

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

June 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 6/30/2014
(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	97,516	0	0	0	97,516	0	0
Investments	138,546	0	247,625	8,946	395,117	0	0
Investments Capital Reserves	0	9,605	0	0	9,605	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	5,136	0	5,136	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	<u>237,027</u>	<u>9,605</u>	<u>252,761</u>	<u>8,946</u>	<u>508,339</u>	<u>3,849,083</u>	<u>3,040,000</u>
Liabilities							
Accounts Payable	8,190	0	0	0	8,190	0	0
Accrued Expenses Payable	1,500	0	0	0	1,500	0	0
Due To Other Funds	5,136	0	0	0	5,136	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,040,000
Total Liabilities	<u>14,826</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,826</u>	<u>0</u>	<u>3,040,000</u>
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	(51,727)	7	3,330	2,390	(45,999)	0	0
Total Fund Equity & Other Credits	<u>222,200</u>	<u>9,605</u>	<u>252,761</u>	<u>8,946</u>	<u>493,513</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>237,027</u>	<u>9,605</u>	<u>252,761</u>	<u>8,946</u>	<u>508,339</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 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	119	119	0.00%
Special Assessments					
Tax Roll	110,212	110,212	113,875	3,663	(3.32)%
Total Revenues	110,212	110,212	113,994	3,782	(3.43)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	4,000	(1,000)	0.00%
Financial & Administrative					
Administrative Services	5,880	4,410	4,410	0	25.00%
District Management	21,840	16,380	16,380	0	25.00%
District Engineer	10,500	7,875	15,172	(7,297)	(44.49)%
Disclosure Report	5,000	3,750	1,000	2,750	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	5,765	5,765	0	4.23%
Accounting Services	11,550	8,663	8,663	0	25.00%
Auditing Services	3,400	2,550	0	2,550	100.00%
Public Officials Liability Insurance	2,330	2,330	2,026	304	13.04%
Legal Advertising	500	375	569	(194)	(13.80)%
Bank Fees	400	300	327	(27)	18.26%
Dues, Licenses & Fees	800	644	800	(156)	0.00%
Legal Counsel					
District Counsel	7,500	5,625	8,538	(2,913)	(13.83)%
Electric Utility Services					
Utility Services	5,000	3,750	2,949	801	41.02%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	2,500	1,875	2,563	(688)	(2.52)%
Aquatic Maintenance	5,400	4,050	4,050	0	25.00%
Lake/Pond Bank Repair	5,775	4,331	77,083	(72,751)	(1,234.76)%
Mitigation Area Monitoring & Maintenance	2,500	1,875	1,865	10	25.40%
Mitigation Area Maintenance	0	0	3,355	(3,355)	0.00%
Aquatic Plant Replacement	500	375	0	375	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,875	510	1,365	79.60%
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>86,114</u>	<u>165,721</u>	<u>(79,606)</u>	<u>(50.37)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>24,098</u>	<u>(51,727)</u>	<u>(75,825)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>24,098</u>	<u>(51,727)</u>	<u>(75,825)</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>24,098</u></u>	<u><u>222,200</u></u>	<u><u>198,103</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 6/30/2014

(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	7	7	0.00%
Total Revenues	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	7	7	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>7</u>	<u>7</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>9,605</u></u>	<u><u>9,605</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 6/30/2014

(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 6/30/2014

(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
June 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 1,967
State Board of Administration	Local Government Investment Pool B	177
SunTrust Escrow	Money Market Account	35,122
SunTrust	Money Market Account	101,280
	Total General Fund Investments	<u>\$ 138,546</u>
The Bank of Tampa	Money Market Account	\$ 9,605
	Total Reserve Fund Investments	<u>\$ 9,605</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	128,230
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	11,167
	Total Debt Service Fund Investments	<u>\$ 247,625</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 6/1/2014 Through 6/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Barraco and Associates, Inc.	6/30/2014	14819	Engineering Services 06/14	5,605.00
Catalina at Winkler Homeowner's Association, Inc.	6/1/2014	Jun-14	Reimb Electric Util to CDD Aerator Sys 06/14	140.00
Florida Power and Light Company	6/26/2014	09846-68343 06/14	17043 Tremont St #Aerator 06/14	135.41
Florida Power and Light Company	6/26/2014	11246-08348 06/14	17213 Wrigley Cir #Aerator 06/14	62.16
Hopping Green & Sams	6/23/2014	76624	General/Monthly Legal Services 05/14	<u>2,247.74</u>
			Total 001 - General Fund	<u>8,190.31</u>
Report Balance				<u><u>8,190.31</u></u>

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
June 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 06/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,605 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.