

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

November 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 11/30/2014
(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	199,787	0	0	0	199,787	0	0
Investments	37,197	0	157,641	8,946	203,784	0	0
Investments Capital Reserves	0	9,609	0	0	9,609	0	0
Accounts Receivable	148,685	0	204,413	0	353,099	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	38,737	0	38,737	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
Total Assets	386,095	9,609	400,791	8,946	805,441	3,849,083	3,030,000
Liabilities							
Accounts Payable	2,509	0	0	0	2,509	0	0
Accrued Expenses Payable	1,308	0	0	0	1,308	0	0
Due To Other Funds	38,737	0	0	0	38,737	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,030,000
Total Liabilities	42,553	0	0	0	42,553	0	3,030,000
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	150,974	2	148,030	0	299,006	0	0
Total Fund Equity & Other Credits	343,542	9,609	400,791	8,946	762,889	3,849,083	0
Total Liabilities & Fund Equity	386,095	9,609	400,791	8,946	805,441	3,849,083	3,030,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3	3	0.00%
Special Assessments					
Tax Roll	176,860	176,860	177,015	155	(0.08)%
Total Revenues	176,860	176,860	177,019	159	(0.09)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	800	200	80.00%
Financial & Administrative					
Administrative Services	6,056	1,009	1,009	0	83.33%
District Management	22,495	3,749	3,749	0	83.33%
District Engineer	10,500	1,750	808	943	92.30%
Disclosure Report	5,000	833	0	833	100.00%
Trustees Fees	3,500	0	539	(539)	84.60%
Tax Collector/Property Appraiser Fees	282	0	282	(282)	0.00%
Financial Consulting Services	6,200	5,200	5,200	0	16.12%
Accounting Services	11,897	1,983	1,983	0	83.33%
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	125	104	22	86.20%
Bank Fees	400	67	67	(0)	83.24%
Dues, Licenses & Fees	800	279	175	104	78.12%
Website Fees & Maintenance	3,000	500	0	500	100.00%
Legal Counsel					
District Counsel	7,500	1,250	910	340	87.86%
Electric Utility Services					
Utility-Fountains	5,000	833	700	133	85.99%
Stormwater Control					
Fountain/Aerator Service Repairs & Maintenance	3,800	633	546	87	85.63%
Pond Bank Repair/Maintenance	60,000	10,000	0	10,000	100.00%
Aquatic Maintenance	9,500	1,583	4,922	(3,339)	48.18%
Mitigation Area Monitoring & Maintenance	5,120	853	0	853	100.00%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	2,500	417	0	417	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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>36,709</u>	<u>26,045</u>	<u>10,664</u>	<u>85.27%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>140,151</u>	<u>150,974</u>	<u>10,823</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>140,151</u>	<u>150,974</u>	<u>10,823</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>140,151</u></u>	<u><u>343,542</u></u>	<u><u>203,391</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 11/30/2014

(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	2	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2</u>	<u>2</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 11/30/2014

(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	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 11/30/2014

(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 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
November 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,067
SunTrust Escrow	Money Market Account	35,130
	Total General Fund Investments	<u>\$ 37,197</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	\$ 105,389
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	48,246
US Bank Series 2005 Prepayment	First American Treasury Obligation Fund Class Z	4,006
	Total Debt Service Fund Investments	<u>\$ 157,641</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 11/1/2014 Through 11/30/2014

<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>353,098.65</u>
Report Balance			<u><u>353,098.65</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	11/1/2014	0000291927	Quarterly Aerator Maintenance 11/14	227.00
Aquatic Systems, Inc.	11/1/2014	0000291928	Quarterly Fountain Maintenance 11/14	107.00
Breeze Corporation	11/12/2014	97624	Acct # L00993 Legal Advertising 11/14	54.00
Catalina at Winkler Homeowner's Association, Inc.	10/1/2014	Oct-14	Reimb Electric Util to CDD Aerator Sys 10/14	140.00
Catalina at Winkler Homeowner's Association, Inc.	11/30/2014	Nov-14	Reimb Electric Util to CDD Aerator Sys 11/14	140.00
Florida Power and Light Company	11/25/2014	09846-68343 11/14	17043 Tremont St #Aerator 11/14	134.16
Florida Power and Light Company	11/25/2014	11246-08348 11/14	17213 Wrigley Cir #Aerator 11/14	61.74
Floyd Johnston	11/19/2014	FJ111914	Board of Supervisors Meeting 11/19/14	200.00
Hopping Green & Sams	11/21/2014	79054	General/Monthly Legal Services 10/14	409.86
John E. Kirkbride	11/19/2014	JK111914	Board of Supervisors Meeting 11/19/14	200.00
Keith Sherman	11/19/2014	KS111914	Board of Supervisors Meeting 11/19/14	200.00
Lake Masters Aquatic Weed Control, Inc.	11/1/2014	14-08355	Monthly Aquatic Weed Control 11/14	435.00
Richard Bonito	11/19/2014	RB111914	Board of Supervisors Meeting 11/19/14	200.00
			Total 001 - General Fund	2,508.76
Report Balance				2,508.76

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/14.
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.
5. Payments for Invoice #FY14-15 totaling \$238,087.28 were received in December 2014.