

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2008



**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 11/30/2008  
(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	125,851	0	0	0	0	0	125,851
Cash On Hand	2,500	0	0	0	0	0	2,500
Investments	298,574	272,831	558,270	196	0	0	1,129,870
Accounts Receivable	381	0	0	0	0	0	381
Interest & Dividends Receivable	0	0	0	0	0	0	0
Prepaid Items	23,786	0	0	0	0	0	23,786
Deposits	2,568	0	0	0	0	0	2,568
Due From Other Funds	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	831,100	831,100
Amount To Be Provided Debt Service	0	0	0	0	0	6,558,900	6,558,900
Fixed Assets	0	0	0	0	10,582,329	0	10,582,329
<b>Total Assets</b>	<b>453,660</b>	<b>272,831</b>	<b>558,270</b>	<b>196</b>	<b>10,582,329</b>	<b>7,390,000</b>	<b>19,257,284</b>
<b>Liabilities</b>							
Accounts Payable	26,384	0	0	0	0	0	26,384
Accrued Expenses Payable	10,714	0	0	0	0	0	10,714
Due To Developer	0	0	0	196	0	0	196
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,390,000	7,390,000
<b>Total Liabilities</b>	<b>37,097</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>0</b>	<b>7,390,000</b>	<b>7,427,293</b>
<b>Fund Equity &amp; Other Credits</b>							
Investments In General Fixed Assets	0	0	0	0	10,582,329	0	10,582,329
Retained Earnings-Reserved	295,826	0	0	0	0	0	295,826
Fund Balance-All Other Reserves	0	380,243	653,868	0	0	0	1,034,111
Fund Balance-Unreserved	120,736	(107,412)	(95,599)	0	0	0	(82,274)
<b>Total Fund Equity &amp; Other Credits</b>	<b>416,563</b>	<b>272,831</b>	<b>558,270</b>	<b>0</b>	<b>10,582,329</b>	<b>0</b>	<b>11,829,991</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>453,660</b>	<b>272,831</b>	<b>558,270</b>	<b>196</b>	<b>10,582,329</b>	<b>7,390,000</b>	<b>19,257,284</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2008 Through 11/30/2008

(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	1,577,350	86,981	(1,490,369)	(94.48)%
Interest Earnings				
Interest Earnings	12,000	483	(11,517)	(95.97)%
Other Miscellaneous Revenues				
Miscellaneous	47,000	1,478	(45,522)	(96.85)%
Rental Revenue	10,000	1,005	(8,995)	(89.95)%
Transfer from Designated Reserve	95,800	0	(95,800)	(100.00)%
<b>Total Revenues</b>	<b>1,742,150</b>	<b>89,948</b>	<b>(1,652,202)</b>	<b>(94.84)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	1,200	10,800	90.00%
Financial & Administrative				
Field Administrative Services	8,343	1,350	6,993	83.81%
District Manager	33,269	5,383	27,886	83.81%
District Engineer	8,000	361	7,639	95.48%
Disclosure Report	2,000	0	2,000	100.00%
Trustees Fees	10,000	1,000	9,000	90.00%
Financial Advisory Services	10,800	1,800	9,000	83.33%
Accounting Services	16,583	2,683	13,900	83.81%
Auditing Services	11,500	0	11,500	100.00%
Arbitrage Rebate Calculation	3,950	0	3,950	100.00%
Travel Per Diem	500	0	500	100.00%
Postage, Phone, Faxes, Copies	1,500	284	1,216	81.04%
Professional Liability Insurance	3,500	624	2,876	82.17%
Legal Advertising	1,500	197	1,303	86.84%
Bank Fees	1,200	167	1,033	86.10%
Dues, Licenses & Fees	500	175	325	65.00%
Miscellaneous Fees	0	317	(317)	0.00%
Website Administration	2,400	350	2,050	85.41%
Technology Services	2,500	0	2,500	100.00%
Legal Counsel				
District Counsel	8,000	0	8,000	100.00%
Community Patrol Services				
Contracted Services	110,000	19,244	90,756	82.50%
Electric Utility Services				
Electric Utility Services	175,000	26,295	148,705	84.97%
Gas Utility Services				
Gas Utility Services	22,000	7,343	14,657	66.62%

