

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 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 1/31/2011

(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	22,169	0	0	0	0	0	22,169
Cash On Hand	1,775	0	0	0	0	0	1,775
Investments	1,852,804	452,183	882,678	196	0	0	3,187,862
Accounts Receivable	797	0	0	0	0	0	797
Interest & Dividends Receivable	0	0	0	0	0	0	0
Prepaid Items	21,570	0	0	0	0	0	21,570
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	1,334,863	1,334,863
Amount To Be Provided Debt Service	0	0	0	0	0	5,705,137	5,705,137
Fixed Assets	0	0	0	0	10,809,600	0	10,809,600
<b>Total Assets</b>	<b>1,901,333</b>	<b>452,184</b>	<b>882,679</b>	<b>196</b>	<b>10,809,600</b>	<b>7,040,000</b>	<b>21,085,991</b>
<b>Liabilities</b>							
Accounts Payable	31,610	0	0	0	0	0	31,610
Accrued Expenses Payable	17,143	0	0	0	0	0	17,143
Due To Developer	0	0	0	196	0	0	196
Other Current Liabilities	417	0	0	0	0	0	417
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>49,171</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>0</b>	<b>7,040,000</b>	<b>7,089,367</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	1,388,261	102,301	194,865	0	0	0	1,685,427
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,852,162</b>	<b>452,184</b>	<b>882,679</b>	<b>0</b>	<b>10,809,600</b>	<b>0</b>	<b>13,996,624</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,901,333</b>	<b>452,184</b>	<b>882,679</b>	<b>196</b>	<b>10,809,600</b>	<b>7,040,000</b>	<b>21,085,991</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

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

(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-Service Charges				
Operations & Maintenance Assmts-Tax Roll	1,577,351	1,402,732	(174,619)	(11.07)%
Interest Earnings				
Interest Earnings	5,000	3,315	(1,685)	(33.69)%
Contributions & Donations From Private Sources				
Miscellaneous	10,000	10,000	0	0.00%
Other Miscellaneous Revenues				
Miscellaneous	0	801	801	0.00%
Rental Revenue	10,000	2,287	(7,713)	(77.13)%
Concessions and Events	18,000	6,529	(11,471)	(63.72)%
Resident ID Cards	2,500	631	(1,869)	(74.76)%
Sponsorships	10,000	760	(9,240)	(92.40)%
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	220	220	0.00%
<b>Total Revenues</b>	<b>1,766,295</b>	<b>1,427,275</b>	<b>(339,020)</b>	<b>(19.19)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	4,400	9,600	68.57%
Financial & Administrative				
Field Administrative Services	8,343	2,781	5,562	66.66%
District Manager	33,269	11,090	22,179	66.66%
District Engineer	7,000	9,833	(2,833)	(40.46)%
Disclosure Report	2,000	2,000	0	0.00%
Trustees Fees	6,500	2,000	4,500	69.23%
Accounting Services	27,707	9,236	18,471	66.66%
Auditing Services	7,800	0	7,800	100.00%
Arbitrage Rebate Calculation	3,100	0	3,100	100.00%
Professional Liability Insurance	4,000	1,194	2,806	70.15%
Legal Advertising	1,000	104	896	89.58%
Bank Fees	500	7	493	98.60%
Dues, Licenses & Fees	225	175	50	22.22%
Website Administration	900	625	275	30.55%
Technology Services	5,000	0	5,000	100.00%
Legal Counsel				
District Counsel	8,000	3,882	4,118	51.48%

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General Fund - 001

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

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Public Safety</b>				
Private Security Contracted Services	60,000	16,199	43,801	73.00%
Off-Duty Sheriff Patrol Services	26,000	6,593	19,407	74.64%
Contingency Security Patrol	14,000	0	14,000	100.00%
Security & Surveillance Signage	1,500	0	1,500	100.00%
<b>Electric Utility Services</b>				
Electric Utility Services	200,000	58,181	141,819	70.90%
<b>Gas Utility Services</b>				
Gas Utility Services	28,000	23,330	4,670	16.67%
<b>Garbage/Solid Waste Control Services</b>				
Solid Waste Services	3,000	876	2,124	70.79%
<b>Water-Sewer Combination Services</b>				
Water Utility Services	14,000	5,183	8,817	62.97%
<b>Other Physical Environment</b>				
Property & Casualty Insurance	45,277	14,447	30,830	68.09%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	15,000	0	15,000	100.00%
Landscape - Turf	160,864	53,621	107,243	66.66%
Landscape - Edging	17,874	5,958	11,916	66.66%
Landscape - Fertilization	6,200	2,067	4,133	66.66%
Landscape - Weed Control	1,550	517	1,033	66.66%
Landscape - Insect & Pest Control	1,550	517	1,033	66.66%
Landscape - Disease Control	1,550	517	1,033	66.66%
Landscape - Shrub & Tree Fertilization	1,550	517	1,033	66.66%
Landscape - Pruning	5,175	1,725	3,450	66.66%
Landscape - Irrigation & Sprinklers	23,000	8,383	14,617	63.55%
Landscape - Special Requirements	52,725	17,575	35,150	66.66%
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	18,080	32,023	63.91%
Lake and Wetland Mgt.- Other	12,000	2,100	9,900	82.50%
<b>Road &amp; Street Facilities</b>				
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%
<b>Parks &amp; Recreation</b>				
Human Resources & Industry Training	2,400	884	1,516	63.18%

