

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 7/31/2016

(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	231,969	0	0	0	231,969	0	0
Investments	35,252	0	236,426	28	271,706	0	0
Investments--Reserves	0	29,995	0	0	29,995	0	0
Accounts Receivable	0	0	0	0	0	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	236,426
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,638,574
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>268,186</u>	<u>29,995</u>	<u>236,426</u>	<u>28</u>	<u>534,635</u>	<u>3,849,083</u>	<u>2,875,000</u>
Investments--Reserves							
Accounts Payable	457	0	0	0	457	0	0
Accrued Expenses Payable	3,417	0	0	0	3,417	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Investments--Reserves	<u>3,873</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,873</u>	<u>0</u>	<u>2,875,000</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	70,309	20,380	564	(9,007)	82,245	0	0
Total Fund Equity & Other Credits	<u>264,313</u>	<u>29,995</u>	<u>236,426</u>	<u>28</u>	<u>530,761</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>268,186</u>	<u>29,995</u>	<u>236,426</u>	<u>28</u>	<u>534,635</u>	<u>3,849,083</u>	<u>2,875,000</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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	12	12	0.00%
Special Assessments					
Tax Roll	156,510	156,510	160,779	4,269	(2.72)%
Total Revenues	156,510	156,510	160,791	4,281	(2.74)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	3,000	0	25.00%
Financial & Administrative					
Administrative Services	5,400	4,500	4,500	0	16.66%
District Management	19,248	16,040	16,040	0	16.66%
District Engineer	10,500	8,750	13,387	(4,637)	(27.49)%
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	9,170	9,167	3	8.33%
Accounting Services	12,000	10,000	10,000	0	16.66%
Auditing Services	3,200	3,200	3,200	0	0.00%
Public Officials Liability Insurance	2,300	2,300	2,250	50	2.17%
Legal Advertising	750	625	256	369	65.83%
Dues, Licenses & Fees	800	800	735	65	8.12%
Miscellaneous Fees	500	417	0	417	100.00%
Website Fees & Maintenance	2,100	1,750	1,750	0	16.66%
Legal Counsel					
District Counsel	7,500	6,250	7,319	(1,069)	2.41%
Electric Utility Services					
Utility-Fountains	5,000	4,167	2,625	1,542	47.49%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,917	1,061	1,856	69.68%
Lake/Pond Bank Maintenance	40,000	33,333	0	33,333	100.00%
Aquatic Maintenance	7,200	6,000	4,350	1,650	39.58%
Mitigation Area Monitoring & Maintenance	6,000	5,000	3,840	1,160	36.00%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	2,500	2,083	0	2,083	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(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	5,146	0	5,146	100.00%
Total Expenditures	<u>156,510</u>	<u>133,201</u>	<u>90,482</u>	<u>42,719</u>	<u>42.19%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>23,309</u>	<u>70,309</u>	<u>47,000</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>23,309</u>	<u>70,309</u>	<u>47,000</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>23,309</u></u>	<u><u>264,313</u></u>	<u><u>241,004</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 7/31/2016

(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	30	30	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,380</u>	<u>30</u>	<u>0.15%</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	20,380	20,380	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,380	20,380	0.00%
Fund Balance, Beginning of Period	0	9,615	9,615	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29,995</u>	<u>29,995</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 7/31/2016

(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	281	281	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,431</u>	<u>281</u>	<u>0.12%</u>
Expenditures				
Debt Service				
Interest	168,150	165,200	2,950	1.75%
Principal	75,000	75,000	0	0.00%
Total Expenditures	<u>243,150</u>	<u>240,200</u>	<u>2,950</u>	<u>1.21%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,231</u>	<u>3,231</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,667)	(2,667)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>564</u>	<u>564</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>236,426</u></u>	<u><u>236,426</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 7/31/2016

(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)	0	2	2	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	2,667	2,667	0.00%
Other Costs	0	(11,677)	(11,677)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(9,010)</u>	<u>(9,010)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(9,007)	(9,007)	0.00%
Fund Balance, Beginning of Period	0	9,035	9,035	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>28</u></u>	<u><u>28</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
July 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,155
	Total General Fund Investments	\$ 35,252
The Bank of Tampa	Money Market Account	\$ 29,995
	Total Reserve Fund Investments	\$ 29,995
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 102,723
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	133,703
	Total Debt Service Fund Investments	\$ 236,426
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 28
	Total Capital Project Fund Investments	\$ 28

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	7/25/2016	88871	General/Monthly Legal Services 06/16	456.67
			Total 001 - General Fund	456.67
Report Balance				456.67

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
July 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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.