

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2010



**DMS**

District Management Services, LLC

District Management Services, LLC  
2002 North Lois Avenue ~ Suite 507 ~ Tampa, Florida 33607-2393  
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# The Preserve At Wilderness Lake Community Development District

## Balance Sheet

As of 11/30/2010

(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	120,367	0	0	0	0	0	120,367
Cash On Hand	4,174	0	0	0	0	0	4,174
Investments	784,877	275,178	555,021	196	0	0	1,615,273
Accounts Receivable	0	0	0	0	0	0	0
Interest & Dividends Receivable	0	0	0	0	0	0	0
Prepaid Items	31,681	0	0	0	0	0	31,681
Deposits	2,218	0	0	0	0	0	2,218
Due From Other Funds	0	10,814	20,121	0	0	0	30,935
Amount Available-Debt Service	0	0	0	0	0	861,101	861,101
Amount To Be Provided Debt Service	0	0	0	0	0	6,178,899	6,178,899
Fixed Assets	0	0	0	0	10,610,011	0	10,610,011
<b>Total Assets</b>	<b>943,317</b>	<b>285,993</b>	<b>575,142</b>	<b>196</b>	<b>10,610,011</b>	<b>7,040,000</b>	<b>19,454,659</b>
<b>Liabilities</b>							
Accounts Payable	99,165	0	0	0	0	0	99,165
Accrued Expenses Payable	7,614	0	0	0	0	0	7,614
Due To Developer	0	0	0	196	0	0	196
Other Current Liabilities	481	0	0	0	0	0	481
Due To Other Funds	30,902	0	33	0	0	0	30,935
Revenue Bonds Payable-Long-Term	0	0	0	0	0	7,040,000	7,040,000
<b>Total Liabilities</b>	<b>138,161</b>	<b>0</b>	<b>33</b>	<b>196</b>	<b>0</b>	<b>7,040,000</b>	<b>7,178,391</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	349,883	687,814	0	0	0	1,037,697
Fund Balance-Unreserved	341,255	(63,890)	(112,705)	0	0	0	164,660
<b>Total Fund Equity &amp; Other Credits</b>	<b>805,156</b>	<b>285,993</b>	<b>575,108</b>	<b>0</b>	<b>10,610,011</b>	<b>0</b>	<b>12,276,268</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>943,317</b>	<b>285,993</b>	<b>575,142</b>	<b>196</b>	<b>10,610,011</b>	<b>7,040,000</b>	<b>19,454,659</b>

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 11/30/2010

(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	108,616	(1,468,735)	(93.11)%
Interest Earnings				
Interest Earnings	5,000	291	(4,709)	(94.17)%
Contributions & Donations From Private Sources				
Miscellaneous	10,000	0	(10,000)	(100.00)%
Other Miscellaneous Revenues				
Miscellaneous	0	792	792	0.00%
Rental Revenue	10,000	876	(9,124)	(91.24)%
Concessions and Events	18,000	4,053	(13,947)	(77.48)%
Resident ID Cards	2,500	313	(2,187)	(87.47)%
Sponsorships	10,000	330	(9,670)	(96.70)%
Transfer from Designated Reserve	83,444	0	(83,444)	(100.00)%
Transfer from Undesignated Reserve	50,000	0	(50,000)	(100.00)%
<b>Total Revenues</b>	<b>1,766,295</b>	<b>115,271</b>	<b>(1,651,024)</b>	<b>(93.47)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	1,400	12,600	90.00%
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	7,000	2,671	4,330	61.85%
Disclosure Report	2,000	0	2,000	100.00%
Trustees Fees	6,500	1,000	5,500	84.61%
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%
Professional Liability Insurance	4,000	597	3,403	85.07%
Legal Advertising	1,000	104	896	89.58%
Bank Fees	500	0	500	100.00%
Dues, Licenses & Fees	225	175	50	22.22%
Website Administration	900	150	750	83.33%
Technology Services	5,000	0	5,000	100.00%
Legal Counsel				
District Counsel	8,000	1,021	6,979	87.23%
Public Safety				

