

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2010



**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 5/31/2010  
(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	129,150	0	0	0	0	0	129,150
Cash On Hand	3,205	0	0	0	0	0	3,205
Investments	1,289,895	340,575	665,223	196	0	0	2,295,890
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	3,421	0	0	0	3,421
Prepaid Items	52,359	0	0	0	0	0	52,359
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	1,009,219	1,009,219
Amount To Be Provided Debt Service	0	0	0	0	0	6,030,781	6,030,781
Fixed Assets	0	0	0	0	10,610,011	0	10,610,011
<b>Total Assets</b>	<b>1,476,828</b>	<b>340,575</b>	<b>668,644</b>	<b>196</b>	<b>10,610,011</b>	<b>7,040,000</b>	<b>20,136,254</b>
<b>Liabilities</b>							
Accounts Payable	32,225	0	0	0	0	0	32,225
Accrued Expenses Payable	10,260	0	0	0	0	0	10,260
Due To Developer	0	0	0	196	0	0	196
Other Current Liabilities	760	0	0	0	0	0	760
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,040,000	7,040,000
<b>Total Liabilities</b>	<b>43,245</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>0</b>	<b>7,040,000</b>	<b>7,083,441</b>
<b>Fund Equity &amp; Other Credits</b>							
Investments In General Fixed Assets	0	0	0	0	10,610,011	0	10,610,011
Retained Earnings-Reserved	463,901	0	0	0	0	0	463,901
Fund Balance-All Other Reserves	0	348,710	657,101	0	0	0	1,005,811
Fund Balance-Unreserved	969,683	(8,134)	11,542	0	0	0	973,091
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,433,583</b>	<b>340,575</b>	<b>668,644</b>	<b>0</b>	<b>10,610,011</b>	<b>0</b>	<b>13,052,813</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,476,828</b>	<b>340,575</b>	<b>668,644</b>	<b>196</b>	<b>10,610,011</b>	<b>7,040,000</b>	<b>20,136,254</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 5/31/2010

(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	1,557,586	(19,765)	(1.25)%
Interest Earnings				
Interest Earnings	7,000	2,803	(4,197)	(59.96)%
Contributions & Donations From Private Sources				
Miscellaneous	0	10,000	10,000	0.00%
Other Miscellaneous Revenues				
Miscellaneous	0	252	252	0.00%
Rental Revenue	6,000	5,774	(226)	(3.77)%
Concessions and Events	26,585	10,291	(16,294)	(61.29)%
Resident ID Cards	3,500	1,229	(2,271)	(64.88)%
Sponsorships	12,910	4,586	(8,324)	(64.47)%
Transfer from Designated Reserve	93,600	0	(93,600)	(100.00)%
<b>Total Revenues</b>	<b>1,726,946</b>	<b>1,592,519</b>	<b>(134,427)</b>	<b>(7.78)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	8,600	4,400	33.84%
Financial & Administrative				
Field Administrative Services	8,343	5,562	2,781	33.33%
District Manager	33,269	22,179	11,090	33.33%
District Engineer	8,000	4,412	3,588	44.84%
Disclosure Report	2,000	2,000	0	0.00%
Trustees Fees	8,000	4,215	3,785	47.31%
Accounting Services	27,707	18,471	9,236	33.33%
Auditing Services	7,800	0	7,800	100.00%
Arbitrage Rebate Calculation	3,100	1,575	1,525	49.19%
Travel Per Diem	500	0	500	100.00%
Postage, Phone, Faxes, Copies	1,500	18	1,482	98.82%
Professional Liability Insurance	4,057	2,576	1,481	36.51%
Legal Advertising	1,200	264	936	78.04%
Bank Fees	1,200	567	633	52.78%
Dues, Licenses & Fees	500	225	275	55.00%
Website Administration	900	450	450	50.00%
Technology Services	2,500	15,425	(12,925)	(517.00)%
Legal Counsel				
District Counsel	8,000	5,179	2,821	35.26%
Public Safety				

