

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

January 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 1/31/2015
(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 | 279,223 | 0 | 0 | 0 | 279,223 | 0 | 0 |
| Investments | 35,133 | 0 | 377,755 | 8,946 | 421,835 | 0 | 0 |
| Investments--Reserves | 0 | 9,611 | 0 | 0 | 9,611 | 0 | 0 |
| Accounts Receivable | 16,756 | 0 | 23,036 | 0 | 39,792 | 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 | 0 | 0 | 0 | 0 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 400,791 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 2,629,209 |
| Fixed Assets | 0 | 0 | 0 | 0 | 0 | 3,849,083 | 0 |
| Total Assets | <u>331,537</u> | <u>9,611</u> | <u>400,791</u> | <u>8,946</u> | <u>750,886</u> | <u>3,849,083</u> | <u>3,030,000</u> |
| Investments--Reserves | | | | | | | |
| Accounts Payable | 8,448 | 0 | 0 | 0 | 8,448 | 0 | 0 |
| Accrued Expenses Payable | 1,440 | 0 | 0 | 0 | 1,440 | 0 | 0 |
| Due To Other Funds | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Bonds Payable--Long Term | 0 | 0 | 0 | 0 | 0 | 0 | 3,030,000 |
| Total Investments--Reserves | <u>9,888</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>9,888</u> | <u>0</u> | <u>3,030,000</u> |
| Fund Equity & Other Credits | | | | | | | |
| Beginning Fund Balance | 192,568 | 9,608 | 252,761 | 8,946 | 463,883 | 3,849,083 | 0 |
| Net Change in Fund Balance | 129,082 | 3 | 148,030 | 0 | 277,115 | 0 | 0 |
| Total Fund Equity & Other Credits | <u>321,650</u> | <u>9,611</u> | <u>400,791</u> | <u>8,946</u> | <u>740,998</u> | <u>3,849,083</u> | <u>0</u> |
| Total Liabilities & Fund Equity | <u>331,537</u> | <u>9,611</u> | <u>400,791</u> | <u>8,946</u> | <u>750,886</u> | <u>3,849,083</u> | <u>3,030,000</u> |

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

| | Annual Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual Budget Remaining |
|--|------------------|----------------|----------------|--------------|---------------------------------------|
| Revenues | | | | | |
| Interest Earnings | | | | | |
| Interest Earnings | 0 | 0 | 7 | 7 | 0.00% |
| Special Assessments | | | | | |
| Tax Roll | 176,860 | 176,860 | 177,015 | 155 | (0.08)% |
| Total Revenues | 176,860 | 176,860 | 177,022 | 162 | (0.09)% |
| Expenditures | | | | | |
| Legislative | | | | | |
| Supervisor Fees | 4,000 | 1,000 | 800 | 200 | 80.00% |
| Financial & Administrative | | | | | |
| Administrative Services | 6,056 | 2,019 | 2,019 | 0 | 66.66% |
| District Management | 22,495 | 7,498 | 7,498 | 0 | 66.66% |
| District Engineer | 10,500 | 3,500 | 2,058 | 1,443 | 80.40% |
| Disclosure Report | 5,000 | 1,667 | 1,000 | 667 | 80.00% |
| Trustees Fees | 3,500 | 3,500 | 3,771 | (271) | (7.75)% |
| Tax Collector/Property Appraiser Fees | 282 | 282 | 282 | 0 | 0.00% |
| Financial Consulting Services | 6,200 | 5,400 | 5,400 | 0 | 12.90% |
| Accounting Services | 11,897 | 3,966 | 3,966 | 0 | 66.66% |
| Auditing Services | 3,500 | 0 | 3,000 | (3,000) | 14.28% |
| Public Officials Liability Insurance | 2,050 | 2,050 | 2,026 | 24 | 1.17% |
| Legal Advertising | 750 | 250 | 160 | 90 | 78.66% |
| Bank Fees | 400 | 133 | 101 | 32 | 74.76% |
| Dues, Licenses & Fees | 800 | 383 | 347 | 37 | 56.68% |
| Website Fees & Maintenance | 3,000 | 1,000 | 0 | 1,000 | 100.00% |
| Legal Counsel | | | | | |
| District Counsel | 7,500 | 2,500 | 1,907 | 593 | 74.56% |
| Electric Utility Services | | | | | |
| Utility-Fountains | 5,000 | 1,667 | 1,430 | 237 | 71.40% |
| Stormwater Control | | | | | |
| Fountain/Aerator Service Repairs & Maintenance | 3,800 | 1,267 | 319 | 948 | 91.60% |
| Pond Bank Repair/Maintenance | 60,000 | 20,000 | 0 | 20,000 | 100.00% |
| Aquatic Maintenance | 9,500 | 3,167 | 5,792 | (2,625) | 39.03% |
| Mitigation Area Monitoring & Maintenance | 5,120 | 1,707 | 3,840 | (2,133) | 25.00% |
| Aquatic Plant Replacement | 500 | 167 | 0 | 167 | 100.00% |
| Stormwater System Maintenance | 2,500 | 833 | 0 | 833 | 100.00% |

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

| | Annual Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual Budget Remaining |
|---|------------------|-----------------------|-----------------------|-----------------------|---------------------------------------|
| Other Physical Environment | | | | | |
| Property Insurance | 2,100 | 2,100 | 1,829 | 271 | 12.89% |
| General Liability Insurance | 410 | 410 | 396 | 14 | 3.41% |
| Total Expenditures | <u>176,860</u> | <u>66,465</u> | <u>47,940</u> | <u>18,525</u> | <u>72.89%</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>110,395</u> | <u>129,082</u> | <u>18,687</u> | <u>0.00%</u> |
| Excess of Rev./Other Sources Over (Under) Expend./Other Uses | <u>0</u> | <u>110,395</u> | <u>129,082</u> | <u>18,687</u> | <u>0.00%</u> |
| Fund Balance, Beginning of Period | 0 | 0 | 192,568 | 192,568 | 0.00% |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>110,395</u></u> | <u><u>321,650</u></u> | <u><u>211,255</u></u> | <u><u>0.00%</u></u> |

