at wilderness Lake
 Community Development District
 Operating Account
 5680 W Cypress St
 Suite A
 Tampa FL 33607

Date 2/29/12 Page 1
 Account Number
 Check Images 62

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-----CHECKING ACCOUNTS-----

PUBLIC FUNDS NOW		Number of Check Images	62
Account Number		Statement Dates	2/01/12 thru 2/29/12
Previous Balance	31,787.13	Days in the statement period	29
3 Deposits/Credits	113,133.88	Average Ledger	32,189.92
64 Checks/Debits	99,037.49	Average Collected	32,189.92
Service Charge	.00	Interest Earned	1.80
Interest Paid	1.80	Annual Percentage Yield Earned	0.07%
Ending Balance	45,885.32	2012 Interest Paid	5.04

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
2/06	Trsf from Op MM 5515 Transfer for A/P Confirmation number 202120105	20,000.00
2/09	DDA REGULAR DEPOSIT	48,133.88
2/27	Trsf from Op MM 5515 Transfer for A/P Confirmation number 224120117	45,000.00
2/29	Interest Deposit	1.80

OTHER DEBITS

Date	Description	Amount
2/03	PAYROLL DECISIONHR XXI PPD 1205056756 12/02/03 TRACE: 063100273164881	13,576.51-
2/17	PAYROLL DECISIONHR XXI PPD 1205056756 12/02/17 TRACE: 063100276292821	13,394.31-





A BRIDGE TO BETTER BANKING

Date 2/29/12
 Account Number
 Check Images

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PUBLIC FUNDS NOW

CHECKS IN CHECK NUMBER ORDER

Date	check No	Amount	Date	check No	Amount
2/03	7498	130.50	2/23	7532	103.23
2/02	7500*	123.77	2/14	7533	416.61
2/01	7501	132.49	2/14	7534	200.00
2/02	7502	97.87	2/27	7535	200.00
2/03	7504*	257.61	2/23	7537*	200.00
2/03	7505	22.97	2/16	7538	260.50
2/02	7506	936.49	2/15	7539	1,030.88
2/03	7507	7.34	2/14	7540	7,000.00
2/06	7508	7.34	2/15	7541	755.70
2/03	7509	7.34	2/15	7542	785.89
2/03	7510	7.34	2/28	7543	130.76
2/02	7512*	345.00	2/23	7544	4,400.00
2/01	7513	1,020.75	2/23	7545	47.00
2/02	7514	5,791.66	2/24	7546	65.00
2/06	7515	3,271.92	2/28	7547	225.00
2/09	7516	201.00	2/27	7548	2,232.00
2/16	7517	275.00	2/22	7549	4,521.58
2/13	7518	75.75	2/22	7550	8,377.49
2/09	7519	709.50	2/22	7551	583.74
2/13	7520	178.06	2/22	7552	404.07
2/09	7521	76.00	2/24	7553	150.00
2/09	7522	2,000.00	2/23	7554	146.56
2/13	7523	83.55	2/23	7555	38.97
2/08	7524	13,331.64	2/29	7556	245.00
2/08	7525	67.10	2/29	7558*	1,777.02
2/10	7526	73.26	2/28	7559	205.00
2/10	7527	142.22	2/29	7568*	909.26
2/13	7528	662.50	2/28	7569	826.00
2/14	7529	7.00	2/29	7570	78.20
2/21	7530	130.76	2/29	7572*	104.99
2/14	7531	1,874.69	2/28	7573	3,597.80

* Indicates Skip in Check Number

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
2/01	30,633.89	2/06	26,050.23	2/10	57,583.39
2/02	23,339.10	2/08	12,651.49	2/13	56,583.53
2/03	9,329.49	2/09	57,798.87	2/14	47,085.23



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Date 2/29/12
Account Number
Check Images

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PUBLIC FUNDS NOW

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
2/15	44,512.76	2/22	16,565.31	2/28	48,997.99
2/16	43,977.26	2/23	11,629.55	2/29	45,885.32
2/17	30,582.95	2/24	11,414.55		
2/21	30,452.19	2/27	53,982.55		

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The Preserve at Wildnerness Lake Community Development District
Reconcile Investment Accounts

2/29/2012

Investment Account: 15190 Money Market Acct. Florida Bank
Account xxxxx5515

Opening Balance	<u>\$ 1,272,747.75</u>
Interest Income	486.74
Wire Transfers to Checking Account	(65,000.00)
Wire Transfers From Checking Account	-
Ending Balance	\$ 1,208,234.49
Balance Per Books	1,208,234.49
Unreconciled Difference	<u>0.00</u>



*****EXCLUDE-MaxLinesAddr
 6242 0.5510 EX 0.000 27 1 10
 The Preserve at Wilderness Lake
 Community Development District
 Money Market
 5680 W Cypress St
 Suite A
 Tampa FL 33607

