

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2012



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

## Balance Sheet

As of 10/31/2012

(In Whole Numbers)

	General Fund	Debt Service Fund--Ser... 2004	Debt Service Fund-Seri... 2012	Capital Project Fund--Ser... 2004	Capital Projects Fund-Seri... 2012	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	TOTAL
<b>Assets</b>								
Cash In Bank	22,287	0	0	0	0	0	0	22,287
Cash On Hand	156	0	0	0	0	0	0	156
Investments								
Investments -	0	0	0	0	0	0	0	0
Investments - Interest Account - Series 2012								
Investments - Reserve Account - Series 2012	0	0	134,052	0	0	0	0	134,052
Investments - Revenue Account - Series 2012	0	0	74,675	0	0	0	0	74,675
Investments - Cost Of Issuance Account - Series 2012	0	0	0	0	10,737	0	0	10,737
Other	1,062,393	700,358	0	196	0	0	0	1,762,947
Total Investments	1,062,393	700,358	208,727	196	10,737	0	0	1,982,411
Accounts Receivable	0	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Deposits	2,218	0	0	0	0	0	0	2,218
Due From Other Funds	0	2,684	1,431	0	0	0	0	4,115
Amount Available-Debt Service	0	0	0	0	0	0	913,166	913,166
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,866,834	5,866,834
Fixed Assets	0	0	0	0	0	11,164,337	0	11,164,337
Total Assets	<u>1,087,054</u>	<u>703,042</u>	<u>210,157</u>	<u>196</u>	<u>10,737</u>	<u>11,164,337</u>	<u>6,780,000</u>	<u>19,955,524</u>

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## Balance Sheet

As of 10/31/2012

(In Whole Numbers)

	General Fund	Debt Service Fund--Ser... 2004	Debt Service Fund-Seri... 2012	Capital Project Fund--Ser... 2004	Capital Projects Fund-Seri... 2012	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	TOTAL
<b>Liabilities</b>								
Accounts Payable	38,739	0	0	0	0	0	0	38,739
Retainage Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due To Developer	0	0	0	196	0	0	0	196
Deposits	0	0	0	0	0	0	0	0
Other Current Liabilities	143	0	0	0	0	0	0	143
Due To Other Funds	4,081	0	0	0	0	0	0	4,115
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	6,780,000	6,780,000
Total Liabilities	<u>42,963</u>	<u>0</u>	<u>0</u>	<u>196</u>	<u>0</u>	<u>0</u>	<u>6,780,000</u>	<u>6,823,192</u>
<b>Fund Equity &amp; Other Credits</b>								
Investments In General Fixed Assets	0	0	0	0	0	11,164,337	0	11,164,337
Retained Earnings-Reserved	688,683	0	0	0	0	0	0	688,683
Fund Balance-All Other Reserves	0	702,847	209,468	0	10,737	0	0	923,018
Fund Balance-Unreserved	<u>355,409</u>	<u>196</u>	<u>689</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>356,294</u>
Total Fund Equity & Other Credits	<u>1,044,092</u>	<u>703,042</u>	<u>210,157</u>	<u>0</u>	<u>10,737</u>	<u>11,164,337</u>	<u>0</u>	<u>13,132,332</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>1,087,054</u></u>	<u><u>703,042</u></u>	<u><u>210,157</u></u>	<u><u>196</u></u>	<u><u>10,737</u></u>	<u><u>11,164,337</u></u>	<u><u>6,780,000</u></u>	<u><u>19,955,524</u></u>

