

The Preserve at Wilderness Lake
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

The Preserve At Wilderness Lake Community Development District

Balance Sheet
As of 9/30/2015
(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	12,699	0	0	0	12,699	0	0
Cash on Hand	300	0	0	0	300	0	0
Investments	321,634	0	236,264	179,353	737,251	0	0
Investments - Reserves	0	696,051	0	0	696,051	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	25,708	0	0	0	25,708	0	0
Deposits	3,750	0	0	0	3,750	0	0
Due From Other Funds	42,608	0	0	0	42,608	0	0
Amount Available-Debt Service	0	0	0	0	0	0	415,617
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,659,383
Fixed Assets	0	0	0	0	0	10,964,888	0
Total Assets	406,698	696,051	236,264	179,353	1,518,367	10,964,888	6,075,000
Liabilities							
Accounts Payable	36,261	0	0	0	36,261	0	0
Accrued Expenses Payable	10,464	0	0	0	10,464	0	0
Due To Other Funds	0	42,608	0	0	42,608	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	6,075,000
Total Liabilities	46,725	42,608	0	0	89,333	0	6,075,000
Fund Equity & Other Credits							
Beginning Fund Balance	159,600	796,257	238,951	181,633	1,376,441	10,964,888	0
Net Change in Fund Balance	200,373	(142,814)	(2,687)	(2,280)	52,592	0	0
Total Fund Equity & Other Credits	359,974	653,443	236,264	179,353	1,429,034	10,964,888	0
Total Liabilities & Fund Equity	406,698	696,051	236,264	179,353	1,518,367	10,964,888	6,075,000

See Notes to Unaudited Financial Statements

The Preserve At Wilderness Lake Community Development District
Statement of Revenues and Expenditures
General Fund - 001
From 10/1/2014 Through 9/30/2015
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	7,000	7,000	7,822	822	(11.74)%
Special Assessments					
Tax Roll	1,554,936	1,554,936	1,571,084	16,148	(1.03)%
Other Miscellaneous Revenues					
Guest Fees	1,000	1,000	2,547	1,547	(154.65)%
Facility	8,000	8,000	3,494	(4,506)	56.32%
Funding-Sponsorships					
Rental Revenue	11,000	11,000	17,658	6,658	(60.52)%
Concessions and Events	20,000	20,000	26,885	6,885	(34.42)%
Total Revenues	1,601,936	1,601,936	1,629,489	27,553	(1.72)%
Expenditures					
Legislative					
Supervisor Fees	13,000	13,000	14,200	(1,200)	(9.23)%
Financial & Administrative					
Administrative Services	8,400	8,400	8,400	0	0.00%
District Management	33,600	33,600	33,600	0	0.00%
District Engineer	10,000	10,000	5,573	4,427	44.27%
Disclosure Report	2,000	2,000	0	2,000	100.00%
Trustees Fees	6,000	6,000	7,050	(1,050)	(17.49)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	9,800	9,800	9,800	0	0.00%
District Engineer - Berm Drainage Matter	0	0	6,361	(6,361)	0.00%
Accounting Services	22,000	22,000	22,000	0	0.00%
Auditing Services	4,000	4,000	4,000	0	0.00%
Arbitrage Rebate Calculation	1,300	1,300	0	1,300	100.00%
Public Officials Liability Insurance	1,739	1,739	1,724	15	0.88%
Legal Advertising	750	750	1,918	(1,168)	(155.77)%
Dues, Licenses & Fees	225	225	225	0	0.00%
Website Fees & Maintenance	2,000	2,000	889	1,111	55.53%
Legal Counsel					
District Counsel	10,000	10,000	25,199	(15,199)	(151.99)%
District Counsel - Berm Drainage Matter	0	0	4,923	(4,923)	0.00%

