

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

May 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 5/31/2014
(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	155,345	0	0	0	155,345	0	0
Investments	138,534	0	247,625	8,946	395,105	0	0
Investments Capital Reserves	0	9,605	0	0	9,605	0	0
Accounts Receivable	2,320	0	5,136	0	7,456	0	0
Prepaid Expenses	989	0	0	0	989	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	252,761
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,787,239
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	297,613	9,605	252,761	8,946	568,925	3,849,083	3,040,000
Liabilities							
Accounts Payable	2,982	0	0	0	2,982	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	3,040,000
Total Liabilities	4,482	0	0	0	4,482	0	3,040,000
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	19,204	6	3,330	2,390	24,931	0	0
Total Fund Equity & Other Credits	293,132	9,605	252,761	8,946	564,443	3,849,083	0
Total Liabilities & Fund Equity	297,613	9,605	252,761	8,946	568,925	3,849,083	3,040,000

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 5/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	107	107	0.00%
Special Assessments					
Tax Roll	110,212	110,212	110,384	172	(0.15)%
Total Revenues	<u>110,212</u>	<u>110,212</u>	<u>110,491</u>	<u>279</u>	<u>(0.25)%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	2,667	4,000	(1,333)	0.00%
Financial & Administrative					
Administrative Services	5,880	3,920	3,920	0	33.33%
District Management	21,840	14,560	14,560	0	33.33%
District Engineer	10,500	7,000	9,567	(2,567)	8.88%
Disclosure Report	5,000	3,333	1,000	2,333	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	5,680	5,680	0	5.64%
Accounting Services	11,550	7,700	7,700	0	33.33%
Auditing Services	3,400	2,267	0	2,267	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	333	569	(236)	(13.80)%
Bank Fees	400	267	277	(11)	30.65%
Dues, Licenses & Fees	800	592	800	(208)	0.00%
Legal Counsel					
District Counsel	7,500	5,000	6,290	(1,290)	16.13%
Electric Utility Services					
Utility Services	5,000	3,333	2,611	722	47.77%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	1,667	2,563	(897)	(2.52)%
Aquatic Maintenance	5,400	3,600	3,600	0	33.33%
Lake/Pond Bank Repair	5,775	3,850	14,696	(10,846)	(154.47)%
Mitigation Area Monitoring & Maintenance	2,500	1,667	1,865	(198)	25.40%
Mitigation Area Maintenance	0	0	3,355	(3,355)	0.00%
Aquatic Plant Replacement	500	333	0	333	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 5/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,667	510	1,157	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>78,082</u>	<u>91,287</u>	<u>(13,205)</u>	<u>17.17%</u>
Excess Revenues Over/(Under) Expenditures	0	32,130	19,204	(12,926)	0.00%
Fund Balance, Beginning of Period	0	0	273,927	273,927	0.00%
Fund Balance, End of Period	<u>0</u>	<u>32,130</u>	<u>293,132</u>	<u>261,001</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 5/31/2014

(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	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>9,605</u></u>	<u><u>9,605</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 5/31/2014

(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	174,300	(272)	(0.15)%
Principal	70,000	75,000	(5,000)	(7.14)%
Total Expenditures	<u>244,028</u>	<u>249,300</u>	<u>(5,272)</u>	<u>(2.16)%</u>
Excess of Revenue Over (Under) Expenditures	0	5,721	5,721	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	3,330	3,330	0.00%
Fund Balance, Beginning of Period	0	249,431	249,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>252,761</u>	<u>252,761</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 5/31/2014

(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
May 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,885
State Board of Administration	Local Government Investment Pool B	256
SunTrust Escrow	Money Market Account	35,121
SunTrust	Money Market Account	101,272
	Total General Fund Investments	<u>\$ 138,534</u>
The Bank of Tampa	Money Market Account	\$ 9,605
	Total Reserve Fund Investments	<u>\$ 9,605</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 108,228
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	128,230
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	11,167
	Total Debt Service Fund Investments	<u>\$ 247,625</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 5/1/2014 Through 5/31/2014

<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>7,455.96</u>
Report Balance			<u><u>7,455.96</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2014 Through 5/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Breeze Corporation	5/27/2014	95917	Acct # L00993 Legal Advertising 05/14	36.50
Catalina at Winkler Homeowner's Association, Inc.	5/1/2014	May-14	Reimb Electric Util to CDD Aerator Sys 05/14	140.00
Florida Power and Light Company	5/28/2014	09846-68343 05/14	17043 Tremont St #Aerator 05/14	141.61
Florida Power and Light Company	5/28/2014	11246-08348 05/14	17213 Wrigley Cir #Aerator 05/14	66.44
Floyd Johnston	5/21/2014	FJ052114	Board of Supervisors Meeting 05/21/14	200.00
Hopping Green & Sams	5/28/2014	76191	General/Monthly Legal Services 04/14	1,597.18
James Ratz	5/21/2014	JR052114	Board of Supervisors Meeting 05/21/14	200.00
John E. Kirkbride	5/21/2014	JK052114	Board of Supervisors Meeting 05/21/14	200.00
Keith Sherman	5/21/2014	KS052114	Board of Supervisors Meeting 05/21/14	200.00
Richard Bonito	5/21/2014	RB052114	Board of Supervisors Meeting 05/21/14	200.00
			Total 001 - General Fund	2,981.73
Report Balance				2,981.73

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,605 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 \$7,455.96 was received in June 2014.