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

General Fund - 001

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts-Tax Roll	1,484,332	0	1,484,332	100.00%
Interest Earnings				
Interest Earnings	11,000	1,243	9,757	88.70%
Contributions & Donations From Private Sources				
Miscellaneous	10,000	500	9,500	95.00%
Other Miscellaneous Revenues				
Rental Revenue	10,000	2,906	7,094	70.94%
Concessions and Events	25,000	2,301	22,699	90.79%
Resident ID Cards	1,800	140	1,660	92.21%
Sponsorships	7,000	1,600	5,400	77.14%
Transfer from Designated Reserve	127,000	0	127,000	100.00%
Business Center	800	38	762	95.31%
Total Revenues	<u>1,676,932</u>	<u>8,727</u>	<u>(1,668,205)</u>	<u>(99.48)%</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	2,000	(10,000)	(83.33)%
Financial & Administrative				
Field Administrative Services	4,000	667	(3,333)	(83.33)%
District Manager	38,000	2,792	(35,208)	(92.65)%
District Engineer	16,000	3,300	(12,701)	(79.37)%
Disclosure Report	2,000	0	(2,000)	(100.00)%
Trustees Fees	6,000	2,500	(3,500)	(58.33)%
Accounting Services	28,000	2,333	(25,667)	(91.66)%
Auditing Services	8,000	0	(8,000)	(100.00)%
Arbitrage Rebate Calculation	1,750	0	(1,750)	(100.00)%
Professional Liability Insurance	3,600	2,366	(1,234)	(34.28)%
Legal Advertising	1,000	0	(1,000)	(100.00)%
Bank Fees	25	0	(25)	(100.00)%
Dues, Licenses & Fees	400	0	(400)	(100.00)%
Website Administration	2,400	0	(2,400)	(100.00)%
Technology Services	4,500	75	(4,425)	(98.33)%
Legal Counsel				
District Counsel	7,000	0	(7,000)	(100.00)%
Public Safety				
Private Security Contracted Services	52,000	1,875	(50,125)	(96.39)%
Off-Duty Sheriff Patrol Services	24,000	0	(24,000)	(100.00)%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

General Fund - 001

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Contingency Security Patrol	2,500	0	(2,500)	(100.00)%
Security & Surveillance Signage	2,000	0	(2,000)	(100.00)%
Surveillance Camera Upgrade	2,500	0	(2,500)	(100.00)%
Electric Utility Services				
Electric Utility Services	170,000	14,125	(155,875)	(91.69)%
Gas Utility Services				
Gas Utility Services	30,000	1,875	(28,125)	(93.74)%
Garbage/Solid Waste Control Services				
Solid Waste Services	2,800	0	(2,800)	(100.00)%
Water-Sewer Combination Services				
Water Utility Services	14,000	1,465	(12,535)	(89.53)%
Other Physical Environment				
Property & Casualty Insurance	46,000	27,708	(18,292)	(39.76)%
Entry & Walls Maintenance	3,000	0	(3,000)	(100.00)%
Plant Replacement Program	30,000	0	(30,000)	(100.00)%
Brick Pavers Maintenance	2,500	0	(2,500)	(100.00)%
Roadway Fence Repair/Replace	4,000	0	(4,000)	(100.00)%
Non Ad Valorem Property Taxes	1,400	0	(1,400)	(100.00)%
Landscape				
Landscape - Turf	160,864	0	(160,864)	(100.00)%
Landscape - Edging	17,874	0	(17,874)	(100.00)%
Landscape - Fertilization	6,200	0	(6,200)	(100.00)%
Landscape - Weed Control	1,550	0	(1,550)	(100.00)%
Landscape - Insect & Pest Control	1,550	0	(1,550)	(100.00)%
Landscape - Disease Control	1,550	0	(1,550)	(100.00)%
Landscape - Shrub & Tree Fertilization	1,550	0	(1,550)	(100.00)%
Landscape - Pruning	5,175	0	(5,175)	(100.00)%
Landscape - Irrigation & Sprinklers	23,000	244	(22,756)	(98.93)%
Landscape - Special Requirements	52,725	0	(52,725)	(100.00)%
Contingency Landscape	10,000	3,738	(6,262)	(62.61)%
Lake and Wetland Management				
Lake and Wetland Mgt-Contract	22,800	0	(22,800)	(100.00)%
Lake and Wetland Mgt.- Other	33,900	1,982	(31,918)	(94.15)%
Lake and Wetland Mgt.-Erosion	3,500	0	(3,500)	(100.00)%
Road & Street Facilities				
Street Light Maintenance	800	0	(800)	(100.00)%
Pavement and Signage Repairs	800	149	(651)	(81.43)%
Parks & Recreation				
Human Resources & Industry Training	2,000	261	(1,739)	(86.92)%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

