

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 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 2/28/2011  
(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	36,008	0	0	0	0	0	36,008
Cash On Hand	1,521	0	0	0	0	0	1,521
Investments	1,814,122	458,894	900,380	196	0	0	3,173,591
Accounts Receivable	797	0	0	0	0	0	797
Interest & Dividends Receivable	0	0	0	0	0	0	0
Prepaid Items	18,786	0	0	0	0	0	18,786
Deposits	2,218	0	0	0	0	0	2,218
Due From Other Funds	0	0	1	0	0	0	1
Amount Available-Debt Service	0	0	0	0	0	1,359,275	1,359,275
Amount To Be Provided Debt Service	0	0	0	0	0	5,680,725	5,680,725
Fixed Assets	0	0	0	0	10,809,600	0	10,809,600
<b>Total Assets</b>	<b>1,873,452</b>	<b>458,894</b>	<b>900,380</b>	<b>196</b>	<b>10,809,600</b>	<b>7,040,000</b>	<b>21,082,522</b>
<b>Liabilities</b>							
Accounts Payable	57,681	0	0	0	0	0	57,681
Accrued Expenses Payable	16,948	0	0	0	0	0	16,948
Due To Developer	0	0	0	196	0	0	196
Other Current Liabilities	425	0	0	0	0	0	425
Due To Other Funds	1	0	0	0	0	0	1
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,040,000	7,040,000
<b>Total Liabilities</b>	<b>75,055</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>0</b>	<b>7,040,000</b>	<b>7,115,252</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	463,901	0	0	0	0	0	463,901
Fund Balance-All Other Reserves	0	349,883	687,814	0	0	0	1,037,697
Fund Balance-Unreserved	1,334,496	109,011	212,567	0	0	0	1,656,074
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,798,396</b>	<b>458,894</b>	<b>900,380</b>	<b>0</b>	<b>10,809,600</b>	<b>0</b>	<b>13,967,270</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,873,452</b>	<b>458,894</b>	<b>900,380</b>	<b>196</b>	<b>10,809,600</b>	<b>7,040,000</b>	<b>21,082,522</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 2/28/2011

(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-Service Charges				
Operations & Maintenance Assmts-Tax Roll	1,577,351	1,452,527	(124,824)	(7.91)%
Interest Earnings				
Interest Earnings	5,000	4,637	(363)	(7.26)%
Contributions & Donations From Private Sources				
Miscellaneous	10,000	10,000	0	0.00%
Other Miscellaneous Revenues				
Miscellaneous	0	805	805	0.00%
Rental Revenue	10,000	3,017	(6,983)	(69.83)%
Concessions and Events	18,000	7,945	(10,055)	(55.85)%
Resident ID Cards	2,500	720	(1,780)	(71.21)%
Sponsorships	10,000	1,690	(8,310)	(83.10)%
Transfer from Designated Reserve	83,444	0	(83,444)	(100.00)%
Transfer from Undesignated Reserve	50,000	0	(50,000)	(100.00)%
Business Center	0	315	315	0.00%
<b>Total Revenues</b>	<b>1,766,295</b>	<b>1,481,655</b>	<b>(284,640)</b>	<b>(16.12)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	5,400	8,600	61.42%
Financial & Administrative				
Field Administrative Services	8,343	3,476	4,867	58.33%
District Manager	33,269	13,862	19,407	58.33%
District Engineer	7,000	10,153	(3,153)	(45.03)%
Disclosure Report	2,000	2,000	0	0.00%
Trustees Fees	6,500	2,733	3,768	57.96%
Accounting Services	27,707	11,545	16,162	58.33%
Auditing Services	7,800	0	7,800	100.00%
Arbitrage Rebate Calculation	3,100	1,250	1,850	59.67%
Professional Liability Insurance	4,000	1,492	2,508	62.69%
Legal Advertising	1,000	104	896	89.58%
Bank Fees	500	7	493	98.60%
Dues, Licenses & Fees	225	225	0	0.00%
Website Administration	900	805	95	10.55%
Technology Services	5,000	0	5,000	100.00%
Legal Counsel				
District Counsel	8,000	3,888	4,112	51.40%

