

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 2/28/2014  
(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
<b>Assets</b>							
Cash In Bank	193,070	0	0	0	193,070	0	0
Investments	138,496	0	377,803	8,946	525,245	0	0
Investments Capital Reserves	0	9,602	0	0	9,602	0	0
Accounts Receivable	9,505	0	21,046	0	30,551	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	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
<b>Total Assets</b>	<u>342,036</u>	<u>9,602</u>	<u>398,848</u>	<u>8,946</u>	<u>759,433</u>	<u>3,849,083</u>	<u>3,110,000</u>
<b>Liabilities</b>							
Accounts Payable	356	0	0	0	356	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,110,000
<b>Total Liabilities</b>	<u>356</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>356</u>	<u>0</u>	<u>3,110,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	273,927	9,598	249,431	6,555	539,512	3,849,083	0
Net Change in Fund Balance	67,753	4	149,417	2,390	219,565	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>341,680</u>	<u>9,602</u>	<u>398,848</u>	<u>8,946</u>	<u>759,077</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>342,036</u>	<u>9,602</u>	<u>398,848</u>	<u>8,946</u>	<u>759,433</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 2/28/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	69	69	0.00%
Special Assessments					
Tax Roll	110,212	110,212	110,384	172	(0.15)%
<b>Total Revenues</b>	<b>110,212</b>	<b>110,212</b>	<b>110,454</b>	<b>242</b>	<b>(0.22)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	1,667	1,000	667	75.00%
Financial & Administrative					
Administrative Services	5,880	2,450	2,450	0	58.33%
District Management	21,840	9,100	9,100	0	58.33%
District Engineer	10,500	4,375	3,835	540	63.47%
Disclosure Report	5,000	2,083	1,000	1,083	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	5,425	5,425	0	9.88%
Accounting Services	11,550	4,813	4,813	0	58.33%
Auditing Services	3,400	1,417	0	1,417	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	208	400	(191)	20.10%
Bank Fees	400	167	168	(1)	57.98%
Dues, Licenses & Fees	800	435	800	(365)	0.00%
Legal Counsel					
District Counsel	7,500	3,125	249	2,876	96.68%
Electric Utility Services					
Utility Services	5,000	2,083	1,829	255	63.42%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	1,042	350	692	86.00%
Aquatic Maintenance	5,400	2,250	2,250	0	58.33%
Lake/Pond Bank Repair	5,775	2,406	0	2,406	100.00%
Mitigation Area Monitoring & Maintenance	2,500	1,042	0	1,042	100.00%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	2,500	1,042	1,310	(268)	47.60%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 2/28/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
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>53,984</u>	<u>42,701</u>	<u>11,284</u>	<u>61.26%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>56,228</u>	<u>67,753</u>	<u>11,525</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	273,927	273,927	0.00%
Fund Balance, End of Period	<u>0</u>	<u>56,228</u>	<u>341,680</u>	<u>285,453</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 2/28/2014

(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	4	4	0.00%
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	4	4	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>4</u>	<u>4</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>9,602</u></u>	<u><u>9,602</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 2/28/2014

(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%
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 2/28/2014

(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**  
**February 28, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,784
State Board of Administration	Local Government Investment Pool B	349
SunTrust Escrow	Money Market Account	35,117
SunTrust	Money Market Account	101,246
	<b>Total General Fund Investments</b>	<b>\$ 138,496</b>
		<hr/> <hr/>
The Bank of Tampa	Money Market Account	\$ 9,602
	<b>Total Reserve Fund Investments</b>	<b>\$ 9,602</b>
		<hr/> <hr/>
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	269,401
	<b>Total Debt Service Fund Investments</b>	<b>\$ 377,803</b>
		<hr/> <hr/>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,946
	<b>Total Capital Project Fund Investments</b>	<b>\$ 8,946</b>
		<hr/> <hr/>



**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

From 2/1/2014 Through 2/28/2014

<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>30,550.72</u>
Report Balance			<u>30,550.72</u>

**Catalina at Winkler Preserve Community Development District**

Summary A/P Ledger

001 - General Fund

From 2/1/2014 Through 2/28/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Catalina at Winkler Homeowner's Association, Inc.	2/1/2014	Feb-14	Reimb Electric Util to CDD Aerator Sys 02/14	140.00
Florida Power and Light Company	2/26/2014	09846-68343 02/14	17043 Tremont St #Aerator 02/14	147.96
Florida Power and Light Company	2/26/2014	11246-08348 02/14	17213 Wrigley Cir #Aerator 02/14	67.85
			Total 001 - General Fund	355.81
Report Balance				355.81

**Catalina at Winkler Preserve Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 2/28/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,602 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.