General Fund - 001

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Staff-Salaries	336,000	17,854	(318,146)	(94.68)%
Staff-Taxes	44,000	1,698	(42,302)	(96.14)%
Staff-Benefits, Admin & W/Comp Costs	6,000	1,823	(4,177)	(69.62)%
Clubhouse Facility Repairs & Maintenance	23,000	2,065	(20,935)	(91.02)%
Pool/Spa Maintenance-Contract	19,800	1,650	(18,150)	(91.66)%
Pool/Spa Maintenance-Other	6,200	354	(5,846)	(94.29)%
General Office Supplies	3,000	1,194	(1,806)	(60.19)%
Equipment Rental/Leasing	4,200	847	(3,353)	(79.83)%
Bulbs and Lighting	4,200	86	(4,114)	(97.94)%
Fitness Equipment Maintenance	3,200	442	(2,758)	(86.18)%
Spa Supplies	2,200	448	(1,752)	(79.65)%
Mileage and Gas	1,300	337	(963)	(74.04)%
Nature Center Operations	5,200	190	(5,010)	(96.34)%
Security System & Access Control	4,200	2,538	(1,662)	(39.57)%
Pool/Spa Licensing	1,200	0	(1,200)	(100.00)%
Lodge Phone, Fax & Internet	14,000	460	(13,540)	(96.71)%
Lodge Cleaning & Supplies	10,000	110	(9,890)	(98.90)%
Holiday Decor	4,800	0	(4,800)	(100.00)%
Resident Newsletters	1,200	0	(1,200)	(100.00)%
Resident ID Cards	1,000	0	(1,000)	(100.00)%
Park Facility Maintenance	9,000	0	(9,000)	(100.00)%
Concessions & Events	17,500	3,410	(14,090)	(80.51)%
Resident Service Supplies	10,000	1,527	(8,473)	(84.72)%
Lodge Activities	8,000	293	(7,707)	(96.33)%
Business Center	3,800	0	(3,800)	(100.00)%
Capital Improvements	130,066	11,643	(118,423)	(91.04)%
Lodge Furniture, Fixtures & Equipment	8,000	79	(7,921)	(99.01)%
Reserves				
Capital Assets Reserve	128,653	0	(128,653)	(100.00)%
Total Expenditures	<u>1,676,932</u>	<u>118,503</u>	<u>1,558,430</u>	92.93%
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(109,775)</u>	<u>109,775</u>	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>(109,775)</u>	<u>109,775</u>	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Special Recreation Facilities Fund - 002

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts-Tax Roll	54,000	0	54,000	100.00%
Total Revenues	<u>54,000</u>	<u>0</u>	<u>(54,000)</u>	<u>(100.00)%</u>
Expenditures				
Special Recreation Facilities				
Capital Outlay	54,000	0	(54,000)	(100.00)%
Total Expenditures	<u>54,000</u>	<u>0</u>	<u>54,000</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>0</u>	<u>0</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 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	0	0	0.00%



The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2004 - 201

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
	<u>          </u>	<u>          </u>	<u>          </u>	
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	372,713	0	372,713	100.00%
Interest Earnings				
Interest Earnings	0	196	(196)	0.00%
Total Revenues	<u>372,713</u>	<u>196</u>	<u>(372,517)</u>	(99.95)%
Expenditures				
Debt Service Payments				
Interest Payments	267,713	0	(267,713)	(100.00)%
Principal Payments	105,000	0	(105,000)	(100.00)%
Total Expenditures	<u>372,713</u>	<u>0</u>	<u>372,713</u>	100.00%
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>196</u>	<u>(196)</u>	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>196</u>	<u>(196)</u>	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2012 - 202

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	167,554	0	167,554	100.00%
Interest Earnings				
Interest Earnings	0	689	(689)	0.00%
Total Revenues	<u>167,554</u>	<u>689</u>	<u>(166,865)</u>	(99.59)%
Expenditures				
Debt Service Payments				
Interest Payments	102,554	0	(102,554)	(100.00)%
Principal Payments	65,000	0	(65,000)	(100.00)%
Total Expenditures	<u>167,554</u>	<u>0</u>	<u>167,554</u>	100.00%
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>689</u>	<u>(689)</u>	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>689</u>	<u>(689)</u>	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2002 - 300

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	0	0	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Capital Project Fund--Series 2004 - 301

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	0	0	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund-Series 2012 - 302

From 10/1/2012 Through 10/31/2012

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
	<u>          </u>	<u>          </u>	<u>          </u>	
Revenues				
Interest Earnings				
Interest Earnings	0	0	(0)	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	0.00%
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>(0)</u>	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>0</u>	<u>(0)</u>	0.00%