

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

June 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 6/30/2015
(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
Assets							
Cash In Bank	190,617	0	0	0	190,617	0	0
Investments	35,140	0	235,862	9,035	280,038	0	0
Investments--Reserves	0	9,613	0	0	9,613	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	<u>226,722</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>481,233</u>	<u>3,849,083</u>	<u>2,950,000</u>
Investments--Reserves							
Accounts Payable	9,506	0	0	0	9,506	0	0
Accrued Expenses Payable	1,840	0	0	0	1,840	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	<u>11,346</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,346</u>	<u>0</u>	<u>2,950,000</u>
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	22,808	6	(16,899)	89	6,004	0	0
Total Fund Equity & Other Credits	<u>215,376</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>469,887</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>226,722</u>	<u>9,613</u>	<u>235,862</u>	<u>9,035</u>	<u>481,233</u>	<u>3,849,083</u>	<u>2,950,000</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 6/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	14	14	0.00%
Special Assessments					
Tax Roll	176,860	176,860	180,886	4,026	(2.27)%
Total Revenues	176,860	176,860	180,900	4,040	(2.28)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	2,800	200	30.00%
Financial & Administrative					
Administrative Services	6,056	4,542	4,542	0	25.00%
District Management	22,495	16,871	16,871	0	25.00%
District Engineer	10,500	7,875	12,442	(4,567)	(18.49)%
Disclosure Report	5,000	3,750	1,100	2,650	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	5,900	5,900	0	4.83%
Accounting Services	11,897	8,923	8,923	0	25.00%
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	563	260	303	65.33%
Bank Fees	400	300	258	42	35.48%
Dues, Licenses & Fees	800	644	872	(228)	(8.93)%
Website Fees & Maintenance	3,000	2,250	0	2,250	100.00%
Legal Counsel					
District Counsel	7,500	5,625	5,184	441	30.88%
Electric Utility Services					
Utility-Fountains	5,000	3,750	2,997	753	40.05%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	2,850	8,670	(5,820)	(128.16)%
Pond Bank Repair/Maintenance	60,000	45,000	64,200	(19,200)	(7.00)%
Aquatic Maintenance	9,500	7,125	7,967	(842)	16.13%
Mitigation Area Monitoring & Maintenance	5,120	3,840	3,840	0	25.00%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	2,500	1,875	0	1,875	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(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>136,899</u>	<u>158,091</u>	<u>(21,192)</u>	<u>10.61%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>39,961</u>	<u>22,808</u>	<u>(17,152)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>39,961</u>	<u>22,808</u>	<u>(17,152)</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>39,961</u></u>	<u><u>215,376</u></u>	<u><u>175,415</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 6/30/2015

(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	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>9,613</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 6/30/2015

(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	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><u>0</u></u>	<u><u>235,862</u></u>	<u><u>235,862</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 6/30/2015

(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%
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
June 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2015</u>
SunTrust Escrow	Money Market Account	\$ 35,140
	Total General Fund Investments	<u>\$ 35,140</u>
The Bank of Tampa	Money Market Account	\$ 9,613
	Total Reserve Fund Investments	<u>\$ 9,613</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 Construction	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 6/1/2015 Through 6/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	6/15/2015	15620	Engineering Services 05/15	675.00
Florida Power and Light Company	6/26/2015	09846-68343 06/15	17043 Tremont St #Aerator 06/15	63.68
Florida Power and Light Company	6/26/2015	11246-08348 06/15	17213 Wrigley Cir #Aerator 06/15	59.29
Hopping Green & Sams	6/19/2015	82468	General/Monthly Legal Services 05/15	1,297.50
Vertex Water Features	6/25/2015	880006381	Install Aerator	<u>7,410.70</u>
			Total 001 - General Fund	<u>9,506.17</u>
Report Balance				<u><u>9,506.17</u></u>

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/15.
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.