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General Fund - 001
From 10/1/2014 Through 9/30/2015
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Law Enforcement					
Off Duty Deputy Services	48,742	48,742	25,872	22,870	46.92%
Security Operations					
Security Services and Patrols	0	0	1,875	(1,875)	0.00%
Electric Utility Services					
Utility Services	161,000	161,000	163,355	(2,355)	(1.46)%
Gas Utility Services					
Utility Services	32,000	32,000	26,538	5,462	17.06%
Garbage/Solid Waste Control Services					
Solid Waste Services	7,000	7,000	5,062	1,938	27.68%
Solid Waste Assessments	2,350	2,350	2,287	63	2.66%
Water-Sewer Combination Services					
Utility Services	11,000	11,000	13,792	(2,792)	(25.37)%
Stormwater Control					
Stormwater Assessments	1,347	1,347	1,164	183	13.57%
Other Physical Environment					
General Liability/Property Insurance	42,653	42,653	34,606	8,047	18.86%
Entry & Walls Maintenance	4,000	4,000	1,281	2,719	67.97%
Holiday Decorations	6,000	6,000	8,583	(2,583)	(43.04)%
Landscape					
Landscape Maintenance	95,000	95,000	131,833	(36,833)	(38.77)%
Irrigation Maintenance	12,000	12,000	14,335	(2,335)	(19.45)%
Landscape Replacement Plants, Shrubs, Trees	40,000	40,000	15,545	24,455	61.13%
Landscape - Fertilization & Pest Control	30,000	30,000	37,959	(7,959)	(26.53)%
Tree Trimming Services	12,000	12,000	13,485	(1,485)	(12.37)%
Irrigation Repairs	9,000	9,000	7,585	1,415	15.72%
Landscape Miscellaneous	10,000	10,000	2,870	7,130	71.30%
Landscape Oversight	6,000	6,000	6,000	0	0.00%
Mulch	56,800	56,800	37,116	19,684	34.65%
Annual Flower Rotation	35,000	35,000	23,250	11,750	33.57%
Well Maintenance	2,500	2,500	1,809	691	27.64%
Lake and Wetland Management					
Aquatic Plant Replacement	17,330	17,330	0	17,330	100.00%
Lake/Pond Bank Maintenance	2,000	2,000	0	2,000	100.00%

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General Fund - 001
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(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	43,301	43,301	51,398	(8,097)	(18.69)%
Wetland Monitoring & Maintenance	14,890	14,890	10,624	4,266	28.65%
Road & Street Facilities					
Street Light Decorative Light Maintenance	500	500	160	340	68.09%
Street Sign Repair & Replacement	1,000	1,000	0	1,000	100.00%
Roadway Repair & Maintenance - Brick Pavers	2,500	2,500	10,645	(8,145)	(325.79)%
Parks & Recreation					
Management Contract - Payroll	356,835	356,835	282,544	74,291	20.81%
Payroll Reimbursement - Mileage	2,000	2,000	1,903	97	4.86%
Management Contract	30,000	30,000	30,000	0	0.00%
Lodge Facility Repairs & Maintenance	45,000	45,000	35,834	9,166	20.36%
Pool/Spa Service - Contract	19,800	19,800	19,800	0	0.00%
Pool/Spa Maintenance & Repairs	5,000	5,000	3,426	1,574	31.47%
Equipment Lease	5,000	5,000	1,999	3,001	60.01%
Lighting Replacement	3,500	3,500	996	2,504	71.53%
Fitness Equipment Maintenance & Repairs	6,500	6,500	6,905	(405)	(6.22)%
Facility Supplies - Spa	5,400	5,400	5,552	(152)	(2.81)%
Lodge - Facility Janitorial Services	27,016	27,016	22,444	4,572	16.92%
Nature Center Operations	5,000	5,000	1,393	3,607	72.13%
Security System Monitoring & Maintenance	9,500	9,500	12,362	(2,862)	(30.12)%
Pool & Spa Permits	850	850	850	0	0.00%
Telephone, Fax & Internet	14,000	14,000	13,466	534	3.81%
Resident ID Cards	750	750	18	732	97.60%
Athletic/Park Court/Field Repairs	5,000	5,000	4,341	659	13.17%
Lodge Activities & Resident Service Supplies	42,600	42,600	52,657	(10,057)	(23.60)%
Playground Equipment & Maintenance	1,000	1,000	4,278	(3,278)	(327.81)%

