

The Preserve at Wilderness Lake
Community Development District

Financial Statements
(Unaudited)

November 30, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 11/30/2013

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund--Series 2013	Debt Service Fund-Series 2012	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	106,574	0	0	0	106,574	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	0	0	181,955	151,025	332,980	0	0
Investments - Reserves	0	729,192	0	0	729,192	0	0
Accounts Receivable	1,474,152	0	313,275	169,670	1,957,097	0	0
Prepaid Items	0	0	0	0	0	0	0
Deposits	2,218	0	0	0	2,218	0	0
Due From Other Funds	0	0	2,163	1,171	3,334	0	0
Amount Available-Debt Service	0	0	0	0	0	0	819,260
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,755,740
Fixed Assets	0	0	0	0	0	10,946,588	0
Total Assets	1,583,243	729,192	497,393	321,867	3,131,695	10,946,588	6,575,000
Liabilities							
Accounts Payable	85,810	0	0	0	85,810	0	0
Accrued Expenses Payable	1,000	0	0	0	1,000	0	0
Due To Other Funds	3,334	0	0	0	3,334	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	6,575,000
Total Liabilities	90,145	0	0	0	90,145	0	6,575,000
Fund Equity & Other Credits							
Beginning Fund Balance	311,370	727,960	235,431	213,618	1,488,378	10,946,588	0
Net Change in Fund Balance	1,181,729	1,233	261,963	108,249	1,553,173	0	0
Total Fund Equity & Other Credits	1,493,099	729,192	497,393	321,867	3,041,551	10,946,588	0
Total Liabilities & Fund Equity	1,583,243	729,192	497,393	321,867	3,131,695	10,946,588	6,575,000

See Notes to Unaudited Financial Statements

The Preserve At Wilderness Lake Community Development District
Statement of Revenues and Expenditures
General Fund - 001
From 10/1/2013 Through 11/30/2013
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	8,000	1,333	0	(1,333)	100.00%
Special Assessments					
Tax Roll	1,484,332	1,484,332	1,500,795	16,463	(1.10)%
Other Miscellaneous Revenues					
Guest Fees	2,000	333	156	(177)	92.18%
Facility Funding	8,000	1,333	2,065	732	74.18%
Rental Revenue	20,000	3,333	4,349	1,015	78.25%
Concessions and Events	15,000	2,500	2,763	263	81.57%
Landscape Maintenance Reimbursement	10,000	1,667	0	(1,667)	100.00%
Total Revenues	1,547,332	1,494,832	1,510,128	15,296	2.40%
Expenditures					
Legislative					
Supervisor Fees	13,000	2,167	1,800	367	86.15%
Financial & Administrative					
Administrative Services	8,400	1,400	1,400	0	83.33%
District Management	33,600	5,600	5,600	0	83.33%
District Engineer	9,000	1,500	1,124	376	87.50%
Disclosure Report	2,000	333	0	333	100.00%
Trustees Fees	6,000	3,340	3,340	0	44.32%
Tax Collector/Property Appraiser Fees	150	150	0	150	100.00%
Financial Consulting Services	9,800	5,800	1,633	4,167	83.33%
Accounting Services	18,200	3,033	3,033	0	83.33%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	1,300	217	0	217	100.00%
Public Officials Liability Insurance	1,581	922	922	0	41.65%
Resident Newsletters	7,000	1,167	1,229	(63)	82.43%
Legal Advertising	750	125	0	125	100.00%
Dues, Licenses & Fees	825	175	175	0	78.78%
Technology Fees & Maintenance	9,000	1,500	1,649	(149)	81.67%
Legal Counsel					
District Counsel	15,000	2,500	4,185	(1,685)	72.10%

