

The Preserve at Wilderness Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2011



DMS

District Management Services, LLC

District Management Services, LLC
5680 W. Cypress St. ~ Suite A ~ Tampa, FL 33607-1775
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The Preserve At Wilderness Lake Community Development District

Balance Sheet

As of 7/31/2011

(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
Assets							
Cash In Bank	21,623	0	0	0	0	0	21,623
Cash On Hand	1,564	0	0	0	0	0	1,564
Investments	1,200,005	359,696	698,457	196	0	0	2,258,355
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	918	0	0	0	918
Prepaid Items	47,010	0	0	0	0	0	47,010
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	1,059,071	1,059,071
Amount To Be Provided Debt Service	0	0	0	0	0	5,845,929	5,845,929
Fixed Assets	0	0	0	0	10,809,600	0	10,809,600
Total Assets	1,272,420	359,696	699,375	196	10,809,600	6,905,000	20,046,287
Liabilities							
Accounts Payable	30,568	0	0	0	0	0	30,568
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	20,147	0	0	0	0	0	20,147
Due To Developer	0	0	0	196	0	0	196
Deposits	0	0	0	0	0	0	0
Other Current Liabilities	419	0	0	0	0	0	419
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
Total Liabilities	51,133	0	0	196	0	6,905,000	6,956,329
Fund Equity & Other Credits							
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	695,237	9,813	11,561	0	0	0	716,611
Total Fund Equity & Other Credits	1,221,287	359,696	699,375	0	10,809,600	0	13,089,957

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 (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
1,272,420	359,686	699,375	196	10,802,600	6,905,000	20,046,287

Total Liabilities & Fund Equity

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 7/31/2011

(In Whole Numbers)

	YTD Budget Original	YTD Budget Revised	Current Period Actual	YTD Budget Revised-Var	Pct of YTD Budget Revised Remaining
Revenues					
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	10,539	1,539	17
Contributions & Donations From Private Sources					
Miscellaneous	10,000	10,000	10,000	0	0
Other Miscellaneous Revenues					
Miscellaneous	0	0	1,595	1,595	0
Rental Revenue	10,000	4,500	6,396	1,896	42
Concessions and Events	18,000	25,000	16,376	(8,624)	(34)
Resident ID Cards	2,500	2,500	1,734	(766)	(31)
Sponsorships	10,000	5,000	4,170	(830)	(17)
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	669	(81)	(11)
Total Revenues	1,766,295	1,836,945	1,724,379	(112,566)	(6)
Expenditures					
Legislative					
Supervisor Fees	14,000	14,000	11,200	2,800	20
Financial & Administrative					
Field Administrative Services	8,343	8,343	6,953	1,391	17
District Manager	33,269	33,269	27,724	5,545	17
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	5,715	785	12
Accounting Services	27,707	27,707	23,089	4,618	17
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	3,013	587	16
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	2,000	(224)	(13)
Technology Services	5,000	5,000	1,905	3,095	62
Legal Counsel					

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 7/31/2011

(In Whole Numbers)

	YTD Budget Original	YTD Budget Revised	Current Period Actual	YTD Budget Revised-Var	Pct of YTD Budget Revised Remaining
District Counsel	8,000	8,000	6,092	1,908	24
Public Safety					
Private Security Contracted Services	60,000	55,000	40,572	14,428	26
Off-Duty Sheriff Patrol Services	26,000	24,000	19,489	4,511	19
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	140,752	59,248	30
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	10,761	3,239	23
Other Physical Environment					
Property & Casualty Insurance	45,277	45,277	32,540	12,737	28
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	134,053	26,811	17
Landscape - Edging	17,874	17,874	14,895	2,979	17
Landscape - Fertilization	6,200	6,200	5,167	1,033	17
Landscape - Weed Control	1,550	1,550	1,292	258	17
Landscape - Insect & Pest Control	1,550	1,550	1,292	258	17
Landscape - Disease Control	1,550	1,550	1,292	258	17
Landscape - Shrub & Tree Fertilization	1,550	1,550	1,292	258	17
Landscape - Pruning	5,175	5,175	4,313	863	17
Landscape - Irrigation & Sprinklers	23,000	23,000	20,850	2,150	9
Landscape - Special Requirements	52,725	52,725	43,938	8,788	17
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	48,080	11,920	20
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 7/31/2011

