

# The Preserve at Wilderness Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 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 10/31/2009  
(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                                 | 268,638        | 0                             | 0                             | 0                                | 0                                  | 0                                    | 268,638           |
| Cash On Hand                                 | 2,847          | 0                             | 0                             | 0                                | 0                                  | 0                                    | 2,847             |
| Investments                                  | 352,325        | 348,711                       | 657,456                       | 196                              | 0                                  | 0                                    | 1,358,688         |
| Accounts Receivable                          | 0              | 0                             | 0                             | 0                                | 0                                  | 0                                    | 0                 |
| Interest & Dividends Receivable              | 0              | 0                             | 0                             | 0                                | 0                                  | 0                                    | 0                 |
| Prepaid Items                                | 15,723         | 0                             | 0                             | 0                                | 0                                  | 0                                    | 15,723            |
| 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                                  | 1,006,167                            | 1,006,167         |
| Amount To Be Provided Debt Service           | 0              | 0                             | 0                             | 0                                | 0                                  | 6,158,833                            | 6,158,833         |
| Fixed Assets                                 | 0              | 0                             | 0                             | 0                                | 10,610,011                         | 0                                    | 10,610,011        |
| <b>Total Assets</b>                          | <u>641,751</u> | <u>348,711</u>                | <u>657,456</u>                | <u>196</u>                       | <u>10,610,011</u>                  | <u>7,165,000</u>                     | <u>19,423,125</u> |
| <b>Liabilities</b>                           |                |                               |                               |                                  |                                    |                                      |                   |
| Accounts Payable                             | 29,497         | 0                             | 0                             | 0                                | 0                                  | 0                                    | 29,497            |
| Accrued Expenses Payable                     | 12,712         | 0                             | 0                             | 0                                | 0                                  | 0                                    | 12,712            |
| Due To Developer                             | 0              | 0                             | 0                             | 196                              | 0                                  | 0                                    | 196               |
| Other Current Liabilities                    | 793            | 0                             | 0                             | 0                                | 0                                  | 0                                    | 793               |
| 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>43,002</u>  | <u>0</u>                      | <u>0</u>                      | <u>196</u>                       | <u>0</u>                           | <u>7,165,000</u>                     | <u>7,208,198</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                      | 246,651        | 1                             | 354                           | 0                                | 0                                  | 0                                    | 247,007           |
| <b>Total Fund Equity &amp; Other Credits</b> | <u>598,749</u> | <u>348,711</u>                | <u>657,456</u>                | <u>0</u>                         | <u>10,610,011</u>                  | <u>0</u>                             | <u>12,214,926</u> |
| <b>Total Liabilities &amp; Fund Equity</b>   | <u>641,751</u> | <u>348,711</u>                | <u>657,456</u>                | <u>196</u>                       | <u>10,610,011</u>                  | <u>7,165,000</u>                     | <u>19,423,125</u> |

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 10/31/2009

(In Whole Numbers)