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General Fund - 001

From 10/1/2010 Through 11/30/2010

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Private Security Contracted Services	60,000	7,738	52,262	87.10%
Off-Duty Sheriff Patrol Services	26,000	2,377	23,623	90.85%
Contingency Security Patrol	14,000	0	14,000	100.00%
Security & Surveillance Signage	1,500	0	1,500	100.00%
Electric Utility Services				
Electric Utility Services	200,000	29,769	170,231	85.11%
Gas Utility Services				
Gas Utility Services	28,000	7,256	20,744	74.08%
Garbage/Solid Waste Control Services				
Solid Waste Services	3,000	876	2,124	70.79%
Water-Sewer Combination Services				
Water Utility Services	14,000	3,983	10,017	71.55%
Other Physical Environment				
Property & Casualty Insurance	45,277	7,224	38,053	84.04%
Entry & Walls Maintenance	3,500	0	3,500	100.00%
Plant Replacement Program	15,000	0	15,000	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	4,178	18,822	81.83%
Landscape - Special Requirements	52,725	8,788	43,938	83.33%
Contingency Landscape	8,000	0	8,000	100.00%
Roadway Fence Repair/Replace	5,000	0	5,000	100.00%
Non Ad Valorem Property Taxes	1,500	1,304	196	13.06%
Lake and Wetland Mgt-Contract	50,103	8,080	42,023	83.87%
Lake and Wetland Mgt.- Other	12,000	1,400	10,600	88.33%
Road & Street Facilities				
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	875	1,125	56.25%
Parks & Recreation				
Human Resources & Industry Training	2,400	823	1,577	65.71%
Staff-Salaries	351,574	44,864	306,710	87.23%
Staff-Taxes & Workers Comp	44,650	4,642	40,008	89.60%

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## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2010 Through 11/30/2010

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget To Actual Variance</b>	<b>Budget Percent Remaining</b>
Staff-Benefits & Administration Costs	9,140	2,197	6,943	75.96%
Clubhouse Facility Repairs & Maintenance	167,375	2,121	165,254	98.73%
Pool/Spa Maintenance-Contract	19,800	3,300	16,500	83.33%
Pool/Spa Maintenance-Other	5,000	475	4,525	90.50%
General Office Supplies	5,000	512	4,488	89.76%
Equipment Rental/Leasing	2,000	0	2,000	100.00%
Bulbs and Lighting	4,000	275	3,725	93.13%
Fitness Equipment Maintenance	5,000	220	4,780	95.60%
Spa Supplies	2,000	237	1,763	88.15%
Mileage and Gas	1,500	273	1,227	81.78%
Technology Upgrades & Maintenance	3,200	150	3,050	95.31%
Nature Center Operations	5,000	317	4,683	93.66%
Security System & Access Control	3,500	679	2,821	80.60%
Pool/Spa Licensing	1,500	0	1,500	100.00%
Lodge Phone, Fax & Internet	13,000	2,310	10,690	82.23%
Lodge Cleaning & Supplies	7,000	2,108	4,892	69.89%
Holiday Decor	10,000	7,083	2,917	29.16%
Resident Newsletters	6,000	172	5,828	97.12%
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	737	2,763	78.93%
Concessions & Events	9,000	2,877	6,123	68.03%
Resident Service Supplies	9,000	1,059	7,941	88.23%
Lodge Activities	16,000	877	15,123	94.51%
Business Center	8,000	471	7,530	94.11%
Lodge Furniture, Fixtures & Equipment	15,000	48,088	(33,088)	(220.58)%
Reserves				
Capital Assets Reserve	135,994	0	135,994	100.00%
Total Expenditures	<u>1,766,295</u>	<u>270,613</u>	<u>1,495,682</u>	<u>84.68%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(155,341)</u>	<u>(155,341)</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(155,341)</u>	<u>(155,341)</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 10/1/2010 Through 11/30/2010

(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	198,686	13,874	(184,812)	(93.01)%
Interest Earnings				
Interest Earnings	0	2,289	2,289	0.00%
<b>Total Revenues</b>	<b>198,686</b>	<b>16,162</b>	<b>(182,524)</b>	<b>(91.87)%</b>
Expenditures				
Debt Service Payments				
Interest Payments	158,686	80,053	78,634	49.55%
Principal Payments	40,000	0	40,000	100.00%
<b>Total Expenditures</b>	<b>198,686</b>	<b>80,053</b>	<b>118,634</b>	<b>59.71%</b>
Excess of Revenues Over (Under) Expenditures	0	(63,890)	(63,890)	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	(63,890)	(63,890)	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 11/30/2010

(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	374,513	25,893	(348,620)	(93.08)%
Interest Earnings				
Interest Earnings	0	2,560	2,560	0.00%
<b>Total Revenues</b>	<b>374,513</b>	<b>28,452</b>	<b>(346,061)</b>	<b>(92.40)%</b>
Expenditures				
Debt Service Payments				
Interest Payments	279,513	141,158	138,356	49.49%
Principal Payments	95,000	0	95,000	100.00%
<b>Total Expenditures</b>	<b>374,513</b>	<b>141,158</b>	<b>233,356</b>	<b>62.31%</b>
Excess of Revenues Over (Under) Expenditures	0	(112,705)	(112,705)	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	(112,705)	(112,705)	0.00%