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Statement of Revenues and Expenditures
General Fund - 001
From 10/1/2014 Through 9/30/2015
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Dog Waste Station Supplies	6,000	6,000	5,920	80	1.33%
Office Supplies	8,500	8,500	8,069	431	5.07%
Furniture, Fixtures & Equipment	12,500	12,500	18,668	(6,168)	(49.34)%
Contingency					
Miscellaneous Contingency	59,308	59,308	650	58,658	98.90%
Total Expenditures	<u>1,501,936</u>	<u>1,501,936</u>	<u>1,329,116</u>	<u>172,820</u>	<u>11.51%</u>
Excess of Revenues Over (Under) Expenditures	<u>100,000</u>	<u>100,000</u>	<u>300,373</u>	<u>200,373</u>	<u>(200.37)%</u>
Other Financing Sources (Uses)					
Transfer of Reserves	(100,000)	(100,000)	(100,000)	0	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>0</u>	<u>200,373</u>	<u>200,373</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	159,600	159,600	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>359,974</u></u>	<u><u>359,974</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Contingency				
Capital Reserves	100,000	242,814	(142,814)	(142.81)%
Total Expenditures	<u>100,000</u>	<u>242,814</u>	<u>(142,814)</u>	<u>(142.81)%</u>
Excess of Revenues Over (Under) Expenditures	(100,000)	(242,814)	142,814	(142.81)%
Other Financing Sources (Uses)				
Transfer of Reserves	100,000	100,000	0	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	(142,814)	142,814	0.00%
Fund Balance, Beginning of Period	0	796,257	(796,257)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>653,443</u>	<u>(653,443)</u>	<u>0.00%</u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2013 - 201

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	19	(19)	0.00%
Special Assessments				
Tax Roll	315,438	315,438	0	0.00%
Total Revenues	<u>315,438</u>	<u>315,457</u>	<u>(19)</u>	<u>(0.01)%</u>
Expenditures				
Debt Service Payments				
Interest	160,438	158,144	2,295	1.43%
Principal	155,000	160,000	(5,000)	(3.22)%
Total Expenditures	<u>315,438</u>	<u>318,144</u>	<u>(2,705)</u>	<u>(0.86)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,687)</u>	<u>2,687</u>	<u>0.00%</u>
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>(2,687)</u>	<u>2,687</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	238,951	(238,951)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>236,264</u></u>	<u><u>(236,264)</u></u>	<u><u>0.00%</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2012 - 202

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	13	(13)	0.00%
Special Assessments				
Tax Roll	170,350	170,350	0	0.00%
Total Revenues	<u>170,350</u>	<u>170,363</u>	<u>(13)</u>	<u>(0.01)%</u>
Expenditures				
Debt Service Payments				
Interest	100,350	97,643	2,707	2.69%
Principal	70,000	75,000	(5,000)	(7.14)%
Total Expenditures	<u>170,350</u>	<u>172,643</u>	<u>(2,293)</u>	<u>(1.35)%</u>
Excess of Revenues Over (Under) Expenditures	0	(2,280)	2,280	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	(2,280)	2,280	0.00%
Fund Balance, Beginning of Period	0	181,633	(181,633)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>179,353</u>	<u>(179,353)</u>	<u>0.00%</u>