(In Whole Numbers)

	YTD Budget Original	YTD Budget Revised	Current Period Actual	YTD Budget Revised-Var	Pct of YTD Budget Revised Remaining
Pavement and Signage Repairs	4,000	12,510	10,505	2,005	16
Street Sweeping/Cleaning	2,000	2,000	700	1,300	65
Parks & Recreation					
Human Resources & Industry Training	2,400	2,400	1,530	870	36
Staff-Salaries	351,574	339,436	258,143	81,293	24
Staff-Taxes & Workers Comp	44,650	43,110	35,887	7,223	17
Staff-Benefits & Administration Costs	9,140	8,819	7,894	925	10
Clubhouse Facility Repairs & Maintenance	167,375	25,000	24,245	755	3
Pool/Spa Maintenance-Contract	19,800	19,800	16,500	3,300	17
Pool/Spa Maintenance-Other	5,000	5,000	2,820	2,180	44
General Office Supplies	5,000	3,000	3,552	(552)	(18)
Equipment Rental/Leasing	2,000	3,000	1,404	1,596	53
Bulbs and Lighting	4,000	4,000	4,002	(2)	(0)
Fitness Equipment Maintenance	5,000	3,000	1,524	1,476	49
Spa Supplies	2,000	2,000	2,955	(955)	(48)
Mileage and Gas	1,500	1,500	1,430	70	5
Technology Upgrades & Maintenance	3,200	4,000	1,497	2,503	63
Nature Center Operations	5,000	3,000	2,915	85	3
Security System & Access Control	3,500	3,500	3,255	245	7
Pool/Spa Licensing	1,500	1,500	885	615	41
Lodge Phone, Fax & Internet	13,000	13,000	10,812	2,188	17
Lodge Cleaning & Supplies	7,000	7,000	7,180	(180)	(3)
Holiday Decor	10,000	10,000	7,824	2,177	22
Resident Newsletters	6,000	1,500	605	896	60
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	7,396	104	1
Concessions & Events	9,000	15,000	17,349	(2,349)	(16)
Resident Service Supplies	9,000	10,000	8,277	1,723	17
Lodge Activities	16,000	7,000	7,769	(769)	(11)
Business Center	8,000	2,000	1,319	681	34
Capital Improvements	0	172,000	195,138	(23,138)	(13)
Lodge Furniture, Fixtures & Equipment	15,000	65,978	64,574	1,404	2
Reserves					
Capital Assets Reserve	135,994	135,994	135,994	0	0
Total Expenditures	1,766,295	1,836,945	1,524,499	312,446	17

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 7/31/2011

(In Whole Numbers)

	YTD Budget Original	YTD Budget Revised	Current Period Actual	YTD Budget Revised-Var	Pct of YTD Budget Revised Remaining
Excess of Revenues Over (Under) Expenditures	0	0	199,880	199,880	0
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	0	199,880	199,880	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 7/31/2011

(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	198,686	204,241	5,555	2.79%
Interest Earnings				
Interest Earnings	0	5,677	5,677	0.00%
Total Revenues	198,686	209,918	11,232	5.65%
Expenditures				
Debt Service Payments				
Interest Payments	158,686	160,105	(1,419)	(0.89)%
Principal Payments	40,000	40,000	0	0.00%
Total Expenditures	198,686	200,105	(1,419)	(0.71)%
Excess of Revenues Over (Under) Expenditures	0	9,813	9,813	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	9,813	9,813	0.00%

The Preserve At Wilderness Lake Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2004 - 201

From 10/1/2010 Through 7/31/2011

(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	374,513	381,206	6,693	1.78%
Interest Earnings				
Interest Earnings	0	7,671	7,671	0.00%
Total Revenues	374,513	388,876	14,363	3.84%
Expenditures				
Debt Service Payments				
Interest Payments	279,513	282,315	(2,802)	(1.00)%
Principal Payments	95,000	95,000	0	0.00%
Total Expenditures	374,513	377,315	(2,802)	(0.75)%
Excess of Revenues Over (Under) Expenditures	0	11,561	11,561	0.00%
Exc of Rev/Other Sources Over (Under) Expend/Other Uses	0	11,561	11,561	0.00%