|  | <b>Annual<br/>Budget</b> | <b>Current<br/>Period<br/>Actual</b> | <b>Budget To<br/>Actual<br/>Variance</b> | <b>Budget<br/>Percent<br/>Remaining</b> |
|--|--------------------------|--------------------------------------|--|---|
| <b>Revenues</b>                          |                          |                                      |  |   |
| Special Assessments-Service Charges      |                          |                                      |  |   |
| Operations & Maintenance Assmts-Tax Roll | 1,577,351                | 0                                    | (1,577,351)                              | (100.00)%                               |
| Interest Earnings                        |                          |                                      |  |   |
| Interest Earnings                        | 7,000                    | 247                                  | (6,753)                                  | (96.47)%                                |
| Other Miscellaneous Revenues             |                          |                                      |  |   |
| Miscellaneous                            | 0                        | 12                                   | 12                                       | 0.00%                                   |
| Rental Revenue                           | 6,000                    | 431                                  | (5,569)                                  | (92.81)%                                |
| Concessions and Events                   | 26,585                   | 1,133                                | (25,452)                                 | (95.73)%                                |
| Resident ID Cards                        | 3,500                    | 290                                  | (3,210)                                  | (91.72)%                                |
| Sponsorships                             | 12,910                   | 63                                   | (12,848)                                 | (99.51)%                                |
| Transfer from Designated Reserve         | 93,600                   | 0                                    | (93,600)                                 | (100.00)%                               |
| <b>Total Revenues</b>                    | <b>1,726,946</b>         | <b>2,176</b>                         | <b>(1,724,770)</b>                       | <b>(99.87)%</b>                         |
| <b>Expenditures</b>                      |                          |                                      |  |   |
| Legislative                              |                          |                                      |  |   |
| Supervisor Fees                          | 13,000                   | 600                                  | 12,400                                   | 95.38%                                  |
| Financial & Administrative               |                          |                                      |  |   |
| Field Administrative Services            | 8,343                    | 695                                  | 7,648                                    | 91.66%                                  |
| District Manager                         | 33,269                   | 2,772                                | 30,497                                   | 91.66%                                  |
| District Engineer                        | 8,000                    | 761                                  | 7,239                                    | 90.48%                                  |
| Disclosure Report                        | 2,000                    | 0                                    | 2,000                                    | 100.00%                                 |
| Trustees Fees                            | 8,000                    | 500                                  | 7,500                                    | 93.75%                                  |
| Accounting Services                      | 27,707                   | 2,309                                | 25,398                                   | 91.66%                                  |
| 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                    | 322                                  | 3,735                                    | 92.05%                                  |
| Legal Advertising                        | 1,200                    | 0                                    | 1,200                                    | 100.00%                                 |
| Bank Fees                                | 1,200                    | 66                                   | 1,134                                    | 94.46%                                  |
| Dues, Licenses & Fees                    | 500                      | 175                                  | 325                                      | 65.00%                                  |
| Website Administration                   | 900                      | 75                                   | 825                                      | 91.66%                                  |
| Technology Services                      | 2,500                    | 6,975                                | (4,475)                                  | (179.00)%                               |
| Legal Counsel                            |                          |                                      |  |   |
| District Counsel                         | 8,000                    | 113                                  | 7,887                                    | 98.58%                                  |
| Public Safety                            |                          |                                      |  |   |
| Contracted Services                      | 142,868                  | 8,016                                | 134,852                                  | 94.38%                                  |
| Electric Utility Services                |                          |                                      |  |   |
| Electric Utility Services                | 185,000                  | 16,254                               | 168,746                                  | 91.21%                                  |

## The Preserve At Wilderness Lake Community Development District

### Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 10/31/2009

(In Whole Numbers)