The Preserve At Wilderness Lake Community Development District
Statement of Revenues and Expenditures
General Fund - 001
From 10/1/2013 Through 11/30/2013
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Employment Litigation	0	0	8,422	(8,422)	0.00%
Law Enforcement					
Off Duty Deputy Services	25,000	4,167	4,584	(417)	81.66%
Security Operations					
Security Services and Patrols	54,500	9,083	7,551	1,533	86.14%
Security & Surveillance Supplies	2,000	333	490	(157)	75.50%
Security System Maintenance	10,000	1,667	0	1,667	100.00%
Electric Utility Services					
Utility Services	163,850	27,308	26,658	650	83.73%
Gas Utility Services					
Utility Services	42,000	7,000	9,667	(2,667)	76.98%
Garbage/Solid Waste Control Services					
Solid Waste Services	2,100	350	1,690	(1,340)	19.52%
Solid Waste Assessments	2,200	2,200	2,236	(36)	(1.63)%
Water-Sewer Combination Services					
Utility Services	15,070	2,512	1,817	694	87.94%
Stormwater Control					
Stormwater Assessments	1,276	1,276	1,308	(32)	(2.54)%
Other Physical Environment					
General Liability/Property Insurance	43,175	25,564	26,871	(1,307)	37.76%
Entry & Walls Maintenance	3,000	500	1,580	(1,080)	47.33%
Holiday Decorations	8,000	1,333	5,500	(4,167)	31.25%
Landscape					
Landscape Maintenance	92,460	15,410	17,500	(2,090)	81.07%
Irrigation Maintenance	12,000	2,000	2,000	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	50,000	8,333	25,848	(17,515)	48.30%
Landscape - Fertilization/Pest Control	30,000	5,000	7,000	(2,000)	76.66%
Tree Trimming Services	12,000	2,000	0	2,000	100.00%
Irrigation Repairs	15,000	2,500	920	1,581	93.87%
Landscape Miscellaneous	15,000	2,500	525	1,975	96.50%
Landscape Oversight	12,000	2,000	2,000	0	83.33%
Mulch	56,800	9,467	9,467	0	83.33%
Lake and Wetland Management					

The Preserve At Wilderness Lake Community Development District
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General Fund - 001
From 10/1/2013 Through 11/30/2013
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	17,330	2,888	335	2,553	98.06%
Lake/Pond Bank Maintenance	5,000	833	0	833	100.00%
Aquatic Maintenance	43,301	7,217	6,699	518	84.53%
Wetland Monitoring & Maintenance	14,890	2,482	2,583	(102)	82.64%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	83	10	73	97.95%
Street Sign Repair/Replacement	1,500	250	0	250	100.00%
Roadway Repair/Maintenance - Brick Pavers	2,500	417	100	317	96.00%
Parks & Recreation					
Management Contract - Payroll	356,395	59,399	51,629	7,770	85.51%
Management Contract	30,000	5,000	5,000	0	83.33%
Lodge Facility Repairs & Maintenance	35,000	5,833	17,222	(11,388)	50.79%
Pool/Spa Maintenance-Contract	19,800	3,300	3,300	0	83.33%
Pool/Spa Maintenance & Repairs	5,000	833	30	803	99.40%
Equipment Rental/Leasing	6,000	1,000	535	465	91.08%
Lighting Replacement	2,000	333	3,513	(3,180)	(75.64)%
Fitness Equipment Maintenance	6,500	1,083	1,009	74	84.47%
Spa Supplies	5,500	917	1,806	(889)	67.16%
Mileage and Gas	5,000	833	630	203	87.39%
Nature Center Operations	5,000	833	109	724	97.82%
Security System Monitoring & Maintenance	6,000	1,000	992	8	83.46%
Pool/Spa Permits	830	0	0	0	100.00%
Telephone, Fax & Internet	16,000	2,667	2,810	(143)	82.43%
Janitorial Supplies & Services	10,000	1,667	2,284	(618)	77.15%
Resident ID Cards	750	125	0	125	100.00%
Athletic/Park Court/Field Repairs	12,000	2,000	1,106	894	90.78%
Food	4,000	667	1,032	(366)	74.19%
Beverages	5,000	833	841	(8)	83.17%
Lodge Activities & Resident Service Supplies	21,790	3,632	2,107	1,524	90.32%
Playground Equipment & Maintenance	2,500	417	0	417	100.00%

