

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2011



**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 8/31/2011

(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	34,724	0	0	0	0	0	34,724
Cash On Hand	1,500	0	0	0	0	0	1,500
Investments	1,053,925	359,456	692,784	196	0	0	2,106,361
Accounts Receivable	160	0	0	0	0	0	160
Interest & Dividends Receivable	0	0	918	0	0	0	918
Prepaid Items	41,378	0	0	0	0	0	41,378
Deposits	2,218	0	0	0	0	0	2,218
Due From Other Funds	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	1,053,157	1,053,157
Amount To Be Provided Debt Service	0	0	0	0	0	5,851,843	5,851,843
Fixed Assets	0	0	0	0	10,809,600	0	10,809,600
<b>Total Assets</b>	<b>1,133,905</b>	<b>359,456</b>	<b>693,701</b>	<b>196</b>	<b>10,809,600</b>	<b>6,905,000</b>	<b>19,901,858</b>
<b>Liabilities</b>							
Accounts Payable	16,815	0	0	0	0	0	16,815
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	19,905	0	0	0	0	0	19,905
Due To Developer	0	0	0	196	0	0	196
Deposits	0	0	0	0	0	0	0
Other Current Liabilities	444	0	0	0	0	0	444
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	6,905,000	6,905,000
<b>Total Liabilities</b>	<b>37,164</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>0</b>	<b>6,905,000</b>	<b>6,942,361</b>
<b>Fund Equity &amp; Other Credits</b>							
Investments In General Fixed Assets	0	0	0	0	10,809,600	0	10,809,600
Retained Earnings-Reserved	526,051	0	0	0	0	0	526,051
Fund Balance-All Other Reserves	0	349,883	687,814	0	0	0	1,037,697
Fund Balance-Unreserved	570,690	9,573	5,888	0	0	0	586,151
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,096,741</b>	<b>359,456</b>	<b>693,701</b>	<b>0</b>	<b>10,809,600</b>	<b>0</b>	<b>12,959,497</b>

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Balance Sheet  
 As of 8/31/2011  
 (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
Total Liabilities & Fund Equity	<del>1,133,905</del>	<del>359,456</del>	<del>693,701</del>	<del>196</del>	<del>10,809,600</del>	<del>6,905,000</del>	<del>19,901,858</del>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	YTD Budget Original	YTD Budget Revised	Current Period Actual	YTD Budget Revised-Var	Pct of YTD Budget Revised Remaining
<b>Revenues</b>					
Special Assessments-Service Charges					
Operations & Maintenance Assmts-Tax Roll	1,577,351	1,577,351	1,599,056	21,705	1
Interest Earnings					
Interest Earnings	5,000	9,000	11,461	2,461	27
Contributions & Donations From Private Sources					
Miscellaneous	10,000	10,000	10,000	0	0
Other Miscellaneous Revenues					
Miscellaneous	0	0	1,599	1,599	0
Rental Revenue	10,000	4,500	7,247	2,747	61
Concessions and Events	18,000	25,000	17,947	(7,053)	(28)
Resident ID Cards	2,500	2,500	1,931	(569)	(23)
Sponsorships	10,000	5,000	5,790	790	16
Transfer from Designated Reserve	83,444	73,844	73,844	0	0
Transfer from Undesignated Reserve	50,000	129,000	0	(129,000)	(100)
Business Center	0	750	720	(30)	(4)
<b>Total Revenues</b>	<b>1,766,295</b>	<b>1,836,945</b>	<b>1,729,595</b>	<b>(107,350)</b>	<b>(6)</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	14,000	14,000	13,000	1,000	7
Financial & Administrative					
Field Administrative Services	8,343	8,343	7,648	695	8
District Manager	33,269	33,269	30,497	2,772	8
District Engineer	7,000	14,333	12,929	1,405	10
Disclosure Report	2,000	2,000	2,000	0	0
Trustees Fees	6,500	6,500	6,215	285	4
Accounting Services	27,707	27,707	25,398	2,309	8
Auditing Services	7,800	7,800	7,800	0	0
Arbitrage Rebate Calculation	3,100	3,100	4,075	(975)	(31)
Professional Liability Insurance	4,000	3,600	3,311	289	8
Legal Advertising	1,000	1,000	459	541	54
Bank Fees	500	500	7	493	99
Dues, Licenses & Fees	225	225	225	0	0
Website Administration	900	1,776	2,071	(295)	(17)
Technology Services	5,000	5,000	2,305	2,695	54
Legal Counsel					