|  | <b>Annual<br/>Budget</b> | <b>Current<br/>Period<br/>Actual</b> | <b>Budget To<br/>Actual<br/>Variance</b> | <b>Budget<br/>Percent<br/>Remaining</b> |
|--|--------------------------|--------------------------------------|--|---|
| Gas Utility Services                     |                          |                                      |  |   |
| Gas Utility Services                     | 25,000                   | 2,184                                | 22,816                                   | 91.26%                                  |
| Garbage/Solid Waste Control Services     |                          |                                      |  |   |
| Solid Waste Services                     | 2,800                    | 2,381                                | 419                                      | 14.95%                                  |
| Water-Sewer Combination Services         |                          |                                      |  |   |
| Water Utility Services                   | 28,000                   | 863                                  | 27,137                                   | 96.91%                                  |
| Other Physical Environment               |                          |                                      |  |   |
| Property & Casualty Insurance            | 41,004                   | 3,433                                | 37,571                                   | 91.62%                                  |
| 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                  | 13,405                               | 147,459                                  | 91.66%                                  |
| Landscape - Edging                       | 17,874                   | 1,489                                | 16,385                                   | 91.66%                                  |
| Landscape - Fertilization                | 6,200                    | 517                                  | 5,683                                    | 91.66%                                  |
| Landscape - Weed Control                 | 1,550                    | 129                                  | 1,421                                    | 91.66%                                  |
| Landscape - Insect & Pest Control        | 1,550                    | 129                                  | 1,421                                    | 91.66%                                  |
| Landscape - Disease Control              | 1,550                    | 129                                  | 1,421                                    | 91.66%                                  |
| Landscape - Shrub & Tree Fertilization   | 1,550                    | 129                                  | 1,421                                    | 91.66%                                  |
| Landscape - Pruning                      | 5,175                    | 431                                  | 4,744                                    | 91.66%                                  |
| Landscape - Irrigation & Sprinklers      | 23,000                   | 2,254                                | 20,746                                   | 90.20%                                  |
| Landscape - Special Requirements         | 52,725                   | 4,394                                | 48,331                                   | 91.66%                                  |
| 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                   | 2,435                                | 44,785                                   | 94.84%                                  |
| 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                    | 0                                    | 5,000                                    | 100.00%                                 |
| Street Sweeping/Cleaning                 | 2,000                    | 0                                    | 2,000                                    | 100.00%                                 |
| Parks & Recreation                       |                          |                                      |  |   |
| Human Resources & Industry Training      | 1,200                    | 113                                  | 1,087                                    | 90.62%                                  |
| Staff-Salaries                           | 355,740                  | 21,594                               | 334,146                                  | 93.92%                                  |
| Staff-Taxes & Workers Comp               | 43,335                   | 2,459                                | 40,876                                   | 94.32%                                  |
| Staff-Benefits & Administration Costs    | 10,672                   | 648                                  | 10,024                                   | 93.92%                                  |
| Clubhouse Facility Repairs & Maintenance | 101,600                  | 1,939                                | 99,661                                   | 98.09%                                  |
| Pool/Spa Maintenance-Contract            | 25,740                   | 1,650                                | 24,090                                   | 93.58%                                  |
| Pool/Spa Maintenance-Other               | 11,840                   | 0                                    | 11,840                                   | 100.00%                                 |
| General Office Supplies                  | 2,500                    | 593                                  | 1,907                                    | 76.27%                                  |
| Equipment Rental/Leasing                 | 2,000                    | 474                                  | 1,526                                    | 76.29%                                  |

# The Preserve At Wilderness Lake Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2009 Through 10/31/2009

(In Whole Numbers)

|  | <b>Annual<br/>Budget</b> | <b>Current<br/>Period<br/>Actual</b> | <b>Budget To<br/>Actual<br/>Variance</b> | <b>Budget<br/>Percent<br/>Remaining</b> |
|--|--------------------------|--------------------------------------|--|---|
| Bulbs and Lighting   | 5,000                    | 586                                  | 4,415                                    | 88.29%                                  |
| Fitness Equipment Maintenance  | 4,960                    | 620                                  | 4,340                                    | 87.50%                                  |
| Spa Supplies   | 3,000                    | 84                                   | 2,916                                    | 97.21%                                  |
| Mileage and Gas  | 2,500                    | 81                                   | 2,419                                    | 96.77%                                  |
| Technology Upgrades & Maintenance                                    | 3,200                    | 687                                  | 2,514                                    | 78.54%                                  |
| Nature Center Operations   | 6,000                    | 0                                    | 6,000                                    | 100.00%                                 |
| Security System & Access Control                                     | 3,480                    | 245                                  | 3,235                                    | 92.97%                                  |
| Pool/Spa Licensing   | 1,500                    | 0                                    | 1,500                                    | 100.00%                                 |
| Lodge Phone, Fax & Internet  | 13,000                   | 904                                  | 12,096                                   | 93.04%                                  |
| Lodge Cleaning & Supplies  | 7,000                    | 1,647                                | 5,353                                    | 76.46%                                  |
| Holiday Decor  | 10,000                   | 60                                   | 9,940                                    | 99.40%                                  |
| 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                   | 525                                  | 25,475                                   | 97.98%                                  |
| Park Facility Maintenance  | 5,000                    | 94                                   | 4,906                                    | 98.12%                                  |
| Concessions & Events Supplies  | 6,215                    | 3,635                                | 2,580                                    | 41.51%                                  |
| Lodge Furniture, Fixtures & Equipment                                | 17,075                   | 0                                    | 17,075                                   | 100.00%                                 |
| Reserves   |                          |                                      |  |   |
| Capital Assets Reserve   | 111,803                  | 0                                    | 111,803                                  | 100.00%                                 |
| <b>Total Expenditures</b>  | <b>1,726,946</b>         | <b>115,608</b>                       | <b>1,611,338</b>                         | <b>93.31%</b>                           |
| <b>Excess of Revenues Over (Under) Expenditures</b>                  | <b>0</b>                 | <b>(113,433)</b>                     | <b>(113,433)</b>                         | <b>0.00%</b>                            |
| <b>Exc of Rev./Other Sources Over (Under)<br/>Expend./Other Uses</b> | <b>0</b>                 | <b>(113,433)</b>                     | <b>(113,433)</b>                         | <b>0.00%</b>                            |