The Preserve At Wilderness Lake Community Development District
Statement of Revenues and Expenditures
General Fund - 001
From 10/1/2013 Through 11/30/2013
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Dog Waste Station Supplies	5,000	833	987	(154)	80.25%
Office Supplies	7,000	1,167	1,518	(351)	78.31%
Furniture, Fixtures & Equipment	10,000	1,667	913	753	90.86%
Special Events					
Special Events	15,000	2,500	3,303	(803)	77.98%
Contingency					
Miscellaneous Contingency	78,750	13,125	26,269	(13,144)	66.64%
Total Expenditures	<u>1,563,873</u>	<u>288,267</u>	<u>328,399</u>	<u>(40,132)</u>	<u>79.00%</u>
Excess of Revenues Over (Under) Expenditures	(16,541)	1,206,565	1,181,729	(24,836)	7,244.24%
Other Financing Sources (Uses)					
Prior Year	145,194	145,194	0	(145,194)	100.00%
Transfer of Reserves	(128,653)	(128,653)	0	128,653	100.00%
Total Other Financing Sources (Uses)	16,541	16,541	0	(16,541)	100.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	1,223,106	1,181,729	(41,377)	0.00%
Fund Balance, Beginning of Period	0	0	311,370	311,370	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,223,106</u>	<u>1,493,099</u>	<u>269,993</u>	<u>0.00%</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,233	(1,233)	0.00%
Total Revenues	0	1,233	(1,233)	0.00%
Expenditures				
Contingency				
Capital Reserves	128,653	0	128,653	100.00%
Total Expenditures	128,653	0	128,653	100.00%
Excess of Revenues Over (Under) Expenditures	(128,653)	1,233	(129,886)	100.95%
Other Financing Sources (Uses)				
Transfer of Reserves	128,653	0	128,653	100.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	1,233	(1,233)	0.00%
Fund Balance, Beginning of Period	0	727,960	(727,960)	0.00%
Fund Balance, End of Period	0	729,192	(729,192)	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2013 - 201

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	(5,158)	5,158	0.00%
Special Assessments				
Tax Roll	315,438	315,438	0	0.00%
Total Revenues	<u>315,438</u>	<u>310,280</u>	<u>5,158</u>	<u>1.64%</u>
Expenditures				
Financial & Administrative				
Rating Agent	0	4,000	(4,000)	0.00%
Debt Service Payments				
Interest	205,438	44,318	161,121	78.42%
Principal	110,000	0	110,000	100.00%
Total Expenditures	<u>315,438</u>	<u>48,318</u>	<u>267,121</u>	<u>84.68%</u>
Excess of Revenues Over (Under) Expenditures	0	261,963	(261,963)	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	261,963	(261,963)	0.00%
Fund Balance, Beginning of Period	0	235,431	(235,431)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>497,393</u>	<u>(497,393)</u>	<u>0.00%</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2012 - 202

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	(2,105)	2,105	0.00%
Special Assessments				
Tax Roll	170,841	170,841	0	0.00%
Total Revenues	170,841	168,736	2,105	1.23%
Expenditures				
Debt Service Payments				
Interest	100,841	50,488	50,354	49.93%
Principal	70,000	10,000	60,000	85.71%
Total Expenditures	170,841	60,488	110,354	64.59%
Excess of Revenues Over (Under) Expenditures	0	108,249	(108,249)	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	108,249	(108,249)	0.00%
Fund Balance, Beginning of Period	0	213,618	(213,618)	0.00%
Fund Balance, End of Period	0	321,867	(321,867)	0.00%

The Preserve at Wilderness Lake
Investment Summary
November 30, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2013</u>
SunTrust	Money Market	\$ 54,020
Florida Bank		
Certificate of Deposit #1	2.25% APY - 5 year term - Maturity Date 9/8/15	214,616
Certificate of Deposit #2	.845% APY - 3 year term - Maturity Date 10/18/16	104,335
Certificate of Deposit #3	.99% APY - 2 year term - Maturity Date 12/16/14	103,256
Bank of Tampa	Money Market	252,965
	Total Reserve Fund Investments	\$ 729,192
US Bank Series 2013 Reserve	First American Government Obligation Fund CI Y	\$ 94,717
US Bank Series 2013 Reserve	Municipal Issues	65,616
US Bank Series 2013 Prepayment	First American Government Obligation Fund CI Y	21,622
	Total Series 2013 Debt Service Fund Investments	\$ 181,955
US Bank Series 2012 Reserve	First American Government Obligation Fund CI Y	\$ 128,912
US Bank Series 2012 Prepayment	First American Government Obligation Fund CI Y	22,113
	Total Series 2012 Debt Service Fund Investments	\$ 151,025

