

Final Budget
Catalina at Winkler Community Development District
General Fund
Fiscal Year 2014/2015
Adopted August 20, 2014

Chart of Accounts Classification	Budget for 2014/2015
REVENUES	
Special Assessments	
Tax Roll*	\$ 176,860
TOTAL REVENUES	\$ 176,860
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	4,000
Financial & Administrative	
Administrative Services	6,056
District Management	22,495
District Engineer	10,500
Disclosure Report	5,000
Trustees Fees	3,500
Financial Consulting Services	6,200
Accounting Services	11,897
Auditing Services	3,500
Public Officials Liability Insurance	2,050
Legal Advertising	750
Bank Fees	400
Dues, Licenses & Fees	800
Tax Collector /Property Appraiser Fees	282
Website Fees & Maintenance	3,000
Legal Counsel	
District Counsel	7,500
Administrative Subtotal	\$87,930
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility-Fountains	5,000
Stormwater Control	
Aquatic Maintenance	9,500
Fountain Service Repairs & Maintenance	3,800
Pond Bank Repair/Maintenance	60,000
Mitigation Area Monitoring & Maintenance	5,120
Aquatic Plant Replacement	500
Stormwater System Maintenance	2,500
Other Physical Environment	
General Liability Insurance	410
Property Insurance	2,100
Field Operations Subtotal	\$88,930
TOTAL EXPENDITURES	\$176,860

Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2014/2015

Chart of Accounts Classification	Series 2005A	Budget for 2014/2015
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$244,027.79	\$244,027.79
TOTAL REVENUES	\$244,027.79	\$244,027.79
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$244,027.79	\$244,027.79
Administrative Subtotal	\$244,027.79	\$244,027.79
TOTAL EXPENDITURES	\$244,027.79	\$244,027.79
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county: 4.5%

Gross assessments \$255,526.48

Notes:

Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Catalina at Winkler Preserve Community Development District

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$176,860.00
Lee County 4.5% Collection Cost:	<u>\$8,333.72</u>
2014/2015 Total:	<u>\$185,193.72</u>

2013/2014 O&M Budget	\$110,212.00
2014/2015 O&M Budget	\$176,860.00
Total Difference:	<u>\$66,648.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2013/2014	2014/2015	\$	%
Debt Service - Single Family	\$919.16	\$919.16	\$0.00	0.00%
Operations/Maintenance - Single Family	\$409.24	\$656.72	\$247.48	60.47%
Total	\$1,328.40	\$1,575.88	\$247.48	18.63%

CATALINA AT WINKLER PRESERVE

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$176,860.00
COLLECTION COSTS @ 4.5%	<u>\$8,333.72</u>
TOTAL O&M ASSESSMENT	<u>\$185,193.72</u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2005A			TOTAL	% TOTAL	TOTAL		DEBT		
	O&M	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		O&M	SERVICE ⁽²⁾⁽⁴⁾	TOTAL ⁽³⁾
SINGLE FAMILY	282	278	1.00	282.00	100.00%	\$185,193.72	\$255,526.48			
	<u>282</u>	<u>278</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$185,193.72</u>	<u>\$255,526.48</u>			
LESS: Lee County Collection Costs and Early Payment Discount Costs						(\$8,333.72)	(\$11,498.69)			
Net Revenue to be Collected						<u>\$176,860.00</u>	<u>\$244,027.79</u>			

⁽¹⁾ Reflects the number of total lots with Series 2005A debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2005A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2014 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁴⁾ Reduced per lot debt service assessment by 3% to account for Lee County reduction in collection costs.