

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 12/31/2014  
(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
<b>Assets</b>							
Cash In Bank	449,598	0	0	0	449,598	0	0
Investments	37,198	0	196,378	8,946	242,522	0	0
Investments Capital Reserves	0	9,610	0	0	9,610	0	0
Accounts Receivable	24,203	0	33,275	0	57,479	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	171,138	0	171,138	0	0
Amount Available in Debt Service	0	0	0	0	0	0	400,791
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,629,209
Fixed Assets	0	0	0	0	0	3,849,083	0
<b>Total Assets</b>	<u>511,426</u>	<u>9,610</u>	<u>400,791</u>	<u>8,946</u>	<u>930,773</u>	<u>3,849,083</u>	<u>3,030,000</u>
<b>Liabilities</b>							
Accounts Payable	4,477	0	0	0	4,477	0	0
Accrued Expenses Payable	1,540	0	0	0	1,540	0	0
Due To Other Funds	171,138	0	0	0	171,138	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,030,000
<b>Total Liabilities</b>	<u>177,156</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>177,156</u>	<u>0</u>	<u>3,030,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	192,568	9,608	252,761	8,946	463,883	3,849,083	0
Net Change in Fund Balance	141,703	2	148,030	0	289,735	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>334,270</u>	<u>9,610</u>	<u>400,791</u>	<u>8,946</u>	<u>753,618</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>511,426</u>	<u>9,610</u>	<u>400,791</u>	<u>8,946</u>	<u>930,773</u>	<u>3,849,083</u>	<u>3,030,000</u>

See Notes to Unaudited Financial Statements

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	5	5	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
<b>Total Revenues</b>	<b>176,860</b>	<b>176,860</b>	<b>177,021</b>	<b>161</b>	<b>(0.09)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	1,000	800	200	80.00%
Financial & Administrative					
Administrative Services	6,056	1,514	1,514	0	75.00%
District Management	22,495	5,624	5,624	0	75.00%
District Engineer	10,500	2,625	1,608	1,018	84.69%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	3,500	3,500	3,771	(271)	(7.75)%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	6,200	5,300	5,300	0	14.51%
Accounting Services	11,897	2,974	2,974	0	75.00%
Auditing Services	3,500	0	0	0	100.00%
Public Officials Liability Insurance	2,050	2,050	2,026	24	1.17%
Legal Advertising	750	188	104	84	86.20%
Bank Fees	400	100	100	(0)	74.99%
Dues, Licenses & Fees	800	331	175	156	78.12%
Website Fees & Maintenance	3,000	750	0	750	100.00%
Legal Counsel					
District Counsel	7,500	1,875	1,834	41	75.54%
Electric Utility Services					
Utility-Fountains	5,000	1,250	1,079	172	78.43%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	950	546	404	85.63%
Pond Bank Repair/Maintenance	60,000	15,000	0	15,000	100.00%
Aquatic Maintenance	9,500	2,375	5,357	(2,982)	43.61%
Mitigation Area Monitoring & Maintenance	5,120	1,280	0	1,280	100.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	2,500	625	0	625	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Other Physical Environment					
Property Insurance	2,100	2,100	1,829	271	12.89%
General Liability Insurance	410	410	396	14	3.41%
Total Expenditures	<u>176,860</u>	<u>53,478</u>	<u>35,318</u>	<u>18,160</u>	<u>80.03%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>123,382</u>	<u>141,703</u>	<u>18,320</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>123,382</u>	<u>141,703</u>	<u>18,320</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	192,568	192,568	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>123,382</u></u>	<u><u>334,270</u></u>	<u><u>210,888</u></u>	<u><u>0.00%</u></u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 12/31/2014

(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	2	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,608	9,608	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>9,610</u></u>	<u><u>9,610</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 10/1/2014 Through 12/31/2014

(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	243,150	(878)	(0.35)%
Total Revenues	<u>244,028</u>	<u>243,150</u>	<u>(878)</u>	<u>(0.36)%</u>
Expenditures				
Debt Service				
Interest	169,028	85,120	83,908	49.64%
Principal	75,000	10,000	65,000	86.66%
Total Expenditures	<u>244,028</u>	<u>95,120</u>	<u>148,908</u>	<u>61.02%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>148,030</u>	<u>148,030</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>148,030</u>	<u>148,030</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	252,761	252,761	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>400,791</u></u>	<u><u>400,791</u></u>	<u><u>0.00%</u></u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 12/31/2014

(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 Revenues Over (Under) Expenditures	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	8,946	8,946	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**  
**December 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,067
SunTrust Escrow	Money Market Account	35,131
	<b>Total General Fund Investments</b>	<b><u>\$ 37,198</u></b>
The Bank of Tampa	Money Market Account	\$ 9,610
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 9,610</u></b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 105,389
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	86,983
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	4,006
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 196,378</u></b>
US Bank Series 2005 Construction	First American Treasury Obligation Fund Class Z	\$ 8,946
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 8,946</u></b>

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

From 12/1/2014 Through 12/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Lee County Tax Collector	FY 14-15	<u>57,478.57</u>
Report Balance			<u>57,478.57</u>

**Catalina at Winkler Preserve Community Development District**

Summary A/P Ledger

001 - General Fund

From 12/1/2014 Through 12/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Florida Power and Light Company	12/29/2014	09846-68343 12/14	17043 Tremont St #Aerator 12/14	161.20
Florida Power and Light Company	12/29/2014	11246-08348 12/14	17213 Wrigley Cir #Aerator 12/14	76.99
Hopping Green & Sams	12/18/2014	79552	General/Monthly Legal Services 11/14	1,006.60
US Bank	12/24/2014	3863286	Trustee Fees Series 2005A 12/01/14-11/30/15	3,232.50
			Total 001 - General Fund	4,477.29
Report Balance				4,477.29

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,610 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 FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.