

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

July 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 7/31/2014
(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	175,745	0	0	0	175,745	0	0
Investments	37,272	0	252,761	8,946	298,980	0	0
Investments Capital Reserves	0	9,606	0	0	9,606	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	252,761
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,787,239
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	213,982	9,606	252,761	8,946	485,295	3,849,083	3,040,000
Liabilities							
Accounts Payable	5,541	0	0	0	5,541	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	6,541	0	0	0	6,541	0	3,040,000
Fund Equity & Other Credits							
Beginning Fund Balance	273,927	9,598	249,431	6,555	539,512	3,849,083	0
Net Change in Fund Balance	(66,487)	8	3,330	2,390	(60,758)	0	0
Total Fund Equity & Other Credits	207,441	9,606	252,761	8,946	478,754	3,849,083	0
Total Liabilities & Fund Equity	213,982	9,606	252,761	8,946	485,295	3,849,083	3,040,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 7/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	127	127	0.00%
Special Assessments					
Tax Roll	110,212	110,212	113,874	3,662	(3.32)%
Total Revenues	110,212	110,212	114,001	3,789	(3.44)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,333	4,000	(667)	0.00%
Financial & Administrative					
Administrative Services	5,880	4,900	4,900	0	16.66%
District Management	21,840	18,200	18,200	0	16.66%
District Engineer	10,500	8,750	17,837	(9,087)	(69.88)%
Disclosure Report	5,000	4,167	1,000	3,167	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	5,850	5,850	0	2.82%
Accounting Services	11,550	9,625	9,625	0	16.66%
Auditing Services	3,400	2,833	3,400	(567)	0.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	417	1,116	(699)	(123.19)%
Bank Fees	400	333	359	(26)	10.18%
Dues, Licenses & Fees	800	696	800	(104)	0.00%
Legal Counsel					
District Counsel	7,500	6,250	9,999	(3,749)	(33.32)%
Electric Utility Services					
Utility Services	5,000	4,167	3,316	850	33.67%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	2,083	2,563	(480)	(2.52)%
Aquatic Maintenance	5,400	4,500	4,500	0	16.66%
Lake/Pond Bank Repair	5,775	4,813	79,569	(74,756)	(1,277.80)%
Mitigation Area Monitoring & Maintenance	2,500	2,083	1,865	218	25.40%
Mitigation Area Maintenance	0	0	3,355	(3,355)	0.00%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	2,500	2,083	510	1,573	79.60%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 7/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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>94,147</u>	<u>180,488</u>	<u>(86,341)</u>	<u>(63.76)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>16,065</u>	<u>(66,487)</u>	<u>(82,552)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>16,065</u>	<u>(66,487)</u>	<u>(82,552)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	273,927	273,927	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>16,065</u></u>	<u><u>207,441</u></u>	<u><u>191,376</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 7/31/2014

(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	8	8	0.00%
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>8</u>	<u>8</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>9,606</u></u>	<u><u>9,606</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 7/31/2014

(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	244,028	0	0.00%
Debt Service Prepayments	0	10,993	10,993	0.00%
Total Revenues	<u>244,028</u>	<u>255,021</u>	<u>10,993</u>	<u>4.50%</u>
Expenditures				
Debt Service				
Interest	174,028	174,300	(272)	(0.15)%
Principal	70,000	75,000	(5,000)	(7.14)%
Total Expenditures	<u>244,028</u>	<u>249,300</u>	<u>(5,272)</u>	<u>(2.16)%</u>
Excess of Revenue Over (Under) Expenditures	0	5,721	5,721	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	3,330	3,330	0.00%
Fund Balance, Beginning of Period	0	249,431	249,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>252,761</u>	<u>252,761</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 7/31/2014

(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 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
July 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,985
State Board of Administration	Local Government Investment Pool B	163
SunTrust Escrow	Money Market Account	35,124
	Total General Fund Investments	<u>\$ 37,272</u>
The Bank of Tampa	Money Market Account	\$ 9,606
	Total Reserve Fund Investments	<u>\$ 9,606</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 Deferred Costs	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/P Ledger

001 - General Fund

From 7/1/2014 Through 7/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	7/30/2014	14894	Engineering Services 07/14	2,665.00
Breeze Corporation	7/31/2014	070215	Acct # B09530 Legal Advertising 07/14	546.96
Catalina at Winkler Homeowner's Association, Inc.	7/1/2014	Jul-14	Reimb Electric Util to CDD Aerator Sys 07/14	140.00
Florida Power and Light Company	7/28/2014	09846-68343 07/14	17043 Tremont St #Aerator 07/14	156.69
Florida Power and Light Company	7/28/2014	11246-08348 07/14	17213 Wrigley Cir #Aerator 07/14	70.94
Hopping Green & Sams	7/28/2014	77081	General/Monthly Legal Services 06/14	1,961.56
			Total 001 - General Fund	5,541.15
Report Balance				5,541.15

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,606 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.