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 1/31/2015

(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 | 3 | 3 | 0.00% |
| Total Revenues | <u>0</u> | <u>3</u> | <u>3</u> | <u>0.00%</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>3</u> | <u>3</u> | <u>0.00%</u> |
| Excess of Rev./Other Sources Over (Under) Expend./Other Uses | <u>0</u> | <u>3</u> | <u>3</u> | <u>0.00%</u> |
| Fund Balance, Beginning of Period | 0 | 9,608 | 9,608 | 0.00% |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>9,611</u></u> | <u><u>9,611</u></u> | <u><u>0.00%</u></u> |

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

| | <u>Annual Budget</u> | <u>Current Period Actual</u> | <u>Budget To Actual Variance</u> | <u>Budget Percent Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Revenues | | | | |
| Special Assessments | | | | |
| Tax Roll | 244,028 | 243,150 | (878) | (0.35)% |
| Total Revenues | <u>244,028</u> | <u>243,150</u> | <u>(878)</u> | <u>(0.36)%</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 169,028 | 85,120 | 83,908 | 49.64% |
| Principal | 75,000 | 10,000 | 65,000 | 86.66% |
| Total Expenditures | <u>244,028</u> | <u>95,120</u> | <u>148,908</u> | <u>61.02%</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>148,030</u> | <u>148,030</u> | <u>0.00%</u> |
| Excess of Rev./Other Sources Over (Under) Expend./Other Uses | <u>0</u> | <u>148,030</u> | <u>148,030</u> | <u>0.00%</u> |
| Fund Balance, Beginning of Period | 0 | 252,761 | 252,761 | 0.00% |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>400,791</u></u> | <u><u>400,791</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 10/1/2014 Through 1/31/2015

(In Whole Numbers)

| | <u>Annual Budget</u> | <u>Current Period Actual</u> | <u>Budget To Actual Variance</u> | <u>Budget Percent Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Excess of Revenues Over (Under) Expenditures | 0 | 0 | 0 | 0.00% |
| Excess of Rev./Other Sources Over (Under) Expend./Other Uses | 0 | 0 | 0 | 0.00% |
| Fund Balance, Beginning of Period | 0 | 8,946 | 8,946 | 0.00% |
| Fund Balance, End of Period | <u>0</u> | <u>8,946</u> | <u>8,946</u> | <u>0.00%</u> |

Catalina at Winkler Preserve CDD
Investment Summary
January 31, 2015

| <u>Account</u> | <u>Investment</u> | <u>Balance as of</u> <u>January 31, 2015</u> |
|----------------------------------|---|---|
| SunTrust Escrow | Money Market Account | \$ 35,133 |
| | Total General Fund Investments | <u>\$ 35,133</u> |
| | | |
| The Bank of Tampa | Money Market Account | \$ 9,611 |
| | Total Reserve Fund Investments | <u>\$ 9,611</u> |
| | | |
| US Bank Series 2005 Reserve | First American Treasury Obligation Fund Class Z | \$ 105,389 |
| US Bank Series 2005 Revenue | First American Treasury Obligation Fund Class Z | 268,360 |
| US Bank Series 2005 Prepayment | First American Treasury Obligation Fund Class Z | 4,006 |
| | Total Debt Service Fund Investments | <u>\$ 377,755</u> |
| | | |
| US Bank Series 2005 Construction | First American Treasury Obligation Fund Class Z | \$ 8,946 |
| | Total Capital Project Fund Investments | <u>\$ 8,946</u> |

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

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

| <u>Invoice Date</u> | <u>Customer Name</u> | <u>Invoice Number</u> | <u>Current Balance</u> |
|---------------------|--------------------------|-----------------------|-------------------------|
| 10/1/2014 | Lee County Tax Collector | FY 14-15 | <u>39,791.72</u> |
| Report Balance | | | <u><u>39,791.72</u></u> |

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

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

| <u>Vendor Name</u> | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Current Balance</u> |
|---------------------------------|---------------------|-----------------------|--|------------------------|
| Aquatic Systems, Inc. | 1/27/2015 | 0000297193 | Credit Memo-Aerator Maintenance | (227.00) |
| Barraco and Associates, Inc. | 1/19/2015 | 15234 | Engineering Services 12/14 | 550.00 |
| Florida Power and Light Company | 1/28/2015 | 09846-68343 01/15 | 17043 Tremont St #Aerator 01/15 | 143.37 |
| Florida Power and Light Company | 1/28/2015 | 11246-08348 01/15 | 17213 Wrigley Cir #Aerator 01/15 | 67.73 |
| Grau & Associates P.A. | 1/2/2015 | 12390 | Audit Services FY 13/14 | 3,000.00 |
| Hopping Green & Sams | 1/23/2015 | 80058 | General/Monthly Legal Services 12/14 | 73.50 |
| Nature's Blueprint of SW FL LLC | 11/26/2014 | 8240 | Exotic Maint Spray Treatment 04/14-12/14 | 3,840.00 |
| Prager & Co., LLC | 1/8/2015 | 5339 | Annual Dissemination Agent Fee FY 2014-2015 | 1,000.00 |
| | | | Total 001 - General Fund | 8,447.60 |
| Report Balance | | | | 8,447.60 |

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$9,611 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payments for Invoice #FY 14-15 totaling \$7,690.30 were received in February 2015.