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General Fund - 001

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(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Public Safety				
Private Security Contracted Services	60,000	19,937	40,063	66.77%
Off-Duty Sheriff Patrol Services	26,000	8,577	17,423	67.01%
Contingency Security Patrol	14,000	0	14,000	100.00%
Security & Surveillance Signage	1,500	0	1,500	100.00%
Electric Utility Services				
Electric Utility Services	200,000	72,503	127,497	63.74%
Gas Utility Services				
Gas Utility Services	28,000	23,330	4,670	16.67%
Garbage/Solid Waste Control Services				
Solid Waste Services	3,000	876	2,124	70.79%
Water-Sewer Combination Services				
Water Utility Services	14,000	4,428	9,572	68.37%
Other Physical Environment				
Property & Casualty Insurance	45,277	18,059	27,218	60.11%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	15,000	0	15,000	100.00%
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	10,494	12,506	54.37%
Landscape - Special Requirements	52,725	21,969	30,756	58.33%
Contingency Landscape	8,000	0	8,000	100.00%
Roadway Fence Repair/Replace	5,000	458	4,542	90.84%
Non Ad Valorem Property Taxes	1,500	1,304	196	13.06%
Lake and Wetland Mgt-Contract	50,103	23,080	27,023	53.93%
Lake and Wetland Mgt.- Other	12,000	4,142	7,858	65.48%
Road & Street Facilities				
Street Light Maintenance	3,500	0	3,500	100.00%
Pavement and Signage Repairs	4,000	8,510	(4,510)	(112.75)%
Street Sweeping/Cleaning	2,000	350	1,650	82.50%
Parks & Recreation				
Human Resources & Industry Training	2,400	924	1,476	61.51%

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## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 2/28/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Staff-Salaries	351,574	129,725	221,849	63.10%
Staff-Taxes & Workers Comp	44,650	15,050	29,600	66.29%
Staff-Benefits & Administration Costs	9,140	5,997	3,143	34.39%
Clubhouse Facility Repairs & Maintenance	167,375	20,677	146,698	87.64%
Pool/Spa Maintenance-Contract	19,800	8,250	11,550	58.33%
Pool/Spa Maintenance-Other	5,000	1,388	3,612	72.24%
General Office Supplies	5,000	1,299	3,701	74.02%
Equipment Rental/Leasing	2,000	691	1,309	65.43%
Bulbs and Lighting	4,000	3,305	695	17.38%
Fitness Equipment Maintenance	5,000	691	4,309	86.18%
Spa Supplies	2,000	545	1,455	72.76%
Mileage and Gas	1,500	424	1,076	71.76%
Technology Upgrades & Maintenance	3,200	150	3,050	95.31%
Nature Center Operations	5,000	695	4,306	86.11%
Security System & Access Control	3,500	1,905	1,595	45.57%
Pool/Spa Licensing	1,500	55	1,445	96.33%
Lodge Phone, Fax & Internet	13,000	5,447	7,553	58.10%
Lodge Cleaning & Supplies	7,000	4,833	2,167	30.95%
Holiday Decor	10,000	7,377	2,624	26.23%
Resident Newsletters	6,000	426	5,574	92.90%
Resident ID Cards	2,400	800	1,600	66.66%
Community Guide Books	1,000	0	1,000	100.00%
Park Facility Maintenance	3,500	3,880	(380)	(10.86)%
Concessions & Events	9,000	8,692	308	3.41%
Resident Service Supplies	9,000	4,313	4,687	52.07%
Lodge Activities	16,000	3,897	12,103	75.64%
Business Center	8,000	504	7,497	93.70%
Lodge Furniture, Fixtures & Equipment	15,000	54,361	(39,361)	(262.40)%
Reserves				
Capital Assets Reserve	135,994	0	135,994	100.00%
Total Expenditures	<u>1,766,295</u>	<u>643,048</u>	<u>1,123,247</u>	<u>63.59%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>838,607</u>	<u>838,607</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>838,607</u>	<u>838,607</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 10/1/2010 Through 2/28/2011

(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	185,534	(13,152)	(6.61)%
Interest Earnings				
Interest Earnings	0	3,529	3,529	0.00%
<b>Total Revenues</b>	<b>198,686</b>	<b>189,064</b>	<b>(9,622)</b>	<b>(4.84)%</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	158,686	80,053	78,634	49.55%
Principal Payments	40,000	0	40,000	100.00%
<b>Total Expenditures</b>	<b>198,686</b>	<b>80,053</b>	<b>118,634</b>	<b>59.71%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>109,011</b>	<b>109,011</b>	<b>0.00%</b>
<b>Exc of Rev/Other Sources Over (Under) Expend/Other Uses</b>	<b>0</b>	<b>109,011</b>	<b>109,011</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 2/28/2011

(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	374,513	346,265	(28,248)	(7.54)%
Interest Earnings				
Interest Earnings	0	7,460	7,460	0.00%
Total Revenues	<u>374,513</u>	<u>353,724</u>	<u>(20,789)</u>	<u>(5.55)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	279,513	141,158	138,356	49.49%
Principal Payments	95,000	0	95,000	100.00%
Total Expenditures	<u>374,513</u>	<u>141,158</u>	<u>233,356</u>	<u>62.31%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>212,567</u>	<u>212,567</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>212,567</u>	<u>212,567</u>	<u>0.00%</u>