The Preserve At Wilderness Lake Community Development District

Summary A/R Ledger

From 11/1/2013 Through 11/30/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Pasco County Tax Collector	FY13-14	<u>1,957,096.86</u>
Report Balance			<u><u>1,957,096.86</u></u>

The Preserve At Wilderness Lake Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice/Credit Description	Current Balance
2XL Corporation	11/19/2013	153366	(8) GymWipes Refills - 700 ct	272.60
2XL Corporation	11/22/2013	153497	(8) GymWipes Refills - 700 ct	272.60
A Total Solution, Inc. (ATS)	11/26/2013	104188	Monthly Service Maintenance Agreement 11/13	228.09
ACF Consulting Inc.	11/30/2013	10657	Camera System - Service Call 11/13	175.01
Akerman LLP	11/29/2013	8860978	Employment Litigation 10/13	7,855.00
Akerman LLP	12/10/2013	8866887	Employment Litigation 11/13	567.46
AlSCO, Inc.	11/26/2013	LTAM517734	Linen & Mat Service 11/13	169.18
Animal & Exotic Medical Center	11/26/2013	78377	Annual Animal Examinations House Call	104.90
City Electric Supply, Inc.	10/4/2013	LOL/001998	6W Landscape Black (2) & (2) Blaster Bronze Credit	(541.99)
City Electric Supply, Inc.	10/11/2013	LOL/056320	(1) Tamco Amenity 10W Flood BRZ	55.00
City Electric Supply, Inc.	10/14/2013	LOL/056332	(4) 1000W MOG-Clear	121.69
City Electric Supply, Inc.	10/16/2013	LOL/002007	(1) LUMA TEQ 6W Landscape Black - Credit	(63.03)
City Electric Supply, Inc.	10/28/2013	LOL/056585	42W 120V T4 Spiral (10)	87.50
City Electric Supply, Inc.	11/6/2013	LOL/056805	1P 20A Circuit Breaker	10.23
City Electric Supply, Inc.	11/6/2013	LOL/056815	10W LED Flood BRZ (2)	110.00
City Electric Supply, Inc.	11/7/2013	LOL/002037	6W Landscape Black (2) Credit	(126.06)
City Electric Supply, Inc.	11/11/2013	LOL/056906	ED BR30 115W (47)	1,363.00
City Electric Supply, Inc.	11/11/2013	LOL/056907	10W LED Flood BRZ (26)	1,430.00
City Electric Supply, Inc.	11/13/2013	LOL/056982	ED BR30 15W 3000K DMR (13)	377.00
City Electric Supply, Inc.	11/21/2013	LOL/057178	Dock Lights	380.55
City Electric Supply, Inc.	11/23/2013	LOL/057219	10W LED Flood Brz (7)	385.00
City Electric Supply, Inc.	11/25/2013	LOL/002058	Return Landscape Lights	(441.21)
Cornerstone Air	11/20/2013	20953	A/C Repair 11/13	600.00
Duke Energy	11/22/2013	91468 53580 11/13	Summary Bill 11/13	13,395.43
Everglades Farm Equipment	11/27/2013	P25398	Gator Vehicle Repairs	336.68
Extreme Concrete Cleaning, Inc.	11/29/2013	5460	Pressure Wash Sidewalks	4,923.00
Fitness Logic, Inc.	11/18/2013	50733	(2) Boso Balls & Bicep Curl Bar Repair	290.50
Fitness Logic, Inc.	11/19/2013	50759	Replace Pulley and Bolts on Paramount Torso Machine	103.00
Fitness Logic, Inc.	11/26/2013	50887	20 lb Dumbbells & Neck Rest	250.95
Fitness Logic, Inc.	11/27/2013	50903	Monthly Maintenance 11/13	110.00
Florida Department of Revenue	11/30/2013	61-8014999201-4 11/13	Sales Tax Collected 11/13	294.30
Gaydos Hydro Services, LLC	12/13/2013	2013-151	Monthly Aquatic Weed Control 11/13	4,588.00
Harris Romaner Graphics	11/14/2013	17421	Repair/Replace Entry Road Monuments @ Tower Rd & Eagle Grove	1,295.00
Harris Romaner Graphics	11/27/2013	17423	Clean, Sand, and Repaint Patio Lamp Posts	1,020.00
Harvey's Hardware	11/15/2013	450007	Maintenance Supplies 11/13	37.07
Illuminations Holiday Lighting	10/3/2013	1003WPL	Holiday Lighting & Deco 13/14	2,750.00