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	<b>YTD Budget Original</b>	<b>YTD Budget Revised</b>	<b>Current Period Actual</b>	<b>YTD Budget Revised-Var</b>	<b>Pct of YTD Budget Revised Remaining</b>
District Counsel	8,000	8,000	6,092	1,908	24
Public Safety					
Private Security Contracted Services	60,000	55,000	44,633	10,367	19
Off-Duty Sheriff Patrol Services	26,000	24,000	21,721	2,279	9
Contingency Security Patrol	14,000	10,000	0	10,000	100
Security & Surveillance Signage	1,500	1,500	0	1,500	100
Surveillance Camera Upgrade	0	10,000	0	10,000	100
Electric Utility Services					
Electric Utility Services	200,000	200,000	156,044	43,956	22
Gas Utility Services					
Gas Utility Services	28,000	32,330	28,994	3,336	10
Garbage/Solid Waste Control Services					
Solid Waste Services	3,000	2,400	1,376	1,024	43
Water-Sewer Combination Services					
Water Utility Services	14,000	14,000	11,718	2,283	16
Other Physical Environment					
Property & Casualty Insurance	45,277	45,277	35,845	9,432	21
Entry & Walls Maintenance	3,500	3,500	0	3,500	100
Plant Replacement Program	15,000	7,500	0	7,500	100
Landscape - Turf	160,864	160,864	147,458	13,406	8
Landscape - Edging	17,874	17,874	16,384	1,490	8
Landscape - Fertilization	6,200	6,200	5,683	517	8
Landscape - Weed Control	1,550	1,550	1,421	129	8
Landscape - Insect & Pest Control	1,550	1,550	1,421	129	8
Landscape - Disease Control	1,550	1,550	1,421	129	8
Landscape - Shrub & Tree Fertilization	1,550	1,550	1,421	129	8
Landscape - Pruning	5,175	5,175	4,744	431	8
Landscape - Irrigation & Sprinklers	23,000	23,000	22,890	110	0
Landscape - Special Requirements	52,725	52,725	48,331	4,394	8
Contingency Landscape	8,000	7,500	5,015	2,485	33
Roadway Fence Repair/Replace	5,000	5,000	458	4,542	91
Non Ad Valorem Property Taxes	1,500	1,500	1,454	46	3
Lake and Wetland Mgt-Contract	50,103	60,000	53,080	6,920	12
Lake and Wetland Mgt.- Other	12,000	4,000	2,450	1,550	39
Lake and Wetland Mgt.-Erosion	0	7,000	2,042	4,958	71
Road & Street Facilities					
Street Light Maintenance	3,500	1,500	0	1,500	100

