

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

April 30, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 4/30/2015  
(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
<b>Assets</b>							
Cash In Bank	201,780	0	0	0	201,780	0	0
Investments	35,137	0	394,602	8,946	438,686	0	0
Investments--Reserves	0	9,613	0	0	9,613	0	0
Accounts Receivable	4,502	0	6,189	0	10,691	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	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
<b>Total Assets</b>	<u>242,384</u>	<u>9,613</u>	<u>400,791</u>	<u>8,946</u>	<u>661,733</u>	<u>3,849,083</u>	<u>3,030,000</u>
<b>Investments--Reserves</b>							
Accounts Payable	7,944	0	0	0	7,944	0	0
Accrued Expenses Payable	2,784	0	0	0	2,784	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
<b>Total Investments--Reserves</b>	<u>10,728</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,728</u>	<u>0</u>	<u>3,030,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	192,568	9,608	252,761	8,946	463,883	3,849,083	0
Net Change in Fund Balance	39,088	5	148,030	0	187,123	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>231,656</u>	<u>9,613</u>	<u>400,791</u>	<u>8,946</u>	<u>651,006</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>242,384</u>	<u>9,613</u>	<u>400,791</u>	<u>8,946</u>	<u>661,733</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 4/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	11	11	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
<b>Total Revenues</b>	<b>176,860</b>	<b>176,860</b>	<b>177,027</b>	<b>167</b>	<b>(0.09)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	2,000	1,800	200	55.00%
Financial & Administrative					
Administrative Services	6,056	3,533	3,533	0	41.66%
District Management	22,495	13,122	13,122	0	41.66%
District Engineer	10,500	6,125	12,245	(6,120)	(16.61)%
Disclosure Report	5,000	2,917	1,100	1,817	78.00%
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	6,200	5,700	5,700	0	8.06%
Accounting Services	11,897	6,940	6,940	0	41.66%
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	438	260	178	65.33%
Bank Fees	400	233	118	115	70.41%
Dues, Licenses & Fees	800	540	872	(332)	(8.93)%
Website Fees & Maintenance	3,000	1,750	0	1,750	100.00%
Legal Counsel					
District Counsel	7,500	4,375	3,231	1,144	56.91%
Electric Utility Services					
Utility-Fountains	5,000	2,917	2,462	455	50.75%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	2,217	653	1,564	82.81%
Pond Bank Repair/Maintenance	60,000	35,000	64,200	(29,200)	(7.00)%
Aquatic Maintenance	9,500	5,542	7,097	(1,555)	25.29%
Mitigation Area Monitoring & Maintenance	5,120	2,987	3,840	(853)	25.00%
Aquatic Plant Replacement	500	292	0	292	100.00%
Stormwater System Maintenance	2,500	1,458	0	1,458	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(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>106,426</u>	<u>137,939</u>	<u>(31,513)</u>	<u>22.01%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>70,434</u>	<u>39,088</u>	<u>(31,346)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>70,434</u>	<u>39,088</u>	<u>(31,346)</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>70,434</u></u>	<u><u>231,656</u></u>	<u><u>161,221</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 4/30/2015

(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	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>5</u>	<u>5</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>9,613</u></u>	<u><u>9,613</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 4/30/2015

(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 4/30/2015

(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**  
**April 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2015</u>
SunTrust Escrow	Money Market Account	\$ 35,137
	<b>Total General Fund Investments</b>	<b>\$ 35,137</b>
The Bank of Tampa	Money Market Account	\$ 9,613
	<b>Total Reserve Fund Investments</b>	<b>\$ 9,613</b>
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	285,207
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	4,006
	<b>Total Debt Service Fund Investments</b>	<b>\$ 394,602</b>
US Bank Series 2005 Construction	First American Treasury Obligation Fund Class Z	\$ 8,946
	<b>Total Capital Project Fund Investments</b>	<b>\$ 8,946</b>



**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

From 4/1/2015 Through 4/30/2015

<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>10,690.87</u>
Report Balance			<u><u>10,690.87</u></u>

**Catalina at Winkler Preserve Community Development District**

Summary A/P Ledger

001 - General Fund

From 4/1/2015 Through 4/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	4/15/2015	15467	Engineering Services 03/15	4,627.26
Florida Power and Light Company	4/28/2015	09846-68343 04/15	17043 Tremont St #Aerator 04/15	152.67
Florida Power and Light Company	4/28/2015	11246-08348 04/15	17213 Wrigley Cir #Aerator 04/15	64.30
Grau & Associates P.A.	1/2/2015	12390	Audit Services FY 13/14	3,000.00
Prager & Co., LLC	4/29/2015	5549	Amortization Schedule 11/01/14	100.00
			Total 001 - General Fund	7,944.23
Report Balance				7,944.23

**Catalina at Winkler Preserve Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,613 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.