

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2009



**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 11/30/2009  
(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	274,034	0	0	0	0	0	274,034
Cash On Hand	1,918	0	0	0	0	0	1,918
Investments	352,423	277,335	529,454	196	0	0	1,159,408
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	4,929	0	0	0	4,929
Prepaid Items	10,532	0	0	0	0	0	10,532
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	811,718	811,718
Amount To Be Provided Debt Service	0	0	0	0	0	6,353,282	6,353,282
Fixed Assets	0	0	0	0	10,610,011	0	10,610,011
<b>Total Assets</b>	<u>641,125</u>	<u>277,335</u>	<u>534,383</u>	<u>196</u>	<u>10,610,011</u>	<u>7,165,000</u>	<u>19,228,050</u>
<b>Liabilities</b>							
Accounts Payable	49,478	0	0	0	0	0	49,478
Accrued Expenses Payable	19,682	0	0	0	0	0	19,682
Due To Developer	0	0	0	196	0	0	196
Other Current Liabilities	851	0	0	0	0	0	851
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,165,000	7,165,000
<b>Total Liabilities</b>	<u>70,011</u>	<u>0</u>	<u>0</u>	<u>196</u>	<u>0</u>	<u>7,165,000</u>	<u>7,235,207</u>
<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	352,098	0	0	0	0	0	352,098
Fund Balance-All Other Reserves	0	348,710	657,101	0	0	0	1,005,811
Fund Balance-Unreserved	219,016	(71,375)	(122,718)	0	0	0	24,923
<b>Total Fund Equity &amp; Other Credits</b>	<u>571,114</u>	<u>277,335</u>	<u>534,383</u>	<u>0</u>	<u>10,610,011</u>	<u>0</u>	<u>11,992,843</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>641,125</u>	<u>277,335</u>	<u>534,383</u>	<u>196</u>	<u>10,610,011</u>	<u>7,165,000</u>	<u>19,228,050</u>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 11/30/2009

(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	80,595	(1,496,756)	(94.89)%
Interest Earnings				
Interest Earnings	7,000	445	(6,555)	(93.63)%
Other Miscellaneous Revenues				
Miscellaneous	0	16	16	0.00%
Rental Revenue	6,000	1,131	(4,869)	(81.14)%
Concessions and Events	26,585	2,875	(23,710)	(89.18)%
Resident ID Cards	3,500	547	(2,953)	(84.37)%
Sponsorships	12,910	119	(12,791)	(99.08)%
Transfer from Designated Reserve	93,600	0	(93,600)	(100.00)%
<b>Total Revenues</b>	<b>1,726,946</b>	<b>85,728</b>	<b>(1,641,218)</b>	<b>(95.04)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	2,200	10,800	83.07%
Financial & Administrative				
Field Administrative Services	8,343	1,391	6,953	83.33%
District Manager	33,269	5,545	27,724	83.33%
District Engineer	8,000	761	7,239	90.48%
Disclosure Report	2,000	0	2,000	100.00%
Trustees Fees	8,000	1,000	7,000	87.50%
Accounting Services	27,707	4,618	23,089	83.33%
Auditing Services	7,800	0	7,800	100.00%
Arbitrage Rebate Calculation	3,100	0	3,100	100.00%
Travel Per Diem	500	0	500	100.00%
Postage, Phone, Faxes, Copies	1,500	0	1,500	100.00%
Professional Liability Insurance	4,057	645	3,412	84.11%
Legal Advertising	1,200	0	1,200	100.00%
Bank Fees	1,200	137	1,063	88.54%
Dues, Licenses & Fees	500	175	325	65.00%
Website Administration	900	150	750	83.33%
Technology Services	2,500	12,425	(9,925)	(397.00)%
Legal Counsel				
District Counsel	8,000	2,149	5,851	73.13%
Public Safety				
Contracted Services	142,868	16,210	126,658	88.65%
Electric Utility Services				
Electric Utility Services	185,000	29,647	155,353	83.97%