**The Preserve at Wilderness Lake
Investment Summary
September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2015</u>
The Bank of Tampa	Money Market	\$ 243,079
The Bank of Tampa ICS		
Bank of China, New York, NY	Money Market	37,496
Western Alliance Bank	Money Market	41,059
	Total General Fund Investments	<u>\$ 321,634</u>
SunTrust	Money Market	\$ 54,070
	Recreation Facility Reserve Subtotal	<u>54,070</u>
The Bank of Tampa ICS Reserve		
Bank of China, New York, NY	Money Market	207,545
Florida Bank		
Certificate of Deposit #1	1.31% APY - 5 year term - Maturity Date 9/8/20	223,549
Certificate of Deposit #2	.845% APY - 3 year term - Maturity Date 10/18/16	105,966
Certificate of Deposit #3	.6977% APY - 2 year term - Maturity Date 12/16/16	104,921
	Capital Reserve Subtotal	<u>641,981</u>
	Total Reserve Fund Investments	<u>\$ 696,051</u>
US Bank Series 2013 Revenue	First American Government Obligation Fund Cl Y	\$ 78,142
US Bank Series 2013 Reserve	First American Government Obligation Fund Cl Y	156,851
US Bank Series 2013 Prepayment	First American Government Obligation Fund Cl Y	1,271
	Total Series 2013 Debt Service Fund Investments	<u>\$ 236,264</u>
US Bank Series 2012 Reserve	First American Government Obligation Fund Cl Y	\$ 126,582
US Bank Series 2012 Revenue	First American Government Obligation Fund Cl Y	51,601
US Bank Series 2012 Prepayment	First American Government Obligation Fund Cl Y	1,170
	Total Series 2012 Debt Service Fund Investments	<u>\$ 179,353</u>

The Preserve At Wilderness Lake Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

Vendor Name	Invoice Date	Invoice Number	Invoice/Credit Description	Current Balance
ACF Consulting Inc.	9/30/2015	11731	Ranger Station Camera Maintenance	37.50
Alsco, Inc.	9/29/2015	LTAM609438	Linen & Mat Service 09/15	221.92
Duke Energy	9/25/2015	91468 53580 09/15	Summary Bill 09/15	12,875.43
Duke Energy	9/29/2015	60574 01168 09/15	Hérons Glen Sign 09/15	12.71
Duke Energy	9/29/2015	83196 80556 09/15	Hérons Wood Sign 09/15	12.59
Duke Energy	10/2/2015	94409 44391 09/15	Summary Bill 09/15	1,218.47
Harvey's Hardware	9/11/2015	451376	Maintenance Supplies 09/15	30.03
Harvey's Hardware	9/22/2015	451388	Maintenance Supplies 09/15	53.10
ReadyRefresh by Nestle	9/24/2015	15I006195630	Bottled Water Service 09/15 - Lodge	8.99
Straley & Robin	9/21/2015	12522	General/Monthly Legal Services 08/15 - 09/15	3,277.65
Straley & Robin	9/21/2015	12523	Legal Services-Berm Drainage Matter 09/15	1,320.00
Sunrise Landcare	9/23/2015	95825	Playground Area Mulch 09/15	264.30
Sunrise Landcare	9/24/2015	95893	Monthly Grounds Maintenance 10/15	12,524.05
Sunrise Landcare	9/24/2015	95815	Plant Replacement 09/15	260.00
Sunrise Landcare	9/29/2015	95962	Plant Replacement 09/15	218.00
Sunrise Landcare	9/30/2015	95988	Fertilizer Application 09/15	1,476.00
Sunrise Landcare	9/30/2015	95991	Plant Replacement 09/15	164.00
Times Publishing Company	9/30/2015	181008	Acct #117565 Legal Advertising 09/15	237.10
Tropicare Termite & Pest Control, Inc.	9/29/2015	90098 09/15	Interior/Exterior/Perimeter Treatment 09/15	150.00
Upbeat, Inc.	9/24/2015	569700	Dogipot Dispenser/Trash Bags Acct # U0104178	787.59
Verizon Florida, LLC	9/19/2015	15 1218 0652742270 07 09/15	813-995-2437 Phone Service 09/15	663.00
Verizon Florida, LLC	9/19/2015	813 995-2907 Phone Service 09/15	813 995-2907 Phone Service 09/15	170.35
Verizon Florida, LLC	9/22/2015	15 9000 0659691796 09 09/15	FIOS Internet Service 09/15	114.99
Verizon Wireless	9/21/2015	9752662236	Cell Phone Service 09/15	162.88
			Total 001 - General Fund	36,260.65
Report Balance				36,260.65

The Preserve at Wilderness Lake Community Development District
Notes to Unaudited Financial Statements
September 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$653,443 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 \$100,000.

