

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

March 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 3/31/2016
(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	238,647	0	0	0	238,647	0	0
Investments	35,247	0	373,896	1	409,144	0	0
Investments--Reserves	0	29,980	0	0	29,980	0	0
Accounts Receivable	14,526	0	19,971	0	34,498	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	393,867
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,556,133
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	289,385	29,980	393,867	1	713,233	3,849,083	2,950,000
Investments--Reserves							
Accounts Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	903	0	0	0	903	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,950,000
Total Investments--Reserves	903	0	0	0	903	0	2,950,000
Fund Equity & Other Credits							
Beginning Fund Balance	194,004	9,615	235,862	9,035	448,516	3,849,083	0
Net Change in Fund Balance	94,479	20,365	158,005	(9,034)	263,815	0	0
Total Fund Equity & Other Credits	288,483	29,980	393,867	1	712,331	3,849,083	0
Total Liabilities & Fund Equity	289,385	29,980	393,867	1	713,233	3,849,083	2,950,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 3/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	7	7	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,774	264	(0.16)%
Total Revenues	156,510	156,510	156,782	272	(0.17)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	2,000	0	50.00%
Financial & Administrative					
Administrative Services	5,400	2,700	2,700	0	50.00%
District Management	19,248	9,624	9,624	0	50.00%
District Engineer	10,500	5,250	8,441	(3,191)	19.61%
Disclosure Report	1,000	1,000	1,100	(100)	(10.00)%
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	10,000	7,502	7,500	2	24.99%
Accounting Services	12,000	6,000	6,000	0	50.00%
Auditing Services	3,200	0	3,200	(3,200)	0.00%
Public Officials Liability Insurance	2,300	2,300	2,250	50	2.17%
Legal Advertising	750	375	94	282	87.53%
Dues, Licenses & Fees	800	800	735	65	8.12%
Miscellaneous Fees	500	250	0	250	100.00%
Website Fees & Maintenance	2,100	1,050	1,050	0	50.00%
Legal Counsel					
District Counsel	7,500	3,750	5,446	(1,696)	27.38%
Electric Utility Services					
Utility-Fountains	5,000	2,500	1,675	825	66.50%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,750	696	1,054	80.11%
Lake/Pond Bank Maintenance	40,000	20,000	0	20,000	100.00%
Aquatic Maintenance	7,200	3,600	2,610	990	63.75%
Mitigation Area Monitoring & Maintenance	6,000	3,000	1,280	1,720	78.66%
Aquatic Plant Replacement	500	250	0	250	100.00%
Stormwater System Maintenance	2,500	1,250	0	1,250	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 3/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Other Physical Environment					
Property Insurance	2,100	2,100	138	1,962	93.42%
General Liability Insurance	455	455	2,250	(1,795)	(394.50)%
Contingency					
Miscellaneous Contingency	6,175	3,087	0	3,087	100.00%
Total Expenditures	<u>156,510</u>	<u>84,376</u>	<u>62,303</u>	<u>22,073</u>	<u>60.19%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>72,134</u>	<u>94,479</u>	<u>22,344</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>72,134</u>	<u>94,479</u>	<u>22,344</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	194,004	194,004	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>72,134</u></u>	<u><u>288,483</u></u>	<u><u>216,348</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 3/31/2016

(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	15	15	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,365</u>	<u>15</u>	<u>0.07%</u>
Expenditures				
Contingency				
Capital Reserves	20,350	0	20,350	100.00%
Total Expenditures	<u>20,350</u>	<u>0</u>	<u>20,350</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	20,365	20,365	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,365	20,365	0.00%
Fund Balance, Beginning of Period	0	9,615	9,615	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29,980</u>	<u>29,980</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 3/31/2016

(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	95	95	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,245</u>	<u>95</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	168,150	82,600	85,550	50.87%
Principal	75,000	0	75,000	100.00%
Total Expenditures	<u>243,150</u>	<u>82,600</u>	<u>160,550</u>	<u>66.03%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>160,645</u>	<u>160,645</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,640)	(2,640)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>158,005</u>	<u>158,005</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	235,862	235,862	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>393,867</u></u>	<u><u>393,867</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 10/1/2015 Through 3/31/2016

(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)	0	2	2	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	2,640	2,640	0.00%
Other Costs	0	(11,677)	(11,677)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(9,037)</u>	<u>(9,037)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(9,034)	(9,034)	0.00%
Fund Balance, Beginning of Period	0	9,035	9,035	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1</u></u>	<u><u>1</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
March 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,150
	Total General Fund Investments	\$ 35,247
The Bank of Tampa	Money Market Account	\$ 29,980
	Total Reserve Fund Investments	\$ 29,980
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 102,687
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	271,209
	Total Debt Service Fund Investments	\$ 373,896
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 1
	Total Capital Project Fund Investments	\$ 1

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2016 Through 3/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>14,526.48</u>
		Total 001 - General Fund	14,526.48

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2016 Through 3/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>19,971.10</u>
		Total 200 - Debt Service Fund	<u>19,971.10</u>
Report Balance			<u><u>34,497.58</u></u>

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
March 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 03/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.