

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 10/31/2014
(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
Assets							
Cash In Bank	138,145	0	0	0	138,145	0	0
Investments	37,195	0	252,761	8,946	298,902	0	0
Investments Capital Reserves	0	9,609	0	0	9,609	0	0
Accounts Receivable	176,861	0	243,150	0	420,011	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	495,911
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,544,089
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>352,627</u>	<u>9,609</u>	<u>495,911</u>	<u>8,946</u>	<u>867,093</u>	<u>3,849,083</u>	<u>3,040,000</u>
Liabilities							
Accounts Payable	1,486	0	0	0	1,486	0	0
Accrued Expenses Payable	1,000	0	0	0	1,000	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,040,000
Total Liabilities	<u>2,486</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,486</u>	<u>0</u>	<u>3,040,000</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	157,573	1	243,150	0	400,724	0	0
Total Fund Equity & Other Credits	<u>350,141</u>	<u>9,609</u>	<u>495,911</u>	<u>8,946</u>	<u>864,607</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>352,627</u>	<u>9,609</u>	<u>495,911</u>	<u>8,946</u>	<u>867,093</u>	<u>3,849,083</u>	<u>3,040,000</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 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2	2	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
Total Revenues	176,860	176,860	177,017	157	(0.09)%
Expenditures					
Legislative					
Supervisor Fees	4,000	0	0	0	100.00%
Financial & Administrative					
Administrative Services	6,056	505	505	0	91.66%
District Management	22,495	1,875	1,875	0	91.66%
District Engineer	10,500	875	1,000	(125)	90.47%
Disclosure Report	5,000	417	0	417	100.00%
Trustees Fees	3,500	0	539	(539)	84.60%
Tax Collector/Property Appraiser Fees	282	0	0	0	100.00%
Financial Consulting Services	6,200	5,100	5,100	0	17.74%
Accounting Services	11,897	991	991	0	91.66%
Auditing Services	3,500	0	0	0	100.00%
Public Officials Liability Insurance	2,050	2,050	2,026	24	1.17%
Legal Advertising	750	63	50	13	93.40%
Bank Fees	400	33	35	(2)	91.23%
Dues, Licenses & Fees	800	227	175	52	78.12%
Website Fees & Maintenance	3,000	250	0	250	100.00%
Legal Counsel					
District Counsel	7,500	625	0	625	100.00%
Electric Utility Services					
Utility-Fountains	5,000	417	224	192	95.51%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	317	212	105	94.42%
Pond Bank Repair/Maintenance	60,000	5,000	0	5,000	100.00%
Aquatic Maintenance	9,500	792	4,487	(3,695)	52.76%
Mitigation Area Monitoring & Maintenance	5,120	427	0	427	100.00%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	2,500	208	0	208	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(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>22,722</u>	<u>19,444</u>	<u>3,278</u>	<u>89.01%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>154,138</u>	<u>157,573</u>	<u>3,435</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>154,138</u>	<u>157,573</u>	<u>3,435</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>154,138</u></u>	<u><u>350,141</u></u>	<u><u>196,003</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 10/31/2014

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1</u>	<u>1</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>9,609</u></u>	<u><u>9,609</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 10/31/2014

(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	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	0	169,028	100.00%
Principal	75,000	0	75,000	100.00%
Total Expenditures	<u>244,028</u>	<u>0</u>	<u>244,028</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>243,150</u>	<u>243,150</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>243,150</u>	<u>243,150</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>495,911</u></u>	<u><u>495,911</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 10/31/2014

(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 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
October 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,066
SunTrust Escrow	Money Market Account	35,129
	Total General Fund Investments	<u>\$ 37,195</u>
The Bank of Tampa	Money Market Account	\$ 9,609
	Total Reserve Fund Investments	<u>\$ 9,609</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 108,228
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	133,366
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	11,167
	Total Debt Service Fund Investments	<u>\$ 252,761</u>
US Bank Series 2005 Construction	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 10/1/2014 Through 10/31/2014

<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>420,011.25</u>
Report Balance			<u><u>420,011.25</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	10/31/2014	15087	Engineering Services 09/14	825.00
Breeze Corporation	10/31/2014	109037	Acct # L00993 Legal Advertising 10/14	49.50
Department of Economic Opportunity	10/1/2014	31066	Special District Fee FY 2014/2015	175.00
Florida Power and Light Company	10/28/2014	09846-68343 10/14	17043 Tremont St #Aerator 10/14	153.67
Florida Power and Light Company	10/28/2014	11246-08348 10/14	17213 Wrigley Cir #Aerator 10/14	70.74
Vertex Water Features	10/24/2014	880000221	Aerator Repair 10/14	212.00
			Total 001 - General Fund	1,485.91
Report Balance				1,485.91

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,609 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.