

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

May 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 5/31/2016
(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	238,494	0	0	0	238,494	0	0
Investments	35,250	0	233,969	28	269,247	0	0
Investments--Reserves	0	29,987	0	0	29,987	0	0
Accounts Receivable	1,731	0	2,380	0	4,112	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	236,349
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,638,651
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>276,440</u>	<u>29,987</u>	<u>236,349</u>	<u>28</u>	<u>542,804</u>	<u>3,849,083</u>	<u>2,875,000</u>
Investments--Reserves							
Accounts Payable	605	0	0	0	605	0	0
Accrued Expenses Payable	2,000	0	0	0	2,000	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Investments--Reserves	<u>2,605</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,605</u>	<u>0</u>	<u>2,875,000</u>
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	79,830	20,373	487	(9,007)	91,683	0	0
Total Fund Equity & Other Credits	<u>273,834</u>	<u>29,987</u>	<u>236,349</u>	<u>28</u>	<u>540,199</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>276,440</u>	<u>29,987</u>	<u>236,349</u>	<u>28</u>	<u>542,804</u>	<u>3,849,083</u>	<u>2,875,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	10	10	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,774	264	(0.16)%
Total Revenues	156,510	156,510	156,784	274	(0.18)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	3,000	0	25.00%
Financial & Administrative					
Administrative Services	5,400	3,600	3,600	0	33.33%
District Management	19,248	12,832	12,832	0	33.33%
District Engineer	10,500	7,000	11,191	(4,191)	(6.57)%
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	8,336	8,333	3	16.66%
Accounting Services	12,000	8,000	8,000	0	33.33%
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	500	174	327	76.86%
Dues, Licenses & Fees	800	800	735	65	8.12%
Miscellaneous Fees	500	333	0	333	100.00%
Website Fees & Maintenance	2,100	1,400	1,400	0	33.33%
Legal Counsel					
District Counsel	7,500	5,000	6,044	(1,044)	19.41%
Electric Utility Services					
Utility-Fountains	5,000	3,333	2,092	1,241	58.16%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,333	1,061	1,272	69.68%
Lake/Pond Bank Maintenance	40,000	26,667	0	26,667	100.00%
Aquatic Maintenance	7,200	4,800	3,480	1,320	51.66%
Mitigation Area Monitoring & Maintenance	6,000	4,000	2,560	1,440	57.33%
Aquatic Plant Replacement	500	333	0	333	100.00%
Stormwater System Maintenance	2,500	1,667	0	1,667	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	4,117	0	4,117	100.00%
Total Expenditures	<u>156,510</u>	<u>107,688</u>	<u>76,954</u>	<u>30,734</u>	<u>50.83%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>48,822</u>	<u>79,830</u>	<u>31,008</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,822</u>	<u>79,830</u>	<u>31,008</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>48,822</u></u>	<u><u>273,834</u></u>	<u><u>225,013</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 5/31/2016

(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	23	23	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,373</u>	<u>23</u>	<u>0.11%</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	20,373	20,373	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,373	20,373	0.00%
Fund Balance, Beginning of Period	0	9,615	9,615	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29,987</u>	<u>29,987</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 5/31/2016

(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	204	204	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,354</u>	<u>204</u>	<u>0.08%</u>
Expenditures				
Debt Service				
Interest	168,150	165,200	2,950	1.75%
Principal	75,000	75,000	0	0.00%
Total Expenditures	<u>243,150</u>	<u>240,200</u>	<u>2,950</u>	<u>1.21%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,154</u>	<u>3,154</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,667)	(2,667)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>487</u>	<u>487</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>236,349</u></u>	<u><u>236,349</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 5/31/2016

(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) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,667	2,667	0.00%
Other Costs	0	(11,677)	(11,677)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(9,010)</u>	<u>(9,010)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(9,007)</u>	<u>(9,007)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,035	9,035	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>28</u></u>	<u><u>28</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
May 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,153
	Total General Fund Investments	\$ 35,250
The Bank of Tampa	Money Market Account	\$ 29,987
	Total Reserve Fund Investments	\$ 29,987
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 102,690
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	131,279
	Total Debt Service Fund Investments	\$ 233,969
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 28
	Total Capital Project Fund Investments	\$ 28

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<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>1,731.33</u>
		Total 001 - General Fund	1,731.33

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2016 Through 5/31/2016

<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>2,380.24</u>
		Total 200 - Debt Service Fund	<u>2,380.24</u>
Report Balance			<u><u>4,111.57</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<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	5/26/2016	09846-68343 05/16	17043 Tremont St #Aerator 05/16	82.20
Florida Power and Light Company	5/26/2016	11246-08348 05/16	17213 Wrigley Cir #Aerator 05/16	55.16
Hopping Green & Sams	5/20/2016	87828	General/Monthly Legal Services 04/16	431.50
The Breeze Corporation	5/31/2016	103021 06/01/16	Acct #L00993 Legal Advertising 06/01/16	36.50
			Total 001 - General Fund	605.36
Report Balance				605.36

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/16.
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.