Date 2/29/12
 Account Number
 Check Images

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-----CHECKING ACCOUNTS-----

PUBLIC FUNDS MONEY MARKET		Number of Check Images	0
Account Number		Statement Dates	2/01/12 thru 2/29/12
Previous Balance	1,272,747.75	Days in the statement period	29
Deposits/Credits	.00	Average Ledger	1,251,540.85
2 Checks/Debits	65,000.00	Average Collected	1,251,540.85
Service Charge	.00	Interest Earned	486.74
Interest Paid	486.74	Annual Percentage Yield Earned	0.49%
Ending Balance	1,208,234.49	2012 Interest Paid	1,360.91

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
2/29	Interest Deposit	486.74

OTHER DEBITS

Date	Description	Amount
2/06	Transf to Checking 6101 Transfer for A/P	20,000.00-
2/27	Confirmation number 202120105 Transf to Checking 6101 Transfer for A/P	45,000.00-
	Confirmation number 224120117	

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
2/01	1,272,747.75	2/27	1,207,747.75
2/06	1,252,747.75	2/29	1,208,234.49

Tired of talking to machines?
 call us today and ask about our new loan rates.



**The Preserve at Wilderness Lake Community Development District
Reconcile Certificates of Deposit**

2/29/2012

Investment Account: 15191 Certificates of Deposit

<u>Certificate</u>	Initial Deposit \$	Balance 1/31/2012 \$	Interest 2/29/2012 \$	Balance 2/29/2012 \$
5 Year Term - 09/08/15 2.25% APY	200,000.00	206,026.57	389.70	206,416.27
3 Year Term - 10/18/13 1.4% APY	100,000.00	101,754.56	120.13	101,874.69
2 Year Term - 12/16/12 1.15% APY	100,000.00	101,248.28	98.37	101,346.65
	<u>400,000.00</u>	<u>409,029.41</u>	<u>608.20</u>	<u>409,637.61</u>

Reconciliation To Designated Reserves

Balance held in CD's	\$ 409,637.61
Reserve MM Account	<u>280,418.81</u>
	690,056.42
Capital Assets Reserve	<u>(688,682.52)</u>
Surplus/(Deficit)	<u>\$ 1,373.90</u>



FLORIDA BANK

Florida Bank Business Online Banking

Welcome The Preserve at Wilderness Lake!

Deposit Accounts

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Account (Click for Transaction Details)	Balance	Status
Reserve MM 4715	\$280,316.35	Select Option
Op MM 5515	\$1,207,747.75	Select Option
CD36M P 8836	\$101,874.69	Select Option
CD60M B 6525	\$206,416.27	Select Option
Checking 6101	\$48,997.99	Select Option
CD24M B 2051	\$101,346.65	Select Option

Customer Summary Information

6 Deposit accounts with a total balance of \$1,946,699.70

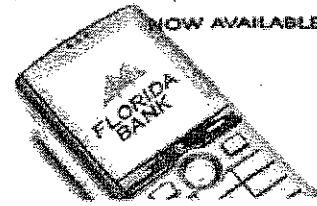
You last accessed your Online Banking account on Wednesday, February 29, 2012 11:51:05 AM Eastern Time

You have accessed Online Banking 126 time(s) since Monday, April 26, 2010 4:06:42 PM Eastern Time [Reset this counter](#)

FEBRUARY 29, 2012

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The Preserve at Wilderness Lake Community Development District
Reconcile Reserve Accounts

2/29/2012

Investment Account: 15200 Money Market Acct. Florida Bank
Account xxxxx4715

Opening Balance	<u>\$ 280,316.35</u>
Interest Income	102.46
Debits	-
Ending Balance	\$ 280,418.81
Balance Per Books	<u>\$ 280,418.81</u>
Unreconciled Difference	<u>0.00</u>

*****EXCLUDE-MaxLinesAddr
 6241 0.5510 EX 0.000 27 1 9
 The Preserve at Wilderness Lake
 Community Development District
 Reserve Account
 5680 W Cypress St
 Suite A
 Tampa FL 33607

Date 2/29/12
 Account Number
 Check Images

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As your financial institution, we are committed to protecting your identity. Florida Bank will never ask you to provide personal information by email, phone, automated dialers, or provide links to our website via email.

-----CHECKING ACCOUNTS-----

PUBLIC FUNDS MONEY MARKET		Number of Check Images	0
Account Number		Statement Dates	2/01/12 thru 2/29/12
Previous Balance	280,316.35	Days in the statement period	29
Deposits/Credits	.00	Average Ledger	280,316.35
Checks/Debits	.00	Average Collected	280,316.35
Service Charge	.00	Interest Earned	102.46
Interest Paid	102.46	Annual Percentage Yield Earned	0.46%
Ending Balance	280,418.81	2012 Interest Paid	158.47

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
2/29	Interest Deposit	102.46

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
2/01	280,316.35	2/29	280,418.81

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