

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2009



**DMS**

District Management Services, LLC

District Management Services, LLC  
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# The Preserve At Wilderness Lake Community Development District

Balance Sheet  
As of 4/30/2009  
(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
<b>Assets</b>							
Cash In Bank	944,160	0	0	0	0	0	944,160
Cash On Hand	1,962	0	0	0	0	0	1,962
Investments	346,816	492,972	927,184	196	0	0	1,767,168
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	0	0	0	0	0
Prepaid Items	25,307	0	0	0	0	0	25,307
Deposits	2,338	0	0	0	0	0	2,338
Due From Other Funds	0	0	6,734	0	0	0	6,734
Amount Available-Debt Service	0	0	0	0	0	1,420,156	1,420,156
Amount To Be Provided Debt Service	0	0	0	0	0	5,939,844	5,939,844
Fixed Assets	0	0	0	0	10,582,329	0	10,582,329
<b>Total Assets</b>	<u>1,320,582</u>	<u>492,972</u>	<u>933,918</u>	<u>196</u>	<u>10,582,329</u>	<u>7,360,000</u>	<u>20,689,996</u>
<b>Liabilities</b>							
Accounts Payable	46,711	0	0	0	0	0	46,711
Accrued Expenses Payable	15,241	0	0	0	0	0	15,241
Due To Developer	1,171	0	0	196	0	0	1,368
Due To Other Funds	0	6,734	0	0	0	0	6,734
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,360,000	7,360,000
<b>Total Liabilities</b>	<u>63,124</u>	<u>6,734</u>	<u>0</u>	<u>196</u>	<u>0</u>	<u>7,360,000</u>	<u>7,430,053</u>
<b>Fund Equity &amp; Other Credits</b>							
Investments In General Fixed Assets	0	0	0	0	10,582,329	0	10,582,329
Retained Earnings-Reserved	346,677	0	0	0	0	0	346,677
Fund Balance-All Other Reserves	0	380,243	653,868	0	0	0	1,034,111
Fund Balance-Unreserved	910,781	105,996	280,049	0	0	0	1,296,826
<b>Total Fund Equity &amp; Other Credits</b>	<u>1,257,458</u>	<u>486,238</u>	<u>933,918</u>	<u>0</u>	<u>10,582,329</u>	<u>0</u>	<u>13,259,942</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,320,582</u>	<u>492,972</u>	<u>933,918</u>	<u>196</u>	<u>10,582,329</u>	<u>7,360,000</u>	<u>20,689,996</u>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Annual Budget Revised</b>	<b>Current Period Actual</b>	<b>Revised Budget To Actual Variance</b>	<b>Percent Total Revised Budget Remaining</b>
<b>Revenues</b>					
Special Assessments-Service Charges					
Operations & Maintenance Assmts-Tax Roll	1,577,350	1,577,351	1,457,812	(119,539)	(8)
Interest Earnings					
Interest Earnings	12,000	5,052	3,094	(1,958)	(39)
Other Miscellaneous Revenues					
Miscellaneous	47,000	47,000	3,549	(43,451)	(92)
Rental Revenue	10,000	2,700	3,679	979	36
Concessions and Events	0	4,000	10,263	6,263	157
Transfer from Designated Reserve	95,800	67,800	0	(67,800)	(100)
<b>Total Revenues</b>	<b>1,742,150</b>	<b>1,703,903</b>	<b>1,478,397</b>	<b>(225,506)</b>	<b>(13)</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	9,400	4,800	4,600	49
Financial & Administrative					
Field Administrative Services	8,343	8,303	4,826	3,477	42
District Manager	33,269	33,108	19,245	13,863	42
District Engineer	8,000	5,000	2,374	2,626	53
Disclosure Report	2,000	2,000	2,000	0	0
Trustees Fees	10,000	7,966	3,965	4,001	50
Financial Advisory Services	10,800	4,581	4,581	0	0
Accounting Services	16,583	22,991	11,447	11,544	50
Auditing Services	11,500	11,500	0	11,500	100
Arbitrage Rebate Calculation	3,950	5,700	2,375	3,325	58
Travel Per Diem	500	0	0	0	0
Postage, Phone, Faxes, Copies	1,500	1,500	1,029	471	31
Professional Liability Insurance	3,500	3,744	2,184	1,560	42
Legal Advertising	1,500	1,100	461	639	58
Bank Fees	1,200	1,100	609	491	45
Dues, Licenses & Fees	500	514	364	150	29
Miscellaneous Fees	0	317	317	0	0
Website Administration	2,400	2,100	1,225	875	42
Technology Services	2,500	17,675	225	17,450	99
Legal Counsel					
District Counsel	8,000	8,000	2,195	5,805	73
Community Patrol Services					
Contracted Services	110,000	110,000	59,633	50,367	46
Electric Utility Services					

