

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 12/31/2015
(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	275,028	0	0	0	275,028	0	0
Investments	35,244	0	348,588	11,675	395,507	0	0
Investments--Reserves	0	29,969	0	0	29,969	0	0
Accounts Receivable	23,150	0	31,827	0	54,976	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	13,359	0	13,359	0	0
Amount Available in Debt Service	0	0	0	0	0	0	393,773
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,556,227
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>333,848</u>	<u>29,969</u>	<u>393,773</u>	<u>11,675</u>	<u>769,265</u>	<u>3,849,083</u>	<u>2,950,000</u>
Investments--Reserves							
Accounts Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	1,734	0	0	0	1,734	0	0
Due To Other Funds	13,359	0	0	0	13,359	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,950,000
Total Investments--Reserves	<u>15,092</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,092</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	124,751	20,354	157,911	2,640	305,656	0	0
Total Fund Equity & Other Credits	<u>318,756</u>	<u>29,969</u>	<u>393,773</u>	<u>11,675</u>	<u>754,172</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>333,848</u>	<u>29,969</u>	<u>393,773</u>	<u>11,675</u>	<u>769,265</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 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	4	4	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,774	264	(0.16)%
Total Revenues	156,510	156,510	156,778	268	(0.17)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	1,000	0	75.00%
Financial & Administrative					
Administrative Services	5,400	1,350	1,350	0	75.00%
District Management	19,248	4,812	4,812	0	75.00%
District Engineer	10,500	2,625	1,215	1,410	88.42%
Disclosure Report	1,000	100	100	0	90.00%
Trustees Fees	3,500	3,500	539	2,961	84.60%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	10,000	6,251	6,250	1	37.49%
Accounting Services	12,000	3,000	3,000	0	75.00%
Auditing Services	3,200	0	0	0	100.00%
Public Officials Liability Insurance	2,300	2,300	2,250	50	2.17%
Legal Advertising	750	188	50	138	93.40%
Dues, Licenses & Fees	800	175	175	0	78.12%
Miscellaneous Fees	500	125	0	125	100.00%
Website Fees & Maintenance	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	7,500	1,875	4,449	(2,574)	40.68%
Electric Utility Services					
Utility-Fountains	5,000	1,250	710	540	85.80%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	875	348	527	90.05%
Lake/Pond Bank Maintenance	40,000	10,000	0	10,000	100.00%
Aquatic Maintenance	7,200	1,800	1,305	495	81.87%
Mitigation Area Monitoring & Maintenance	6,000	1,500	1,280	220	78.66%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	2,500	625	0	625	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	1,544	0	1,544	100.00%
Total Expenditures	<u>156,510</u>	<u>48,381</u>	<u>32,027</u>	<u>16,355</u>	<u>79.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>108,129</u>	<u>124,751</u>	<u>16,623</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>108,129</u>	<u>124,751</u>	<u>16,623</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	194,004	194,004	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>108,129</u></u>	<u><u>318,756</u></u>	<u><u>210,627</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 12/31/2015

(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	4	4	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,354</u>	<u>4</u>	<u>0.02%</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	20,354	20,354	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,354	20,354	0.00%
Fund Balance, Beginning of Period	0	9,615	9,615	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29,969</u>	<u>29,969</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 12/31/2015

(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	1	1	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,151</u>	<u>1</u>	<u>0.00%</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>160,551</u>	<u>160,551</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>157,911</u>	<u>157,911</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>393,773</u></u>	<u><u>393,773</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 12/31/2015

(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	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</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>2,640</u>	<u>2,640</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>11,675</u></u>	<u><u>11,675</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
December 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2015</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,147
	Total General Fund Investments	<u>\$ 35,244</u>
The Bank of Tampa	Money Market Account	\$ 29,969
	Total Reserve Fund Investments	<u>\$ 29,969</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 102,660
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	245,928
	Total Debt Service Fund Investments	<u>\$ 348,588</u>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 11,675
	Total Capital Project Fund Investments	<u>\$ 11,675</u>

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<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>23,149.85</u>
		Total 001 - General Fund	23,149.85

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<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>31,826.56</u>
		Total 200 - Debt Service Fund	<u>31,826.56</u>
Report Balance			<u><u>54,976.41</u></u>

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
December 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
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.