The Preserve At Wilderness Lake Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

Vendor Name	Invoice Date	Invoice Number	Invoice/Credit Description	Current Balance
ImageNet Consulting LLC	11/21/2013	CNIN012395TAM	Copier Service Thru 12/26/13	1,163.69
Land O' Lakes Recycling Center	11/26/2013	496525	C&D Container Pull Charge 11/13	410.00
Luke Brothers Inc.	11/1/2013	1311-97720	Monthly Landscape Maintenance 11/13	20,900.00
Luke Brothers Inc.	11/30/2013	J020932	Installed Plants & Sod in Breezeway	4,550.00
McNatt Plumbing Company, Inc	9/17/2013	77634	Plumbing Repair 09/13	196.00
Office Depot Credit Plan	11/17/2013	6011 5642 2000 3924 11/13	Clubhouse Office Supplies 11/13	345.33
Pasco County Utilities	12/9/2013	Summary Water 11/13	Summary Water Billing 11/13	996.00
PPG Architectural Finishes	11/14/2013	932003016105	Paint Supplies	42.32
RGA-Design, LLC	11/16/2013	213.38.2	ADA Study-On Site Assessment	350.00
RGA-Design, LLC	11/16/2013	213.38.3	ADA Study-Attend Board Meeting	700.00
Sound and Vision Design, LLC	10/29/2013	20130215	Replacement Bulb in JVC Projector	595.98
Stantec Consulting Services Inc	11/15/2013	742207	Engineering Services 11/13	419.75
Straley & Robin	11/21/2013	10373	General/Monthly Legal Services 11/13	1,797.00
Sunrise Propane	9/27/2013	6458	PRESER Propane Delivery 09/27/13	889.17
Sunrise Propane	11/15/2013	316318	PRESER Propane Delivery 11/15/13	2,754.82
Sunrise Propane	11/22/2013	316413	PRESER Propane Delivery 11/22/13	1,467.47
Sunrise Propane	11/29/2013	2607	PRESER Propane Delivery 11/29/13	2,730.73
Tampa Bay Times	11/28/2013	50365481	Newspaper Delivery Thru 11/27/14	91.00
Tish Dobson	11/30/2013	113013	Replenish Petty Cash 11/13	144.38
Total Equipment Solutions	11/24/2013	2130	Coffee Supplies 11/13	661.60
Tropicare Termite & Pest Control, Inc.	11/30/2013	90098 11/13	Interior & Exterior Pest Control Treatment 11/13	150.00
Upbeat, Inc.	11/19/2013	541211	Bag Dispenser for Pet Waste Acct # U0104178	144.47
Verizon Florida, LLC	11/19/2013	15 1218 0633708178 10 11/13	813 995-2907 Phone Service 11/13	166.00
Verizon Florida, LLC	11/19/2013	15 1218 0652742270 07 11/13	813-995-2437 Phone Service 11/13	1,106.09
Verizon Florida, LLC	11/22/2013	15 9000 0659691796 09 11/13	FIOS Internet Service 11/13	104.99
Verizon Wireless	11/21/2013	9715321293	Cell Phone Service 12/13	138.96
Zephyrhills Spring Water Company	11/26/2013	13K0006195630	Bottled Water Service 11/13 - Lodge	7.99
			Total 001 - General Fund	85,810.19
Report Balance				85,810.19

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
November 30, 2013

Balance Sheet

1. Trust statement activity has been recorded through 11/30/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$729,192 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve fund. Current YTD funding is \$0.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY13-14 totaling \$1,362,234.71 was received in December 2013.