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Annual Budget Revised</b>	<b>Current Period Actual</b>	<b>Revised Budget To Actual Variance</b>	<b>Percent Total Revised Budget Remaining</b>
Electric Utility Services	175,000	175,000	98,767	76,233	44
Gas Utility Services					
Gas Utility Services	22,000	22,000	19,336	2,664	12
Garbage/Solid Waste Control Services					
Solid Waste Services	2,000	2,347	2,347	0	0
Water-Sewer Combination Services					
Water Utility Services	25,000	25,000	15,074	9,926	40
Other Physical Environment					
Property & Casualty Insurance	60,000	44,330	25,820	18,510	42
Entry & Walls Maintenance	3,500	3,500	7,650	(4,150)	(119)
Plant Replacement Program	16,000	16,000	5,365	10,635	66
Brick Pavers Maintenance	8,000	8,000	0	8,000	100
Landscape - Turf	172,125	160,754	93,727	67,027	42
Landscape - Edging	19,125	18,163	10,716	7,447	42
Landscape - Fertilization	6,634	6,010	3,426	2,584	43
Landscape - Weed Control	1,659	1,842	1,196	646	35
Landscape - Insect & Pest Control	1,659	1,842	1,196	646	35
Landscape - Disease Control	1,659	1,842	1,196	646	35
Landscape - Shrub & Tree Fertilization	1,659	1,842	1,196	646	35
Landscape - Pruning	5,538	4,561	2,630	1,931	42
Landscape - Irrigation & Sprinklers	24,610	36,760	20,873	15,887	43
Landscape - Special Requirements	56,416	52,492	30,524	21,968	42
Contingency Landscape	18,000	6,000	2,648	3,352	56
Roadway Fence Repair/Replace	48,000	35,000	30,184	4,816	14
Non Ad Valorem Property Taxes	1,500	1,336	1,336	0	0
Lake and Wetland Mgt-Contract	45,000	42,720	26,045	16,675	39
Lake and Wetland Mgt.- Other	5,000	5,000	0	5,000	100
Lake and Wetland Mgt.-Erosion	25,000	25,000	12,500	12,500	50
Road & Street Facilities					
Street Light Maintenance	6,000	5,000	1,391	3,609	72
Pavement and Signage Repairs	10,500	10,500	310	10,190	97
Street Sweeping/Cleaning	3,000	2,100	820	1,280	61
Parks & Recreation					
Human Resources & Industry Training	1,200	1,442	1,071	371	26
Staff-Salaries	279,231	210,575	118,179	92,396	44
Staff-Taxes & Workers Comp	47,674	26,049	20,887	5,162	20
Staff-Benefits & Administration Costs	32,440	6,317	5,360	957	15
Clubhouse Facility Repairs & Maintenance	78,800	168,483	14,041	154,442	92
Pool/Spa Maintenance-Contract	26,265	26,000	14,155	11,846	46

