



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Financial Statements (Unaudited)

April 30, 2017

Prepared by: Rizzetta & Company, Inc.

**Fort Myers Office
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
239.936.0913**

rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 4/30/2017

(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	306,922	0	0	0	306,922	0	0
Investments	35,264	0	392,754	2,744	430,761	0	0
Investments--Reserves	0	50,388	0	0	50,388	0	0
Accounts Receivable	3,113	0	4,280	0	7,392	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	397,033
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,477,967
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>346,263</u>	<u>50,388</u>	<u>397,033</u>	<u>2,744</u>	<u>796,428</u>	<u>3,849,083</u>	<u>2,875,000</u>
Liabilities							
Accounts Payable	13,436	0	0	0	13,436	0	0
Accrued Expenses Payable	2,500	0	0	0	2,500	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 Liabilities	<u>15,936</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,936</u>	<u>0</u>	<u>2,875,000</u>
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	<u>77,705</u>	<u>20,386</u>	<u>160,519</u>	<u>2,716</u>	<u>261,326</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>330,327</u>	<u>50,388</u>	<u>397,033</u>	<u>2,744</u>	<u>780,492</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>346,263</u>	<u>50,388</u>	<u>397,033</u>	<u>2,744</u>	<u>796,428</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 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	9	9	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,719	209	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	3,000	(1,000)	25.00%
Financial & Administrative					
Administrative Services	5,400	3,150	3,150	0	41.66%
District Management	19,248	11,228	11,228	0	41.66%
District Engineer	12,200	7,117	8,918	(1,801)	26.90%
Disclosure Report	1,000	583	1,000	(417)	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	7,917	7,917	0	20.83%
Accounting Services	12,000	7,000	7,000	0	41.66%
Auditing Services	3,200	0	3,223	(3,223)	(0.71)%
Printed Agenda	1,200	700	143	558	88.12%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	438	318	120	57.60%
Dues, Licenses & Fees	800	540	735	(195)	8.12%
Miscellaneous Fees	500	292	0	292	100.00%
Website Fees & Maintenance	2,100	1,225	1,225	0	41.66%
Legal Counsel					
District Counsel	10,000	5,833	2,444	3,390	75.56%
Electric Utility Services					
Utility-Fountains	5,000	2,917	1,301	1,616	73.98%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,042	1,026	1,016	70.69%
Lake/Pond Bank Maintenance	40,000	23,333	12,650	10,683	68.37%
Aquatic Maintenance	7,200	4,200	3,045	1,155	57.70%
Mitigation Area Monitoring & Maintenance	6,000	3,500	2,560	940	57.33%
Aquatic Plant Replacement	500	292	0	292	100.00%

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Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,458	0	1,458	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	156,510	95,176	79,015	16,161	49.51%
Excess of Revenues Over (Under) Expenditures	0	61,334	77,705	16,370	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	61,334	77,705	16,370	0.00%
Fund Balance, Beginning of Period	0	0	252,623	252,623	0.00%
Fund Balance, End of Period	0	61,334	330,327	268,993	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	36	36	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	20,350	20,386	36	0.18%
Expenditures				
Contingency				
Capital Reserves	20,350	0	20,350	100.00%
Total Expenditures	20,350	0	20,350	100.00%
Excess of Revenues Over (Under) Expenditures	0	20,386	20,386	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,386	20,386	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	0	50,388	50,388	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	581	581	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	243,150	243,731	581	0.24%
Expenditures				
Debt Service				
Interest	163,150	80,500	82,650	50.65%
Principal	80,000	0	80,000	100.00%
Total Expenditures	243,150	80,500	162,650	66.89%
Excess of Revenues Over (Under) Expenditures	0	163,231	163,231	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,711)	(2,711)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	160,519	160,519	0.00%
Fund Balance, Beginning of Period	0	236,514	236,514	0.00%
Fund Balance, End of Period	0	397,033	397,033	0.00%

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 4/30/2017

(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	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	0	4	4	0.00%
Expenditures				
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>2,716</u>	<u>2,716</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	28	28	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,744</u>	<u>2,744</u>	<u>0.00%</u>

Catalina at Winkler Preserve CDD
Investment Summary
April 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,166
Total General Fund Investments		\$ 35,264
The Bank of Tampa	Money Market Account	\$ 50,388
Total Reserve Fund Investments		\$ 50,388
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,245
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	292,509
Total Debt Service Fund Investments		\$ 392,754
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,744
Total Capital Project Fund Investments		\$ 2,744

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2017 Through 4/30/2017

<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>3,112.83</u>
		Total 001 - General Fund	3,112.83

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2017 Through 4/30/2017

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2016	Lee County Tax Collector	FY 16-17	4,279.55
		Total 200 - Debt Service Fund	4,279.55
Report Balance			7,392.38

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2017

001 - General Fund

From 4/1/2017 Through 4/30/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Grau & Associates P.A.	3/1/2017	15154	Progress Billing Audit Services FYE 09/30/16	700.00
Vertex Water Features	4/21/2017	880020212	Aerator Repairs	295.58
The Breeze Corporation	4/25/2017	106368 4/26/17	Acct #L00993 Legal Advertising 4/26/17	53.50
Florida Power and Light Company	4/26/2017	11246-08348 4/17	17213 Wrigley Cir #Aerator 4/17	74.29
Crocker Land Development, LLC	4/27/2017	1727	Lake Bank Repair Service 25% Deposit	12,312.50
			Total 001 - General Fund	13,435.87
Report Total				13,435.87

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
April 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 4/30/17.
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.