## The Preserve At Wilderness Lake Community Development District

### Statement of Revenues and Expenditures

Debt Service Fund--Series 2002 - 200

From 10/1/2009 Through 10/31/2009

(In Whole Numbers)

|  | <b>Annual<br/>Budget</b> | <b>Current<br/>Period<br/>Actual</b> | <b>Budget To<br/>Actual<br/>Variance</b> | <b>Budget<br/>Percent<br/>Remaining</b> |
|--|--------------------------|--------------------------------------|--|---|
| Revenues   |                          |                                      |  |   |
| Special Assessments-Capital Improvements           |                          |                                      |  |   |
| Debt Service Assmts-Tax Roll                       | 201,526                  | 0                                    | (201,526)                                | (100.00)%                               |
| Interest Earnings                                  |                          |                                      |  |   |
| Interest Earnings                                  | 0                        | 1                                    | 1  | 0.00%                                   |
| <b>Total Revenues</b>                              | <b>201,526</b>           | <b>1</b>                             | <b>(201,525)</b>                         | <b>(100.00)%</b>                        |
| Expenditures                                       |                          |                                      |  |   |
| Debt Service Payments                              |                          |                                      |  |   |
| Interest Payments                                  | 161,526                  | 0                                    | 161,526                                  | 100.00%                                 |
| Principal Payments                                 | 40,000                   | 0                                    | 40,000                                   | 100.00%                                 |
| <b>Total Expenditures</b>                          | <b>201,526</b>           | <b>0</b>                             | <b>201,526</b>                           | <b>100.00%</b>                          |
| Excess of Revenues Over (Under) Expenditures       | 0                        | 1                                    | 1  | 0.00%                                   |
| Exc. of Rev./Other Sources Over Expend./Other Uses | 0                        | 1                                    | 1  | 0.00%                                   |

## The Preserve At Wilderness Lake Community Development District

### Statement of Revenues and Expenditures

Debt Service Fund—Series 2004 - 201

From 10/1/2009 Through 10/31/2009

(In Whole Numbers)

|  | <b>Annual<br/>Budget</b> | <b>Current<br/>Period<br/>Actual</b> | <b>Budget To<br/>Actual<br/>Variance</b> | <b>Budget<br/>Percent<br/>Remaining</b> |
|--|--------------------------|--------------------------------------|--|---|
| Revenues   |                          |                                      |  |   |
| Special Assessments-Capital Improvements           |                          |                                      |  |   |
| Debt Service Assmts-Tax Roll                       | 369,822                  | 0                                    | (369,822)                                | (100.00)%                               |
| Interest Earnings                                  |                          |                                      |  |   |
| Interest Earnings                                  | 0                        | 354                                  | 354                                      | 0.00%                                   |
| Total Revenues                                     | <u>369,822</u>           | <u>354</u>                           | <u>(369,468)</u>                         | <u>(99.90)%</u>                         |
| Expenditures                                       |                          |                                      |  |   |
| Debt Service Payments                              |                          |                                      |  |   |
| Interest Payments                                  | 284,822                  | 0                                    | 284,822                                  | 100.00%                                 |
| Principal Payments                                 | 85,000                   | 0                                    | 85,000                                   | 100.00%                                 |
| Total Expenditures                                 | <u>369,822</u>           | <u>0</u>                             | <u>369,822</u>                           | <u>100.00%</u>                          |
| Excess of Revenues Over (Under) Expenditures       | <u>0</u>                 | <u>354</u>                           | <u>354</u>                               | <u>0.00%</u>                            |
| Exc. of Rev./Other Sources Over Expend./Other Uses | <u>0</u>                 | <u>354</u>                           | <u>354</u>                               | <u>0.00%</u>                            |