

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

February 29, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 2/29/2016

(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	246,307	0	0	0	246,307	0	0
Investments	35,246	0	370,913	0	406,159	0	0
Investments--Reserves	0	29,976	0	0	29,976	0	0
Accounts Receivable	16,665	0	22,911	0	39,575	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	393,824
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,556,176
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>299,183</u>	<u>29,976</u>	<u>393,824</u>	<u>0</u>	<u>722,983</u>	<u>3,849,083</u>	<u>2,950,000</u>
Investments--Reserves							
Accounts Payable	122	0	0	0	122	0	0
Accrued Expenses Payable	2,496	0	0	0	2,496	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,950,000
Total Investments--Reserves	<u>2,618</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,618</u>	<u>0</u>	<u>2,950,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	194,004	9,615	235,862	9,035	448,516	3,849,083	0
Net Change in Fund Balance	102,561	20,361	157,961	(9,035)	271,849	0	0
Total Fund Equity & Other Credits	<u>296,565</u>	<u>29,976</u>	<u>393,824</u>	<u>0</u>	<u>720,365</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>299,183</u>	<u>29,976</u>	<u>393,824</u>	<u>0</u>	<u>722,983</u>	<u>3,849,083</u>	<u>2,950,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	6	6	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,774	264	(0.16)%
Total Revenues	156,510	156,510	156,780	270	(0.17)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	2,000	0	50.00%
Financial & Administrative					
Administrative Services	5,400	2,250	2,250	0	58.33%
District Management	19,248	8,020	8,020	0	58.33%
District Engineer	10,500	4,375	6,271	(1,896)	40.27%
Disclosure Report	1,000	1,000	1,100	(100)	(10.00)%
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	10,000	7,085	7,083	2	29.16%
Accounting Services	12,000	5,000	5,000	0	58.33%
Auditing Services	3,200	0	2,500	(2,500)	21.87%
Public Officials Liability Insurance	2,300	2,300	2,250	50	2.17%
Legal Advertising	750	313	94	219	87.53%
Dues, Licenses & Fees	800	800	735	65	8.12%
Miscellaneous Fees	500	208	0	208	100.00%
Website Fees & Maintenance	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	7,500	3,125	4,756	(1,631)	36.58%
Electric Utility Services					
Utility-Fountains	5,000	2,083	1,232	851	75.35%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,458	696	762	80.11%
Lake/Pond Bank Maintenance	40,000	16,667	0	16,667	100.00%
Aquatic Maintenance	7,200	3,000	2,175	825	69.79%
Mitigation Area Monitoring & Maintenance	6,000	2,500	1,280	1,220	78.66%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	2,500	1,042	0	1,042	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(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	138	1,962	93.42%
General Liability Insurance	455	455	2,250	(1,795)	(394.50)%
Contingency					
Miscellaneous Contingency	6,175	2,573	0	2,573	100.00%
Total Expenditures	<u>156,510</u>	<u>73,219</u>	<u>54,220</u>	<u>19,000</u>	<u>65.36%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>83,291</u>	<u>102,561</u>	<u>19,270</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>83,291</u>	<u>102,561</u>	<u>19,270</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	194,004	194,004	0.00%
Fund Balance, End of Period	<u>0</u>	<u>83,291</u>	<u>296,565</u>	<u>213,274</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 2/29/2016

(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	11	11	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,361</u>	<u>11</u>	<u>0.06%</u>
Expenditures				
Contingency				
Capital Reserves	20,350	0	20,350	100.00%
Total Expenditures	<u>20,350</u>	<u>0</u>	<u>20,350</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	20,361	20,361	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,361	20,361	0.00%
Fund Balance, Beginning of Period	0	9,615	9,615	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29,976</u>	<u>29,976</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 2/29/2016

(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	52	52	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,202</u>	<u>52</u>	<u>0.02%</u>
Expenditures				
Debt Service				
Interest	168,150	82,600	85,550	50.87%
Principal	75,000	0	75,000	100.00%
Total Expenditures	<u>243,150</u>	<u>82,600</u>	<u>160,550</u>	<u>66.03%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>160,602</u>	<u>160,602</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,640)	(2,640)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>157,961</u>	<u>157,961</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	235,862	235,862	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>393,824</u></u>	<u><u>393,824</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 10/1/2015 Through 2/29/2016

(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>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,640	2,640	0.00%
Other Costs	0	(11,677)	(11,677)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(9,037)</u>	<u>(9,037)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(9,035)</u>	<u>(9,035)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	9,035	9,035	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
February 29, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,149
	Total General Fund Investments	<u>\$ 35,246</u>
The Bank of Tampa	Money Market Account	\$ 29,976
	Total Reserve Fund Investments	<u>\$ 29,976</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 102,675
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	268,238
	Total Debt Service Fund Investments	<u>\$ 370,913</u>

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>16,664.67</u>
		Total 001 - General Fund	16,664.67

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2016 Through 2/29/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	<u>22,910.69</u>
		Total 200 - Debt Service Fund	<u>22,910.69</u>
Report Balance			<u><u>39,575.36</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Florida Power and Light Company	2/25/2016	09846-68343 02/16	17043 Tremont St #Aerator 02/16	84.11
Florida Power and Light Company	2/25/2016	11246-08348 02/16	17213 Wrigley Cir #Aerator 02/16	38.31
			Total 001 - General Fund	122.42
Report Balance				122.42

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
February 29, 2016

Balance Sheet

1. Trust statement activity has been recorded through 02/29/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund - Payment for Invoice #FY15-16 in the amount of \$2,138.19 was received in March 2016.
6. Debt Service Fund - Payment for Invoice #FY15-16 in the amount of \$2,939.59 was received in March 2016.