

Catalina at Winkler Preserve  
Community Development District  
General Fund  
Fiscal Year 2013/2014  
Approved August 21, 2013

Chart of Accounts Classification	Budget for 2013/2014
<b>REVENUES</b>	
Special Assessments	
Tax Roll	110,212
<b>TOTAL REVENUES</b>	<b>\$110,212</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	4,000
Financial & Administrative	
Administrative Services	5,880
District Management	21,840
District Engineer	10,500
Disclosure Report	5,000
Trustees Fees	3,500
Financial Consulting Services	6,020
Accounting Services	11,550
Auditing Services	3,400
Public Officials Liability Insurance	2,330
Legal Advertising	500
Bank Fees	400
Dues, Licenses & Fees	800
Tax Collector /Property Appraiser Fees	282
Legal Counsel	
District Counsel	7,500
<b>Administrative Subtotal</b>	<b>\$83,502</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	5,000
Stormwater Control	
Aquatic Maintenance	5,400
Fountain/Aerator Service Repairs & Maintenance	2,500
Lake/Pond Bank Repair	5,775
Mitigation Area Monitoring & Maintenance	2,500
Aquatic Plant Replacement	500
Stormwater System Maintenance	2,500
Other Physical Environment	
General Liability Insurance	400
Property Insurance	2,135
<b>Field Operations Subtotal</b>	<b>\$26,710.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$110,212.00</b>

**Catalina at Winkler Preserve Community Development District  
Debt Service  
Fiscal Year 2013/2014**

Chart of Accounts Classification	Series 2005A	Budget for 2013/2014
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$244,027.79	\$244,027.79
<b>TOTAL REVENUES</b>	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$244,027.79	\$244,027.79
<b>Administrative Subtotal</b>	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>TOTAL EXPENDITURES</b>	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

Catalina at Winkler Preserve Community Development District

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2013/2014 O&M Budget	\$110,212.00
Lee County 4.5% Collection Cost:	<u>\$5,193.24</u>
2013/2014 Total:	<u>\$115,405.24</u>

2012/2013 O&M Budget	\$110,212.00
2013/2014 O&M Budget	<u>\$110,212.00</u>
Total Difference:	<u>\$0.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2012/2013</u>	<u>2013/2014</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$919.16	\$919.16	\$0.00	0.00%
Operations/Maintenance - Single Family	\$409.24	\$409.24	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,328.40</u></b>	<b><u>\$1,328.40</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>

**CATALINA AT WINKLER PRESERVE**

**FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$110,212.00
COLLECTION COSTS @ 4.5%	<u>\$5,193.24</u>
TOTAL O&M ASSESSMENT	<u><u>\$115,405.24</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			<u>TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>			
	<u>SERIES 2005A</u>			<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>		<u>O&amp;M</u>	<u>DEBT SERVICE</u>		<u>TOTAL</u> <sup>(3)</sup>
	<u>O&amp;M</u>	<u>DEBT SERVICE</u> <sup>(1)</sup>							<u>DEBT SERVICE</u> <sup>(2)(4)</sup>	<u>DEBT SERVICE</u> <sup>(2)(4)</sup>	
SINGLE FAMILY	282	278	1.00	282.00	100.00%	\$115,405.24	\$255,526.48	0	0	\$1,328.40	
	<u>282</u>	<u>278</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$115,405.24</u>	<u>\$255,526.48</u>	<u>0</u>	<u>0</u>	<u>\$1,328.40</u>	
LESS: Lee County Collection Costs and Early Payment Discount Costs						(\$5,193.24)	(\$11,498.69)				
<b>Net Revenue to be Collected</b>						<u><u>\$110,212.00</u></u>	<u><u>\$244,027.79</u></u>				

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

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2013 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.

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