

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

January 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 1/31/2017
(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	322,828	0	0	0	322,828	0	0
Investments	35,260	0	364,204	2,741	402,204	0	0
Investments--Reserves	0	50,370	0	0	50,370	0	0
Accounts Receivable	19,719	0	27,109	0	46,828	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	5,311	0	5,311	0	0
Amount Available in Debt Service	0	0	0	0	0	0	396,624
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,478,376
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	378,771	50,370	396,624	2,741	828,506	3,849,083	2,875,000
Liabilities							
Accounts Payable	693	0	0	0	693	0	0
Accrued Expenses Payable	5,194	0	0	0	5,194	0	0
Due To Other Funds	5,311	0	0	0	5,311	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Liabilities	11,198	0	0	0	11,198	0	2,875,000
Fund Equity & Other Credits							
Beginning Fund Balance	252,623	30,002	236,514	28	519,167	3,849,083	0
Net Change in Fund Balance	114,951	20,368	160,110	2,713	298,141	0	0
Total Fund Equity & Other Credits	367,573	50,370	396,624	2,741	817,308	3,849,083	0
Total Liabilities & Fund Equity	378,771	50,370	396,624	2,741	828,506	3,849,083	2,875,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	5	5	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,716	206	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	1,000	0	75.00%
Financial & Administrative					
Administrative Services	5,400	1,800	1,800	0	66.66%
District Management	19,248	6,416	6,416	0	66.66%
District Engineer	12,200	4,067	6,255	(2,188)	48.72%
Disclosure Report	1,000	333	1,000	(667)	0.00%
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	6,667	6,667	0	33.33%
Accounting Services	12,000	4,000	4,000	0	66.66%
Auditing Services	3,200	0	0	0	100.00%
Printed Agenda	1,200	400	0	400	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	250	157	94	79.13%
Dues, Licenses & Fees	800	383	735	(352)	8.12%
Miscellaneous Fees	500	167	0	167	100.00%
Website Fees & Maintenance	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	444	2,890	95.56%
Electric Utility Services					
Utility-Fountains	5,000	1,667	812	855	83.75%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,167	365	802	89.57%
Lake/Pond Bank Maintenance	40,000	13,333	262	13,072	99.34%
Aquatic Maintenance	7,200	2,400	1,740	660	75.83%
Mitigation Area Monitoring & Maintenance	6,000	2,000	1,280	720	78.66%
Aquatic Plant Replacement	500	167	0	167	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	833	0	833	100.00%
Other Physical Environment					
Property Insurance	472	472	119	353	74.78%
General Liability Insurance	2,570	2,570	2,250	320	12.45%
Total Expenditures	<u>156,510</u>	<u>60,495</u>	<u>41,765</u>	<u>18,730</u>	<u>73.31%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>96,015</u>	<u>114,951</u>	<u>18,935</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>96,015</u>	<u>114,951</u>	<u>18,935</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	252,623	252,623	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>96,015</u></u>	<u><u>367,573</u></u>	<u><u>271,558</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 1/31/2017

(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	18	18	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,368</u>	<u>18</u>	<u>0.09%</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	<u>0</u>	<u>20,368</u>	<u>20,368</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>20,368</u>	<u>20,368</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>50,370</u></u>	<u><u>50,370</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 10/1/2016 Through 1/31/2017

(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	171	171	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,321</u>	<u>171</u>	<u>0.07%</u>
Expenditures				
Debt Service				
Interest	163,150	80,500	82,650	50.65%
Principal	80,000	0	80,000	100.00%
Total Expenditures	<u>243,150</u>	<u>80,500</u>	<u>162,650</u>	<u>66.89%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>162,821</u>	<u>162,821</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,711)	(2,711)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>160,110</u>	<u>160,110</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	236,514	236,514	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>396,624</u></u>	<u><u>396,624</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 10/1/2016 Through 1/31/2017

(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%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,711	2,711	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,713</u>	<u>2,713</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	28	28	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,741</u></u>	<u><u>2,741</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
January 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,162
	Total General Fund Investments	\$ 35,260
The Bank of Tampa	Money Market Account	\$ 50,370
	Total Reserve Fund Investments	\$ 50,370
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,135
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	264,069
	Total Debt Service Fund Investments	\$ 364,204
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,741
	Total Capital Project Fund Investments	\$ 2,741

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	<u>19,718.52</u>
		Total 001 - General Fund	19,718.52

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	<u>27,109.17</u>
		Total 200 - Debt Service Fund	<u>27,109.17</u>
Report Balance			<u><u>46,827.69</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Lake Masters Aquatic Weed Control, Inc.	1/1/2017	17-00110	Monthly Aquatic Weed Control 1/17	435.00
Florida Power and Light Company	1/27/2017	11246-08348 1/17	17213 Wrigley Cir #Aerator 1/17	64.05
Catalina at Winkler Homeowner's Association, Inc.	1/31/2017	Jan-17	Reimb HOA for Electric Service for Aerator System 1/17	140.00
The Breeze Corporation	1/31/2017	105543 2/1/17	Acct #L00993 Legal Advertising 2/1/17	54.00
			Total 001 - General Fund	693.05
Report Total				693.05

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
January 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 1/31/17.
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 FY16-17 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 #FY16-17 in the amount of \$5,353.29 was received in February 2017.
6. Debt Service Fund - Payment for Invoice #FY16-17 in the amount of \$7,359.75 was received in February 2017.