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General Fund - 001

From 10/1/2009 Through 11/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Gas Utility Services				
Gas Utility Services	25,000	5,228	19,772	79.08%
Garbage/Solid Waste Control Services				
Solid Waste Services	2,800	2,381	419	14.95%
Water-Sewer Combination Services				
Water Utility Services	28,000	977	27,023	96.50%
Other Physical Environment				
Property & Casualty Insurance	41,004	6,865	34,139	83.25%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	10,000	852	9,148	91.48%
Brick Pavers Maintenance	3,500	0	3,500	100.00%
Landscape - Turf	160,864	26,811	134,053	83.33%
Landscape - Edging	17,874	2,979	14,895	83.33%
Landscape - Fertilization	6,200	1,033	5,167	83.33%
Landscape - Weed Control	1,550	258	1,292	83.33%
Landscape - Insect & Pest Control	1,550	258	1,292	83.33%
Landscape - Disease Control	1,550	258	1,292	83.33%
Landscape - Shrub & Tree Fertilization	1,550	258	1,292	83.33%
Landscape - Pruning	5,175	863	4,313	83.33%
Landscape - Irrigation & Sprinklers	23,000	4,278	18,722	81.39%
Landscape - Special Requirements	52,725	8,788	43,938	83.33%
Contingency Landscape	10,000	875	9,125	91.25%
Roadway Fence Repair/Replace	5,000	0	5,000	100.00%
Non Ad Valorem Property Taxes	1,500	1,308	192	12.76%
Lake and Wetland Mgt-Contract	47,220	4,870	42,350	89.68%
Lake and Wetland Mgt.- Other	12,000	0	12,000	100.00%
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	350	1,650	82.50%
Parks & Recreation				
Human Resources & Industry Training	1,200	1,695	(495)	(41.27)%
Staff-Salaries	355,740	42,270	313,470	88.11%
Staff-Taxes & Workers Comp	43,335	4,524	38,811	89.56%
Staff-Benefits & Administration Costs	10,672	1,070	9,602	89.97%
Clubhouse Facility Repairs & Maintenance	101,600	2,121	99,479	97.91%
Pool/Spa Maintenance-Contract	25,740	3,300	22,440	87.17%
Pool/Spa Maintenance-Other	11,840	505	11,335	95.73%
General Office Supplies	2,500	1,170	1,330	53.20%
Equipment Rental/Leasing	2,000	748	1,252	62.60%

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## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 11/30/2009

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Bulbs and Lighting	5,000	1,580	3,420	68.39%
Fitness Equipment Maintenance	4,960	1,229	3,731	75.22%
Spa Supplies	3,000	84	2,916	97.21%
Mileage and Gas	2,500	195	2,306	92.22%
Technology Upgrades & Maintenance	3,200	799	2,401	75.03%
Nature Center Operations	6,000	167	5,833	97.21%
Security System & Access Control	3,480	576	2,904	83.45%
Pool/Spa Licensing	1,500	0	1,500	100.00%
Lodge Phone, Fax & Internet	13,000	1,782	11,218	86.28%
Lodge Cleaning & Supplies	7,000	2,074	4,926	70.36%
Holiday Decor	10,000	7,120	2,880	28.80%
Resident Newsletters	10,080	0	10,080	100.00%
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	823	25,177	96.83%
Park Facility Maintenance	5,000	242	4,758	95.15%
Concessions & Events Supplies	6,215	5,877	338	5.43%
Lodge Furniture, Fixtures & Equipment	17,075	0	17,075	100.00%
Reserves				
Capital Assets Reserve	111,803	0	111,803	100.00%
Total Expenditures	<u>1,726,946</u>	<u>226,796</u>	<u>1,500,150</u>	<u>86.87%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(141,068)</u>	<u>(141,068)</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(141,068)</u>	<u>(141,068)</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 11/30/2009

(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	10,097	(191,429)	(94.98)%
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	<u>201,526</u>	<u>10,098</u>	<u>(191,428)</u>	<u>(94.99)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	161,526	81,473	80,054	49.56%
Principal Payments	40,000	0	40,000	100.00%
Total Expenditures	<u>201,526</u>	<u>81,473</u>	<u>120,054</u>	<u>59.57%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(71,375)</u>	<u>(71,375)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(71,375)</u>	<u>(71,375)</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 11/30/2009

(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	19,411	(350,411)	(94.75)%
Interest Earnings				
Interest Earnings	0	1,536	1,536	0.00%
Total Revenues	<u>369,822</u>	<u>20,947</u>	<u>(348,875)</u>	<u>(94.34)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	284,822	143,665	141,157	49.55%
Principal Payments	85,000	0	85,000	100.00%
Total Expenditures	<u>369,822</u>	<u>143,665</u>	<u>226,157</u>	<u>61.15%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(122,718)</u>	<u>(122,718)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(122,718)</u>	<u>(122,718)</u>	<u>0.00%</u>