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	Annual Budget	Annual Budget Revised	Current Period Actual	Revised Budget To Actual Variance	Percent Total Revised Budget Remaining
Pool/Spa Maintenance-Other	12,000	20,000	19,542	458	2
General Office Supplies	5,000	6,154	3,008	3,146	51
Equipment Rental/Leasing	2,700	1,596	665	931	58
Bulbs and Lighting	5,000	4,555	2,233	2,322	51
Fitness Equipment Maintenance	4,000	5,379	3,449	1,930	36
Spa Supplies	2,400	2,576	1,365	1,211	48
Mileage and Gas	3,000	3,000	1,615	1,385	46
Technology Upgrades & Maintenance	3,200	3,200	1,763	1,437	45
Nature Center Operations	6,000	8,000	4,563	3,437	43
Security System & Access Control	3,200	4,067	1,879	2,188	54
Pool/Spa Licensing	1,500	1,255	55	1,200	96
Lodge Phone, Fax & Internet	12,000	10,425	6,168	4,257	41
Lodge Cleaning & Supplies	29,000	19,757	16,628	3,129	16
Contingency Lodge Expense	4,000	1,955	1,389	566	29
Holiday Decor	13,500	10,617	10,739	(122)	(1)
Resident Newsletters	12,000	16,411	9,573	6,839	42
Resident ID Cards	3,500	3,500	0	3,500	100
Community Guide Books	500	500	0	500	100
Resident Hospitality Services	4,800	4,000	2,473	1,527	38
Holiday Entertainment	3,000	3,086	1,286	1,800	58
Event Supplies	7,000	2,365	1,256	1,109	47
Park Facility Maintenance	5,000	20,000	20,963	(963)	(5)
Concessions & Events Supplies	0	0	5,704	(5,704)	0
Lodge Furniture, Fixtures & Equipment	20,000	19,199	11,484	7,715	40
Reserves					
Capital Assets Reserve	101,611	121,900	50,851	71,050	58
<b>Total Expenditures</b>	<b>1,742,150</b>	<b>1,703,903</b>	<b>892,475</b>	<b>811,428</b>	<b>48</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>585,923</b>	<b>585,923</b>	<b>0</b>
<b>Other Financing Sources</b>					
Interfund Transfer					
Interfund Transfer	0	0	386	386	0
<b>Total Other Financing Sources</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>386</b>	<b>0</b>
<b>Exc of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<b>0</b>	<b>0</b>	<b>586,309</b>	<b>586,309</b>	<b>0</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund—Series 2002 - 200

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	199,898	187,006	(12,892)	(6.44)%
Interest Earnings				
Interest Earnings	0	1,951	1,951	0.00%
Special Assessments				
Debt Service Assmts-Lot Closings	0	9,683	9,683	0.00%
Debt Service - Builder	0	67,781	67,781	0.00%
<b>Total Revenues</b>	<b>199,898</b>	<b>266,422</b>	<b>66,524</b>	<b>33.28%</b>
Expenditures				
Debt Service Payments				
Interest Payments	164,898	85,040	79,858	48.42%
Principal Payments	35,000	75,000	(40,000)	(114.28)%
<b>Total Expenditures</b>	<b>199,898</b>	<b>160,040</b>	<b>39,858</b>	<b>19.94%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>106,382</b>	<b>106,382</b>	<b>0.00%</b>
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	386	(386)	0.00%
<b>Total Other Expenditures</b>	<b>0</b>	<b>386</b>	<b>(386)</b>	<b>0.00%</b>
<b>Exc. of Rev./Other Sources Over Expend./Other Uses</b>	<b>0</b>	<b>105,996</b>	<b>105,996</b>	<b>0.00%</b>

## The Preserve At Wilderness Lake Community Development District

### Statement of Revenues and Expenditures

Debt Service Fund—Series 2004 - 201

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	482,463	346,728	(135,735)	(28.13)%
Interest Earnings				
Interest Earnings	0	8,046	8,046	0.00%
Special Assessments				
Debt Service Assmts-Lot Closings	0	27,572	27,572	0.00%
Debt Service - Builder	0	76,875	76,875	0.00%
<b>Total Revenues</b>	<b>482,463</b>	<b>459,222</b>	<b>(23,241)</b>	<b>(4.82)%</b>
Expenditures				
Debt Service Payments				
Interest Payments	292,463	149,173	143,291	48.99%
Principal Payments	190,000	30,000	160,000	84.21%
<b>Total Expenditures</b>	<b>482,463</b>	<b>179,173</b>	<b>303,291</b>	<b>62.86%</b>
Excess of Revenues Over (Under) Expenditures	0	280,049	280,049	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	280,049	280,049	0.00%

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Capital Project Fund—Series 2004 - 301

From 10/1/2008 Through 4/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Interest Earnings				
Interest Earnings	0	14	14	0.00%
Special Assessments				
Capital Project - Developer Funded	0	(14)	(14)	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>