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General Fund - 001

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Contracted Services	142,868	64,534	78,334	54.82%
Electric Utility Services				
Electric Utility Services	185,000	115,970	69,030	37.31%
Gas Utility Services				
Gas Utility Services	25,000	22,023	2,977	11.90%
Garbage/Solid Waste Control Services				
Solid Waste Services	2,800	2,381	419	14.95%
Water-Sewer Combination Services				
Water Utility Services	28,000	7,055	20,945	74.80%
Other Physical Environment				
Property & Casualty Insurance	41,004	27,452	13,552	33.04%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	10,000	13,623	(3,623)	(36.23)%
Brick Pavers Maintenance	3,500	0	3,500	100.00%
Landscape - Turf	160,864	107,242	53,622	33.33%
Landscape - Edging	17,874	11,916	5,958	33.33%
Landscape - Fertilization	6,200	4,133	2,067	33.33%
Landscape - Weed Control	1,550	1,033	517	33.33%
Landscape - Insect & Pest Control	1,550	1,033	517	33.33%
Landscape - Disease Control	1,550	1,033	517	33.33%
Landscape - Shrub & Tree Fertilization	1,550	1,033	517	33.33%
Landscape - Pruning	5,175	3,450	1,725	33.33%
Landscape - Irrigation & Sprinklers	23,000	16,766	6,234	27.10%
Landscape - Special Requirements	52,725	35,150	17,575	33.33%
Contingency Landscape	10,000	4,575	5,425	54.25%
Roadway Fence Repair/Replace	5,000	0	5,000	100.00%
Non Ad Valorem Property Taxes	1,500	1,458	42	2.76%
Lake and Wetland Mgt-Contract	47,220	28,480	18,740	39.68%
Lake and Wetland Mgt.- Other	12,000	1,800	10,200	85.00%
Road & Street Facilities				
Street Light Maintenance	4,000	0	4,000	100.00%
Pavement and Signage Repairs	5,000	300	4,700	94.00%
Street Sweeping/Cleaning	2,000	700	1,300	65.00%
Parks & Recreation				
Human Resources & Industry Training	1,200	2,521	(1,321)	(110.09)%
Staff-Salaries	355,740	168,834	186,906	52.54%
Staff-Taxes & Workers Comp	43,335	20,342	22,993	53.05%
Staff-Benefits & Administration Costs	10,672	4,442	6,230	58.37%
Clubhouse Facility Repairs & Maintenance	101,600	12,552	89,048	87.64%
Pool/Spa Maintenance-Contract	25,740	13,200	12,540	48.71%

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Pool/Spa Maintenance-Other	11,840	3,555	8,285	69.97%
General Office Supplies	2,500	3,644	(1,144)	(45.76)%
Equipment Rental/Leasing	2,000	1,876	124	6.19%
Bulbs and Lighting	5,000	6,959	(1,959)	(39.18)%
Fitness Equipment Maintenance	4,960	4,151	809	16.30%
Spa Supplies	3,000	705	2,295	76.49%
Mileage and Gas	2,500	808	1,692	67.66%
Technology Upgrades & Maintenance	3,200	1,912	1,289	40.26%
Nature Center Operations	6,000	2,176	3,824	63.72%
Security System & Access Control	3,480	3,656	(176)	(5.04)%
Pool/Spa Licensing	1,500	0	1,500	100.00%
Lodge Phone, Fax & Internet	13,000	7,060	5,940	45.69%
Lodge Cleaning & Supplies	7,000	6,059	941	13.43%
Holiday Decor	10,000	7,597	2,403	24.03%
Resident Newsletters	10,080	2,781	7,299	72.40%
Resident ID Cards	3,500	0	3,500	100.00%
Community Guide Books	1,000	0	1,000	100.00%
Resident Events & Supplies	26,000	7,947	18,053	69.43%
Park Facility Maintenance	5,000	5,727	(727)	(14.54)%
Concessions & Events Supplies	6,215	16,891	(10,676)	(171.78)%
Lodge Furniture, Fixtures & Equipment	17,075	862	16,213	94.94%
Reserves				
Capital Assets Reserve	111,803	111,803	0	0.00%
Total Expenditures	<u>1,726,946</u>	<u>982,920</u>	<u>744,026</u>	<u>43.08%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>609,599</u>	<u>609,599</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>609,599</u>	<u>609,599</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 10/1/2009 Through 5/31/2010

(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	201,526	194,361	(7,165)	(3.55)%
Interest Earnings				
Interest Earnings	0	450	450	0.00%
Total Revenues	<u>201,526</u>	<u>194,811</u>	<u>(6,715)</u>	<u>(3.33)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	161,526	162,945	(1,419)	(0.87)%
Principal Payments	40,000	40,000	0	0.00%
Total Expenditures	<u>201,526</u>	<u>202,945</u>	<u>(1,419)</u>	<u>(0.70)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(8,134)</u>	<u>(8,134)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(8,134)</u>	<u>(8,134)</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 10/1/2009 Through 5/31/2010

(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	369,822	375,903	6,081	1.64%
Interest Earnings				
Interest Earnings	0	7,970	7,970	0.00%
Total Revenues	<u>369,822</u>	<u>383,872</u>	<u>14,050</u>	<u>3.80%</u>
Expenditures				
Debt Service Payments				
Interest Payments	284,822	287,330	(2,508)	(0.88)%
Principal Payments	85,000	85,000	0	0.00%
Total Expenditures	<u>369,822</u>	<u>372,330</u>	<u>(2,508)</u>	<u>(0.68)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>11,542</u>	<u>11,542</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>11,542</u>	<u>11,542</u>	<u>0.00%</u>