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## Statement of Revenues and Expenditures

General Fund - 001

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

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Staff-Salaries	351,574	106,245	245,329	69.78%
Staff-Taxes & Workers Comp	44,650	11,280	33,370	74.73%
Staff-Benefits & Administration Costs	9,140	4,922	4,218	46.15%
Clubhouse Facility Repairs & Maintenance	167,375	17,921	149,454	89.29%
Pool/Spa Maintenance-Contract	19,800	6,600	13,200	66.66%
Pool/Spa Maintenance-Other	5,000	1,388	3,612	72.24%
General Office Supplies	5,000	960	4,040	80.79%
Equipment Rental/Leasing	2,000	464	1,536	76.81%
Bulbs and Lighting	4,000	3,049	951	23.77%
Fitness Equipment Maintenance	5,000	581	4,419	88.38%
Spa Supplies	2,000	423	1,577	78.85%
Mileage and Gas	1,500	394	1,106	73.76%
Technology Upgrades & Maintenance	3,200	150	3,050	95.31%
Nature Center Operations	5,000	661	4,339	86.78%
Security System & Access Control	3,500	1,265	2,235	63.85%
Pool/Spa Licensing	1,500	55	1,445	96.33%
Lodge Phone, Fax & Internet	13,000	4,383	8,617	66.28%
Lodge Cleaning & Supplies	7,000	3,575	3,425	48.93%
Holiday Decor	10,000	7,297	2,704	27.03%
Resident Newsletters	6,000	281	5,719	95.31%
Resident ID Cards	2,400	0	2,400	100.00%
Community Guide Books	1,000	0	1,000	100.00%
Park Facility Maintenance	3,500	3,434	66	1.87%
Concessions & Events	9,000	6,173	2,827	31.41%
Resident Service Supplies	9,000	3,380	5,620	62.44%
Lodge Activities	16,000	2,468	13,532	84.57%
Business Center	8,000	504	7,497	93.70%
Lodge Furniture, Fixtures & Equipment	15,000	49,588	(34,588)	(230.58)%
Reserves				
Capital Assets Reserve	135,994	0	135,994	100.00%
<b>Total Expenditures</b>	<b>1,766,295</b>	<b>532,655</b>	<b>1,233,640</b>	<b>69.84%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>894,620</b>	<b>894,620</b>	<b>0.00%</b>
<b>Exc of Rev/Other Sources Over (Under) Expend/Other Uses</b>	<b>0</b>	<b>894,620</b>	<b>894,620</b>	<b>0.00%</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund--Series 2002 - 200

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

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	198,686	179,174	(19,512)	(9.82)%
Interest Earnings				
Interest Earnings	0	3,179	3,179	0.00%
Total Revenues	<u>198,686</u>	<u>182,353</u>	<u>(16,333)</u>	<u>(8.22)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,686	80,053	78,634	49.55%
Principal Payments	40,000	0	40,000	100.00%
Total Expenditures	<u>198,686</u>	<u>80,053</u>	<u>118,634</u>	<u>59.71%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>102,301</u>	<u>102,301</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>102,301</u>	<u>102,301</u>	<u>0.00%</u>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund--Series 2004 - 201

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

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments-Capital Improvements				
Debt Service Assmts-Tax Roll	374,513	334,394	(40,119)	(10.71)%
Interest Earnings				
Interest Earnings	0	1,628	1,628	0.00%
Total Revenues	<u>374,513</u>	<u>336,023</u>	<u>(38,490)</u>	<u>(10.28)%</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>194,865</u>	<u>194,865</u>	<u>0.00%</u>
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	<u>0</u>	<u>194,865</u>	<u>194,865</u>	<u>0.00%</u>