

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

December 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 12/31/2013

(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	217,135	0	0	0	217,135	0	0
Investments	138,472	0	350,966	8,946	498,384	0	0
Investments Capital Reserves	0	9,601	0	0	9,601	0	0
Accounts Receivable	15,844	0	35,081	0	50,925	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	12,801	0	12,801	0	0
Amount Available in Debt Service	0	0	0	0	0	0	398,848
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,711,152
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>371,877</u>	<u>9,601</u>	<u>398,848</u>	<u>8,946</u>	<u>789,271</u>	<u>3,849,083</u>	<u>3,110,000</u>
Liabilities							
Accounts Payable	1,419	0	0	0	1,419	0	0
Accrued Expenses Payable	269	0	0	0	269	0	0
Due To Other Funds	12,801	0	0	0	12,801	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,110,000
Total Liabilities	<u>14,489</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,489</u>	<u>0</u>	<u>3,110,000</u>
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	83,460	2	149,417	2,390	235,270	0	0
Total Fund Equity & Other Credits	<u>357,387</u>	<u>9,601</u>	<u>398,848</u>	<u>8,946</u>	<u>774,782</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>371,877</u>	<u>9,601</u>	<u>398,848</u>	<u>8,946</u>	<u>789,271</u>	<u>3,849,083</u>	<u>3,110,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	45	45	0.00%
Special Assessments					
Tax Roll	110,212	110,212	110,384	172	(0.15)%
Total Revenues	110,212	110,212	110,429	217	(0.20)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	0	1,000	100.00%
Financial & Administrative					
Administrative Services	5,880	1,470	1,470	0	75.00%
District Management	21,840	5,460	5,460	0	75.00%
District Engineer	10,500	2,625	2,535	90	75.85%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	3,500	3,500	808	2,692	76.91%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	6,020	5,255	5,255	0	12.70%
Accounting Services	11,550	2,888	2,888	0	75.00%
Auditing Services	3,400	850	0	850	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	125	203	(77)	59.50%
Bank Fees	400	100	98	2	75.56%
Dues, Licenses & Fees	800	331	275	56	65.62%
Legal Counsel					
District Counsel	7,500	1,875	249	1,626	96.68%
Electric Utility Services					
Utility Services	5,000	1,250	1,089	161	78.21%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	625	0	625	100.00%
Aquatic Maintenance	5,400	1,350	1,350	0	75.00%
Lake/Pond Bank Repair	5,775	1,444	0	1,444	100.00%
Mitigation Area Monitoring & Maintenance	2,500	625	0	625	100.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	2,500	625	800	(175)	68.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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>37,919</u>	<u>26,969</u>	<u>10,950</u>	<u>75.53%</u>
Excess Revenues Over/(Under) Expenditures	0	72,293	83,460	11,167	0.00%
Fund Balance, Beginning of Period	0	0	273,927	273,927	0.00%
Fund Balance, End of Period	<u>0</u>	<u>72,293</u>	<u>357,387</u>	<u>285,095</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 12/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	(2)	0.00%
Total Revenues	0	2	2	0.00%
Excess of Revenue Over (Under) Expenditures	0	2	(2)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	2	(2)	0.00%
Fund Balance, Beginning of Period	0	9,598	9,598	0.00%
Fund Balance, End of Period	0	9,601	9,601	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	244,028	244,028	0	0.00%
Total Revenues	<u>244,028</u>	<u>244,028</u>	<u>0</u>	<u>0.00%</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	<u>0</u>	<u>151,808</u>	<u>(151,808)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,390)	2,390	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>149,417</u>	<u>(149,417)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	249,431	249,431	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>398,848</u></u>	<u><u>398,848</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 10/1/2013 Through 12/31/2013

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,390	(2,390)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>2,390</u>	<u>(2,390)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	6,555	6,555	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,946</u></u>	<u><u>8,946</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
December 31, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2013</u>
State Board of Administration	Local Government Investment Pool	\$ 1,762
State Board of Administration	Local Government Investment Pool B	367
SunTrust Escrow	Business Money Market	35,114
SunTrust	Business Money Market	101,229
	Total General Fund Investments	<u>\$ 138,472</u>
The Bank of Tampa	Money Market Account	\$ 9,601
	Total Reserve Fund Investments	<u>\$ 9,601</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	242,564
	Total Debt Service Fund Investments	<u>\$ 350,966</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 12/1/2013 Through 12/31/2013

<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>50,925.19</u>
Report Balance			<u><u>50,925.19</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Allstate Resource Management, Inc.	12/1/2013	98822	Lake & Mitigation Maintenance 12/13	450.00
Barraco and Associates, Inc.	12/17/2013	14417	Engineering Services 12/13	450.00
Catalina at Winkler Homeowner's Association, Inc.	12/1/2013	Dec-13	Reimb Electric Util to CDD Aerator Sys 12/13	140.00
Florida Power and Light Company	12/27/2013	09846-68343 12/13	17043 Tremont St #Aerator 12/13	160.19
Florida Power and Light Company	12/27/2013	11246-08348 12/13	17213 Wrigley Cir #Aerator 12/13	75.10
Hopping Green & Sams	12/31/2013	74021	General/Monthly Legal Services 11/13	144.00
			Total 001 - General Fund	1,419.29
Report Balance				1,419.29

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
December 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 12/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,601 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.