

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

February 28, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 2/28/2015
(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	272,106	0	0	0	272,106	0	0
Investments	35,135	0	382,208	8,946	426,288	0	0
Investments--Reserves	0	9,612	0	0	9,612	0	0
Accounts Receivable	13,517	0	18,584	0	32,101	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	0	0	0	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
Total Assets	<u>321,184</u>	<u>9,612</u>	<u>400,791</u>	<u>8,946</u>	<u>740,533</u>	<u>3,849,083</u>	<u>3,030,000</u>
Investments--Reserves							
Accounts Payable	4,066	0	0	0	4,066	0	0
Accrued Expenses Payable	1,240	0	0	0	1,240	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,030,000
Total Investments--Reserves	<u>5,306</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,306</u>	<u>0</u>	<u>3,030,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	192,568	9,608	252,761	8,946	463,883	3,849,083	0
Net Change in Fund Balance	123,310	4	148,030	0	271,344	0	0
Total Fund Equity & Other Credits	<u>315,878</u>	<u>9,612</u>	<u>400,791</u>	<u>8,946</u>	<u>735,227</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>321,184</u>	<u>9,612</u>	<u>400,791</u>	<u>8,946</u>	<u>740,533</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 2/28/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	8	8	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
Total Revenues	176,860	176,860	177,024	164	(0.09)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	800	1,200	80.00%
Financial & Administrative					
Administrative Services	6,056	2,523	2,523	0	58.33%
District Management	22,495	9,373	9,373	0	58.33%
District Engineer	10,500	4,375	3,058	1,318	70.88%
Disclosure Report	5,000	2,083	1,000	1,083	80.00%
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	5,500	5,500	0	11.29%
Accounting Services	11,897	4,957	4,957	0	58.33%
Auditing Services	3,500	0	3,000	(3,000)	14.28%
Public Officials Liability Insurance	2,050	2,050	2,026	24	1.17%
Legal Advertising	750	313	160	153	78.66%
Bank Fees	400	167	104	63	74.05%
Dues, Licenses & Fees	800	435	872	(436)	(8.93)%
Website Fees & Maintenance	3,000	1,250	0	1,250	100.00%
Legal Counsel					
District Counsel	7,500	3,125	1,589	1,536	78.80%
Electric Utility Services					
Utility-Fountains	5,000	2,083	1,754	330	64.92%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	1,583	653	930	82.81%
Pond Bank Repair/Maintenance	60,000	25,000	0	25,000	100.00%
Aquatic Maintenance	9,500	3,958	6,227	(2,269)	34.45%
Mitigation Area Monitoring & Maintenance	5,120	2,133	3,840	(1,707)	25.00%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	2,500	1,042	0	1,042	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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>80,452</u>	<u>53,714</u>	<u>26,738</u>	<u>69.63%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>96,408</u>	<u>123,310</u>	<u>26,902</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>96,408</u>	<u>123,310</u>	<u>26,902</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>96,408</u></u>	<u><u>315,878</u></u>	<u><u>219,469</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 2/28/2015

(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	4	4	0.00%
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>4</u>	<u>4</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>9,612</u></u>	<u><u>9,612</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 2/28/2015

(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 2/28/2015

(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
February 28, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2015</u>
SunTrust Escrow	Money Market Account	\$ 35,135
	Total General Fund Investments	<u>\$ 35,135</u>
The Bank of Tampa	Money Market Account	\$ 9,612
	Total Reserve Fund Investments	<u>\$ 9,612</u>
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	272,813
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	4,006
	Total Debt Service Fund Investments	<u>\$ 382,208</u>
US Bank Series 2005 Construction	First American Treasury Obligation Fund Class Z	\$ 8,946
	Total Capital Project Fund Investments	<u>\$ 8,946</u>

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

From 2/1/2015 Through 2/28/2015

<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>32,101.42</u>
Report Balance			<u><u>32,101.42</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2015 Through 2/28/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	2/13/2015	15307	Engineering Services 01/15	900.00
Florida Power and Light Company	2/25/2015	09846-68343 02/15	17043 Tremont St #Aerator 02/15	124.47
Florida Power and Light Company	2/25/2015	11246-08348 02/15	17213 Wrigley Cir #Aerator 02/15	59.56
Grau & Associates P.A.	1/2/2015	12390	Audit Services FY 13/14	3,000.00
Hopping Green & Sams	2/28/2015	80781	General/Monthly Legal Services 01/15	<u>(18.00)</u>
			Total 001 - General Fund	<u>4,066.03</u>
Report Balance				<u><u>4,066.03</u></u>

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
February 28, 2015

Balance Sheet

1. Trust statement activity has been recorded through 02/28/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,612 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.