

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

March 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 3/31/2014
(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
Assets							
Cash In Bank	189,235	0	0	0	189,235	0	0
Investments	138,507	0	389,702	8,946	537,155	0	0
Investments Capital Reserves	0	9,603	0	0	9,603	0	0
Accounts Receivable	9,096	0	20,140	0	29,236	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	337,803	9,603	409,841	8,946	766,193	3,849,083	3,110,000
Liabilities							
Accounts Payable	4,532	0	0	0	4,532	0	0
Accrued Expenses Payable	200	0	0	0	200	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	4,732	0	0	0	4,732	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	59,143	5	160,410	2,390	221,948	0	0
Total Fund Equity & Other Credits	333,070	9,603	409,841	8,946	761,460	3,849,083	0
Total Liabilities & Fund Equity	337,803	9,603	409,841	8,946	766,193	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 3/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	80	80	0.00%
Special Assessments					
Tax Roll	110,212	110,212	110,384	172	(0.15)%
Total Revenues	110,212	110,212	110,465	253	(0.23)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	2,000	(0)	50.00%
Financial & Administrative					
Administrative Services	5,880	2,940	2,940	0	50.00%
District Management	21,840	10,920	10,920	0	50.00%
District Engineer	10,500	5,250	5,354	(104)	49.00%
Disclosure Report	5,000	2,500	1,000	1,500	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	5,510	5,510	0	8.47%
Accounting Services	11,550	5,775	5,775	0	50.00%
Auditing Services	3,400	1,700	0	1,700	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	250	489	(238)	2.30%
Bank Fees	400	200	205	(5)	48.80%
Dues, Licenses & Fees	800	487	800	(313)	0.00%
Legal Counsel					
District Counsel	7,500	3,750	2,078	1,672	72.29%
Electric Utility Services					
Utility Services	5,000	2,500	2,169	331	56.62%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	1,250	350	900	86.00%
Aquatic Maintenance	5,400	2,700	2,700	0	50.00%
Lake/Pond Bank Repair	5,775	2,888	0	2,888	100.00%
Mitigation Area Monitoring & Maintenance	2,500	1,250	0	1,250	100.00%
Aquatic Plant Replacement	500	250	0	250	100.00%
Stormwater System Maintenance	2,500	1,250	1,310	(60)	47.60%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 3/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
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>62,017</u>	<u>51,322</u>	<u>10,695</u>	<u>53.43%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>48,195</u>	<u>59,143</u>	<u>10,948</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>48,195</u>	<u>333,070</u>	<u>284,875</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 3/31/2014

(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	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>5</u>	<u>5</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>9,603</u></u>	<u><u>9,603</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 3/31/2014

(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	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 3/31/2014

(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 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
March 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,793
State Board of Administration	Local Government Investment Pool B	341
SunTrust Escrow	Money Market Account	35,118
SunTrust	Money Market Account	101,255
	Total General Fund Investments	<u>\$ 138,507</u>
The Bank of Tampa	Money Market Account	\$ 9,603
	Total Reserve Fund Investments	<u>\$ 9,603</u>
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	270,307
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	10,993
	Total Debt Service Fund Investments	<u>\$ 389,702</u>
US Bank Series 2005 Deferred Costs	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 3/1/2014 Through 3/31/2014

<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>29,235.60</u>
Report Balance			<u><u>29,235.60</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 3/1/2014 Through 3/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	3/19/2014	14578	Engineering Services 03/14	3,814.00
Barraco and Associates, Inc.	3/19/2014	14578 CM	Engineering Services 03/14- Credit Memo	(2,295.00)
Breeze Corporation	3/25/2014	95317	Acct # L00993 Legal Advertising 03/14	44.50
Catalina at Winkler Homeowner's Association, Inc.	3/1/2014	Mar-14	Reimb Electric Util to CDD Aerator Sys 03/14	140.00
Floyd Johnston	3/19/2014	FJ031914	Board of Supervisors Meeting 03/19/14	200.00
Hopping Green & Sams	3/25/2014	75247	General/Monthly Legal Services 02/14	1,828.89
James Ratz	3/19/2014	JR031914	Board of Supervisors Meeting 03/19/14	200.00
John E. Kirkbride	3/19/2014	JK031914	Board of Supervisors Meeting 03/19/14	200.00
Keith Sherman	3/19/2014	KS031914	Board of Supervisors Meeting 03/19/14	200.00
Richard Bonito	3/19/2014	RB031914	Board of Supervisors Meeting 03/19/14	200.00
			Total 001 - General Fund	4,532.39
Report Balance				4,532.39

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,603 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 \$17,674.89 was received in April 2014.