

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 3/31/2015  
(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
<b>Assets</b>							
Cash In Bank	267,281	0	0	0	267,281	0	0
Investments	35,136	0	384,014	8,946	428,096	0	0
Investments--Reserves	0	9,612	0	0	9,612	0	0
Accounts Receivable	12,204	0	16,778	0	28,981	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	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>	<b>315,047</b>	<b>9,612</b>	<b>400,791</b>	<b>8,946</b>	<b>734,397</b>	<b>3,849,083</b>	<b>3,030,000</b>
<b>Investments--Reserves</b>							
Accounts Payable	6,738	0	0	0	6,738	0	0
Accrued Expenses Payable	1,440	0	0	0	1,440	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>	<b>8,178</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,178</b>	<b>0</b>	<b>3,030,000</b>
<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	114,301	5	148,030	0	262,336	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>306,869</b>	<b>9,612</b>	<b>400,791</b>	<b>8,946</b>	<b>726,219</b>	<b>3,849,083</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>315,047</b>	<b>9,612</b>	<b>400,791</b>	<b>8,946</b>	<b>734,397</b>	<b>3,849,083</b>	<b>3,030,000</b>

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 3/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	10	10	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>177,025</b>	<b>165</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	3,028	3,028	0	50.00%
District Management	22,495	11,247	11,247	0	50.00%
District Engineer	10,500	5,250	6,618	(1,368)	36.97%
Disclosure Report	5,000	2,500	1,000	1,500	80.00%
Trustees Fees	3,500	3,500	3,771	(271)	(7.75)%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	6,200	5,600	5,600	0	9.67%
Accounting Services	11,897	5,949	5,948	0	50.00%
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	375	217	159	71.13%
Bank Fees	400	200	112	88	71.91%
Dues, Licenses & Fees	800	487	872	(384)	(8.93)%
Website Fees & Maintenance	3,000	1,500	0	1,500	100.00%
Legal Counsel					
District Counsel	7,500	3,750	1,717	2,033	77.10%
Electric Utility Services					
Utility-Fountains	5,000	2,500	2,105	395	57.89%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	1,900	653	1,247	82.81%
Pond Bank Repair/Maintenance	60,000	30,000	0	30,000	100.00%
Aquatic Maintenance	9,500	4,750	6,662	(1,912)	29.87%
Mitigation Area Monitoring & Maintenance	5,120	2,560	3,840	(1,280)	25.00%
Aquatic Plant Replacement	500	250	0	250	100.00%
Stormwater System Maintenance	2,500	1,250	0	1,250	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 3/31/2015

(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>93,439</u>	<u>62,724</u>	<u>30,715</u>	<u>64.53%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>83,421</u>	<u>114,301</u>	<u>30,880</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>83,421</u>	<u>114,301</u>	<u>30,880</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>83,421</u></u>	<u><u>306,869</u></u>	<u><u>223,448</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 3/31/2015

(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	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>9,612</u></u>	<u><u>9,612</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 3/31/2015

(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	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 3/31/2015

(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%
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**  
**March 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2015</u>
SunTrust Escrow	Money Market Account	\$ 35,136
	<b>Total General Fund Investments</b>	<b><u>\$ 35,136</u></b>
The Bank of Tampa	Money Market Account	\$ 9,612
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 9,612</u></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	274,619
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	4,006
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 384,014</u></b>
US Bank Series 2005 Construction	First American Treasury Obligation Fund Class Z	\$ 8,946
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 8,946</u></b>

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

From 3/1/2015 Through 3/31/2015

<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>28,981.18</u>
Report Balance			<u>28,981.18</u>

**Catalina at Winkler Preserve Community Development District**

Summary A/P Ledger

001 - General Fund

From 3/1/2015 Through 3/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	3/24/2015	15381	Engineering Services 02/15	3,360.00
Breeze Corporation	3/31/2015	039036	Acct # L00993 Legal Advertising 03/15	56.50
Florida Power and Light Company	3/27/2015	09846-68343 03/15	17043 Tremont St #Aerator 03/15	144.65
Florida Power and Light Company	3/27/2015	11246-08348 03/15	17213 Wrigley Cir #Aerator 03/15	66.89
Grau & Associates P.A.	1/2/2015	12390	Audit Services FY 13/14	3,000.00
Hopping Green & Sams	2/28/2015	80781	General/Monthly Legal Services 01/15	(18.00)
Hopping Green & Sams	3/23/2015	80903	General/Monthly Legal Services 02/15	128.00
			Total 001 - General Fund	6,738.04
Report Balance				6,738.04

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

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,612 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.
5. Payments for Invoice #FY14-15 totaling \$18,290.31 were received in April 2015.