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General Fund - 001

From 10/1/2008 Through 11/30/2008

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Garbage/Solid Waste Control Services				
Solid Waste Services	2,000	2,347	(347)	(17.34)%
Water-Sewer Combination Services				
Water Utility Services	25,000	4,191	20,809	83.23%
Other Physical Environment				
Property & Casualty Insurance	60,000	7,311	52,689	87.81%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	16,000	4,040	11,960	74.75%
Brick Pavers Maintenance	8,000	0	8,000	100.00%
Landscape - Turf	172,125	33,009	139,116	80.82%
Landscape - Edging	19,125	3,916	15,209	79.52%
Landscape - Fertilization	6,634	1,119	5,515	83.13%
Landscape - Weed Control	1,659	559	1,100	66.27%
Landscape - Insect & Pest Control	1,659	559	1,100	66.27%
Landscape - Disease Control	1,659	559	1,100	66.27%
Landscape - Shrub & Tree Fertilization	1,659	559	1,100	66.27%
Landscape - Pruning	5,538	559	4,979	89.89%
Landscape - Irrigation & Sprinklers	24,610	7,149	17,461	70.95%
Landscape - Special Requirements	56,416	10,630	45,786	81.15%
Contingency Landscape	18,000	893	17,107	95.04%
Roadway Fence Repair/Replace	48,000	0	48,000	100.00%
Non Ad Valorem Property Taxes	1,500	1,336	164	10.96%
Lake and Wetland Mgt-Contract	45,000	4,870	40,130	89.17%
Lake and Wetland Mgt.- Other	5,000	0	5,000	100.00%
Lake and Wetland Mgt.-Erosion	25,000	0	25,000	100.00%
Road & Street Facilities				
Street Light Maintenance	6,000	0	6,000	100.00%
Pavement and Signage Repairs	10,500	0	10,500	100.00%
Street Sweeping/Cleaning	3,000	350	2,650	88.33%
Parks & Recreation				
Human Resources & Industry Training	1,200	33	1,167	97.22%
Staff-Salaries	279,231	33,442	245,789	88.02%
Staff-Taxes & Workers Comp	47,674	5,342	42,332	88.79%
Staff-Benefits & Administration Costs	32,440	2,434	30,006	92.49%
Clubhouse Facility Repairs & Maintenance	78,800	1,256	77,544	98.40%
Pool/Spa Maintenance-Contract	26,265	4,357	21,909	83.41%
Pool/Spa Maintenance-Other	12,000	7,278	4,722	39.35%
General Office Supplies	5,000	988	4,012	80.24%
Equipment Rental/Leasing	2,700	202	2,498	92.51%
Bulbs and Lighting	5,000	572	4,428	88.56%
Fitness Equipment Maintenance	4,000	1,043	2,957	73.92%

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## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2008 Through 11/30/2008

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Spa Supplies	2,400	202	2,198	91.59%
Mileage and Gas	3,000	872	2,128	70.92%
Technology Upgrades & Maintenance	3,200	975	2,225	69.52%
Nature Center Operations	6,000	1,544	4,456	74.27%
Security System & Access Control	3,200	563	2,637	82.41%
Pool/Spa Licensing	1,500	55	1,445	96.33%
Lodge Phone, Fax & Internet	12,000	1,726	10,274	85.61%
Lodge Cleaning & Supplies	29,000	4,892	24,108	83.13%
Contingency Lodge Expense	4,000	42	3,958	98.94%
Holiday Decor	13,500	10,490	3,010	22.29%
Resident Newsletters	12,000	2,735	9,265	77.20%
Resident ID Cards	3,500	0	3,500	100.00%
Community Guide Books	500	0	500	100.00%
Resident Hospitality Services	4,800	710	4,090	85.21%
Holiday Entertainment	3,000	6	2,994	99.80%
Event Supplies	7,000	101	6,899	98.55%
Park Facility Maintenance	5,000	299	4,701	94.01%
Lodge Furniture, Fixtures & Equipment	20,000	831	19,169	95.84%
Reserves				
Capital Assets Reserve	101,611	0	101,611	100.00%
Total Expenditures	<u>1,742,150</u>	<u>235,721</u>	<u>1,506,429</u>	<u>86.47%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(145,773)</u>	<u>(145,773)</u>	<u>0.00%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	381	381	0.00%
Total Other Financing Sources	<u>0</u>	<u>381</u>	<u>381</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(145,392)</u>	<u>(145,392)</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 10/1/2008 Through 11/30/2008

(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	199,898	11,163	(188,735)	(94.41)%
Interest Earnings				
Interest Earnings	0	1,066	1,066	0.00%
Special Assessments				
Debt Service Assmts-Lot Closings	0	9,683	9,683	0.00%
Debt Service - Builder	0	31,096	31,096	0.00%
<b>Total Revenues</b>	<b>199,898</b>	<b>53,009</b>	<b>(146,889)</b>	<b>(73.48)%</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	164,898	85,040	79,858	48.42%
Principal Payments	35,000	75,000	(40,000)	(114.28)%
<b>Total Expenditures</b>	<b>199,898</b>	<b>160,040</b>	<b>39,858</b>	<b>19.94%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>(107,031)</b>	<b>(107,031)</b>	<b>0.00%</b>
<b>Other Expenditures</b>				
Interfund Transfer				
Interfund Transfer	0	381	(381)	0.00%
<b>Total Other Expenditures</b>	<b>0</b>	<b>381</b>	<b>(381)</b>	<b>0.00%</b>
<b>Exc. of Rev./Other Sources Over Expend./Other Uses</b>	<b>0</b>	<b>(107,412)</b>	<b>(107,412)</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 10/1/2008 Through 11/30/2008

(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	482,463	20,683	(461,780)	(95.71)%
Interest Earnings				
Interest Earnings	0	4,944	4,944	0.00%
Special Assessments				
Debt Service Assmts-Lot Closings	0	27,572	27,572	0.00%
<b>Total Revenues</b>	<b>482,463</b>	<b>53,199</b>	<b>(429,264)</b>	<b>(88.97)%</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	292,463	148,798	143,666	49.12%
Principal Payments	190,000	0	190,000	100.00%
<b>Total Expenditures</b>	<b>482,463</b>	<b>148,798</b>	<b>333,666</b>	<b>69.16%</b>
Excess of Revenues Over (Under) Expenditures	0	(95,599)	(95,599)	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	(95,599)	(95,599)	0.00%

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

Capital Project Fund--Series 2004 - 301

From 10/1/2008 Through 11/30/2008

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Interest Earnings				
Interest Earnings	0	13	13	0.00%
Special Assessments				
Capital Project - Developer Funded	0	(13)	(13)	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>