

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

July 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 7/31/2015
(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
Assets							
Cash In Bank	176,701	0	0	0	176,701	0	0
Investments	35,238	0	235,862	9,035	280,135	0	0
Investments--Reserves	0	9,614	0	0	9,614	0	0
Accounts Receivable	0	0	0	0	0	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	235,862
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,714,138
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	212,903	9,614	235,862	9,035	467,414	3,849,083	2,950,000
Investments--Reserves							
Accounts Payable	142	0	0	0	142	0	0
Accrued Expenses Payable	1,740	0	0	0	1,740	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,950,000
Total Investments--Reserves	1,882	0	0	0	1,882	0	2,950,000
Fund Equity & Other Credits							
Beginning Fund Balance	192,568	9,608	252,761	8,946	463,883	3,849,083	0
Net Change in Fund Balance	18,453	6	(16,899)	89	1,649	0	0
Total Fund Equity & Other Credits	211,021	9,614	235,862	9,035	465,532	3,849,083	0
Total Liabilities & Fund Equity	212,903	9,614	235,862	9,035	467,414	3,849,083	2,950,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 7/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	112	112	0.00%
Special Assessments					
Tax Roll	176,860	176,860	180,886	4,026	(2.27)%
Total Revenues	176,860	176,860	180,997	4,137	(2.34)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	2,800	200	30.00%
Financial & Administrative					
Administrative Services	6,056	5,047	5,047	0	16.66%
District Management	22,495	18,746	18,746	0	16.66%
District Engineer	10,500	8,750	12,442	(3,692)	(18.49)%
Disclosure Report	5,000	4,167	1,100	3,067	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	6,000	6,000	0	3.22%
Accounting Services	11,897	9,914	9,914	0	16.66%
Auditing Services	3,500	3,500	3,500	0	0.00%
Public Officials Liability Insurance	2,050	2,050	2,026	24	1.17%
Legal Advertising	750	625	260	365	65.33%
Bank Fees	400	333	292	41	26.93%
Dues, Licenses & Fees	800	696	872	(176)	(8.93)%
Website Fees & Maintenance	3,000	2,500	0	2,500	100.00%
Legal Counsel					
District Counsel	7,500	6,250	5,336	914	28.85%
Electric Utility Services					
Utility-Fountains	5,000	4,167	3,279	887	34.41%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	3,167	8,748	(5,582)	(130.21)%
Pond Bank Repair/Maintenance	60,000	50,000	64,200	(14,200)	(7.00)%
Aquatic Maintenance	9,500	7,917	8,402	(485)	11.55%
Mitigation Area Monitoring & Maintenance	5,120	4,267	3,840	427	25.00%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	2,500	2,083	0	2,083	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 7/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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>149,886</u>	<u>162,544</u>	<u>(12,658)</u>	<u>8.09%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>26,974</u>	<u>18,453</u>	<u>(8,520)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>26,974</u>	<u>18,453</u>	<u>(8,520)</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>26,974</u></u>	<u><u>211,021</u></u>	<u><u>184,047</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 7/31/2015

(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	6	6	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>6</u>	<u>6</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>9,614</u></u>	<u><u>9,614</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 7/31/2015

(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	169,960	(932)	(0.55)%
Principal	75,000	90,000	(15,000)	(20.00)%
Total Expenditures	<u>244,028</u>	<u>259,960</u>	<u>(15,932)</u>	<u>(6.53)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(16,810)</u>	<u>(16,810)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(89)	(89)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(16,899)</u>	<u>(16,899)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	252,761	252,761	0.00%
Fund Balance, End of Period	<u>0</u>	<u>235,862</u>	<u>235,862</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 7/31/2015

(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%
Other Financing Sources (Uses)				
Interfund Transfer	0	89	89	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	89	89	0.00%
Fund Balance, Beginning of Period	0	8,946	8,946	0.00%
Fund Balance, End of Period	<u>0</u>	<u>9,035</u>	<u>9,035</u>	<u>0.00%</u>

Catalina at Winkler Preserve CDD
Investment Summary
July 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2015</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,141
	Total General Fund Investments	<u>\$ 35,238</u>
The Bank of Tampa	Money Market Account	\$ 9,614
	Total Reserve Fund Investments	<u>\$ 9,614</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 105,300
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	130,562
	Total Debt Service Fund Investments	<u>\$ 235,862</u>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 9,035
	Total Capital Project Fund Investments	<u>\$ 9,035</u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2015 Through 7/31/2015

<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	7/28/2015	09846-68343 07/15	17043 Tremont St #Aerator 07/15	95.74
Florida Power and Light Company	7/28/2015	11246-08348 07/15	17213 Wrigley Cir #Aerator 07/15	46.53
			Total 001 - General Fund	142.27
Report Balance				142.27

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
July 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 07/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,614 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.