

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

April 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 4/30/2014

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	179,330	0	0	0	179,330	0	0
Investments	138,520	0	401,878	8,946	549,343	0	0
Investments Capital Reserves	0	9,604	0	0	9,604	0	0
Accounts Receivable	3,597	0	7,964	0	11,561	0	0
Prepaid Expenses	539	0	0	0	539	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	409,841
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,700,159
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	322,412	9,604	409,841	8,946	750,803	3,849,083	3,110,000
Liabilities							
Accounts Payable	4,858	0	0	0	4,858	0	0
Accrued Expenses Payable	1,500	0	0	0	1,500	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,110,000
Total Liabilities	6,358	0	0	0	6,358	0	3,110,000
Fund Equity & Other Credits							
Beginning Fund Balance	273,927	9,598	249,431	6,555	539,512	3,849,083	0
Net Change in Fund Balance	42,126	6	160,410	2,390	204,932	0	0
Total Fund Equity & Other Credits	316,053	9,604	409,841	8,946	744,444	3,849,083	0
Total Liabilities & Fund Equity	322,412	9,604	409,841	8,946	750,803	3,849,083	3,110,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	93	93	0.00%
Special Assessments					
Tax Roll	110,212	110,212	110,384	172	(0.15)%
Total Revenues	110,212	110,212	110,477	265	(0.24)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,333	3,000	(667)	25.00%
Financial & Administrative					
Administrative Services	5,880	3,430	3,430	0	41.66%
District Management	21,840	12,740	12,740	0	41.66%
District Engineer	10,500	6,125	8,532	(2,407)	18.73%
Disclosure Report	5,000	2,917	1,000	1,917	80.00%
Trustees Fees	3,500	3,500	3,233	268	7.64%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	6,020	5,595	5,595	0	7.05%
Accounting Services	11,550	6,738	6,738	0	41.66%
Auditing Services	3,400	1,983	0	1,983	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	292	489	(197)	2.30%
Bank Fees	400	233	240	(7)	39.99%
Dues, Licenses & Fees	800	540	800	(260)	0.00%
Legal Counsel					
District Counsel	7,500	4,375	4,693	(318)	37.42%
Electric Utility Services					
Utility Services	5,000	2,917	2,263	654	54.73%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	1,458	2,229	(771)	10.83%
Aquatic Maintenance	5,400	3,150	3,150	0	41.66%
Lake/Pond Bank Repair	5,775	3,369	0	3,369	100.00%
Mitigation Area Monitoring & Maintenance	2,500	1,458	1,865	(407)	25.40%
Mitigation Area Maintenance	0	0	3,355	(3,355)	0.00%
Aquatic Plant Replacement	500	292	0	292	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,458	510	948	79.60%
Other Physical Environment					
Property Insurance	2,135	2,135	1,827	308	14.41%
General Liability Insurance	400	400	355	45	11.25%
Total Expenditures	<u>110,212</u>	<u>70,049</u>	<u>68,351</u>	<u>1,698</u>	<u>37.98%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>40,163</u>	<u>42,126</u>	<u>1,963</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	273,927	273,927	0.00%
Fund Balance, End of Period	<u>0</u>	<u>40,163</u>	<u>316,053</u>	<u>275,891</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,598	9,598	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,604</u></u>	<u><u>9,604</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	244,028	244,028	0	0.00%
Debt Service Prepayments	0	10,993	10,993	0.00%
Total Revenues	<u>244,028</u>	<u>255,021</u>	<u>10,993</u>	<u>4.50%</u>
Expenditures				
Debt Service				
Interest	174,028	87,220	86,808	49.88%
Principal	70,000	5,000	65,000	92.85%
Total Expenditures	<u>244,028</u>	<u>92,220</u>	<u>151,808</u>	<u>62.21%</u>
Excess of Revenue Over (Under) Expenditures	0	162,801	162,801	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,390)	(2,390)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	160,410	160,410	0.00%
Fund Balance, Beginning of Period	0	249,431	249,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>409,841</u>	<u>409,841</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	2,390	2,390	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	2,390	2,390	0.00%
Fund Balance, Beginning of Period	0	6,555	6,555	0.00%
Fund Balance, End of Period	<u>0</u>	<u>8,946</u>	<u>8,946</u>	<u>0.00%</u>

Catalina at Winkler Preserve CDD
Investment Summary
April 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,801
State Board of Administration	Local Government Investment Pool B	337
SunTrust Escrow	Money Market Account	35,120
SunTrust	Money Market Account	101,262
	Total General Fund Investments	\$ 138,520
The Bank of Tampa	Money Market Account	\$ 9,604
	Total Reserve Fund Investments	\$ 9,604
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 108,402
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	282,483
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	10,993
	Total Debt Service Fund Investments	\$ 401,878
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,946
	Total Capital Project Fund Investments	\$ 8,946

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

From 4/1/2014 Through 4/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Lee County Tax Collector	FY13-14	<u>11,560.71</u>
Report Balance			<u><u>11,560.71</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2014 Through 4/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Allstate Resource Management, Inc.	2/11/2014	100862	Aerator System Cabinet-Lake #3	1,140.00
Catalina at Winkler Homeowner's Association, Inc.	4/1/2014	Apr-14	Reimb Electric Util to CDD Aerator Sys 04/14	140.00
Florida Power and Light Company	4/28/2014	09846-68343 04/14	17043 Tremont St #Aerator 04/14	93.50
Florida Power and Light Company	4/28/2014	11246-08348 04/14	17213 Wrigley Cir #Aerator 04/14	60.82
Hopping Green & Sams	4/28/2014	75777	General/Monthly Legal Services 03/14	1,114.95
Nature's Blueprint of SW FL LLC	4/22/2014	7084	Initial Treatment 1st Quarterly Maintenance	1,865.00
Vertex Water Features	4/30/2014	0000274202	Fountain Repair	148.69
Vertex Water Features	4/30/2014	0000274293	Aerator Repair	188.00
Vertex Water Features	4/30/2014	0000274296	Aerator Repair	107.50
			Total 001 - General Fund	4,858.46
Report Balance				4,858.46

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
April 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 04/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,604 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY13-14 totaling \$4104.75 was received in May 2014.