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## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	<b>YTD Budget Original</b>	<b>YTD Budget Revised</b>	<b>Current Period Actual</b>	<b>YTD Budget Revised-Var</b>	<b>Pct of YTD Budget Revised Remaining</b>
Pavement and Signage Repairs	4,000	12,510	10,505	2,005	16
Street Sweeping/Cleaning	2,000	2,000	700	1,300	65
<b>Parks &amp; Recreation</b>					
Human Resources & Industry Training	2,400	2,400	1,608	792	33
Staff-Salaries	351,574	339,436	284,151	55,285	16
Staff-Taxes & Workers Comp	44,650	43,110	39,653	3,457	8
Staff-Benefits & Administration Costs	9,140	8,819	7,731	1,088	12
Clubhouse Facility Repairs & Maintenance	167,375	25,000	26,700	(1,700)	(7)
Pool/Spa Maintenance-Contract	19,800	19,800	18,150	1,650	8
Pool/Spa Maintenance-Other	5,000	5,000	3,970	1,031	21
General Office Supplies	5,000	3,000	3,679	(679)	(23)
Equipment Rental/Leasing	2,000	3,000	1,657	1,344	45
Bulbs and Lighting	4,000	4,000	6,149	(2,149)	(54)
Fitness Equipment Maintenance	5,000	3,000	1,817	1,183	39
Spa Supplies	2,000	2,000	2,996	(996)	(50)
Mileage and Gas	1,500	1,500	1,603	(103)	(7)
Technology Upgrades & Maintenance	3,200	4,000	5,012	(1,012)	(25)
Nature Center Operations	5,000	3,000	3,048	(48)	(2)
Security System & Access Control	3,500	3,500	4,073	(573)	(16)
Pool/Spa Licensing	1,500	1,500	885	615	41
Lodge Phone, Fax & Internet	13,000	13,000	11,908	1,092	8
Lodge Cleaning & Supplies	7,000	7,000	7,585	(585)	(8)
Holiday Decor	10,000	10,000	7,912	2,089	21
Resident Newsletters	6,000	1,500	701	799	53
Resident ID Cards	2,400	1,200	1,070	130	11
Community Guide Books	1,000	1,000	0	1,000	100
Park Facility Maintenance	3,500	7,500	7,500	0	0
Concessions & Events	9,000	15,000	19,188	(4,188)	(28)
Resident Service Supplies	9,000	10,000	8,729	1,271	13
Lodge Activities	16,000	7,000	8,204	(1,204)	(17)
Business Center	8,000	2,000	1,319	681	34
Capital Improvements	0	172,000	202,193	(30,193)	(18)
Lodge Furniture, Fixtures & Equipment	15,000	65,978	77,838	(11,860)	(18)
<b>Reserves</b>					
Capital Assets Reserve	135,994	135,994	135,994	0	0
<b>Total Expenditures</b>	<u>1,766,295</u>	<u>1,836,945</u>	<u>1,654,262</u>	<u>182,683</u>	<u>10</u>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	<b>YTD Budget Original</b>	<b>YTD Budget Revised</b>	<b>Current Period Actual</b>	<b>YTD Budget Revised-Var</b>	<b>Pct of YTD Budget Revised Remaining</b>
Excess of Revenues Over (Under) Expenditures	0	0	75,333	75,333	0
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	0	75,333	75,333	0

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund—Series 2002 - 200

From 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Revenues</b>				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	198,686	204,241	5,555	2.79%
Interest Earnings				
Interest Earnings	0	5,437	5,437	0.00%
<b>Total Revenues</b>	<b>198,686</b>	<b>209,678</b>	<b>10,992</b>	<b>5.53%</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	158,686	160,105	(1,419)	(0.89)%
Principal Payments	40,000	40,000	0	0.00%
<b>Total Expenditures</b>	<b>198,686</b>	<b>200,105</b>	<b>(1,419)</b>	<b>(0.71)%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>9,573</b>	<b>9,573</b>	<b>0.00%</b>
<b>Exc of Rev/Other Sources Over (Under) Expend/Other Uses</b>	<b>0</b>	<b>9,573</b>	<b>9,573</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 10/1/2010 Through 8/31/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Revenues</b>				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	374,513	381,206	6,693	1.78%
Interest Earnings				
Interest Earnings	0	1,997	1,997	0.00%
<b>Total Revenues</b>	<b>374,513</b>	<b>383,203</b>	<b>8,690</b>	<b>2.32%</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	279,513	282,315	(2,802)	(1.00)%
Principal Payments	95,000	95,000	0	0.00%
<b>Total Expenditures</b>	<b>374,513</b>	<b>377,315</b>	<b>(2,802)</b>	<b>(0.75)%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>5,888</b>	<b>5,888</b>	<b>0.00%</b>
<b>Exc of Rev/Other Sources Over (Under) Expend/Other Uses</b>	<b>0</b>	<b>5,888</b>	<b>5,888</b>	<b>0.00%</b>