



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Financial Statements (Unaudited)

May 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 5/31/2017

(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	248,127	0	0	0	248,127	0	0
Investments	35,265	0	233,239	2,896	271,399	0	0
Investments--Reserves	0	50,395	0	0	50,395	0	0
Accounts Receivable	2,429	0	3,340	0	5,769	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	236,578
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,558,422
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>286,785</u>	<u>50,395</u>	<u>236,578</u>	<u>2,896</u>	<u>576,655</u>	<u>3,849,083</u>	<u>2,795,000</u>
Liabilities							
Accounts Payable	1,990	0	0	0	1,990	0	0
Accrued Expenses Payable	3,271	0	0	0	3,271	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,795,000
Total Liabilities	<u>5,261</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,261</u>	<u>0</u>	<u>2,795,000</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	28,902	20,393	65	2,868	52,228	0	0
Total Fund Equity & Other Credits	<u>281,525</u>	<u>50,395</u>	<u>236,578</u>	<u>2,896</u>	<u>571,394</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>286,785</u>	<u>50,395</u>	<u>236,578</u>	<u>2,896</u>	<u>576,655</u>	<u>3,849,083</u>	<u>2,795,000</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 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	10	10	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,721	211	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	4,000	(1,000)	0.00%
Financial & Administrative					
Administrative Services	5,400	3,600	3,600	0	33.33%
District Management	19,248	12,832	12,832	0	33.33%
District Engineer	12,200	8,133	13,838	(5,704)	(13.42)%
Disclosure Report	1,000	667	1,000	(333)	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	8,333	8,333	0	16.66%
Accounting Services	12,000	8,000	8,000	0	33.33%
Auditing Services	3,200	0	3,223	(3,223)	(0.71)%
Printed Agenda	1,200	800	246	554	79.46%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	500	318	182	57.60%
Dues, Licenses & Fees	800	592	735	(143)	8.12%
Miscellaneous Fees	500	333	0	333	100.00%
Website Fees & Maintenance	2,100	1,400	1,400	0	33.33%
Legal Counsel					
District Counsel	10,000	6,667	1,310	5,357	86.89%
Electric Utility Services					
Utility-Fountains	5,000	3,333	1,517	1,816	69.65%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,333	1,403	931	59.92%
Lake/Pond Bank Maintenance	40,000	26,667	51,454	(24,787)	(28.63)%
Aquatic Maintenance	7,200	4,800	3,480	1,320	51.66%
Mitigation Area Monitoring & Maintenance	6,000	4,000	2,995	1,005	50.08%
Aquatic Plant Replacement	500	333	0	333	100.00%

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 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,667	0	1,667	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	107,403	127,818	(20,416)	18.33%
Excess of Revenues Over (Under) Expenditures	0	49,107	28,902	(20,205)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	49,107	28,902	(20,205)	0.00%
Fund Balance, Beginning of Period	0	0	252,623	252,623	0.00%
Fund Balance, End of Period	0	49,107	281,525	232,418	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	43	43	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,393</u>	<u>43</u>	<u>0.21%</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>20,393</u>	<u>20,393</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>20,393</u>	<u>20,393</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>50,395</u></u>	<u><u>50,395</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 5/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	777	777	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	243,150	243,927	777	0.32%
Expenditures				
Debt Service				
Interest	163,150	161,000	2,150	1.31%
Principal	80,000	80,000	0	0.00%
Total Expenditures	243,150	241,000	2,150	0.88%
Excess of Revenues Over (Under) Expenditures	0	2,927	2,927	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,862)	(2,862)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	65	65	0.00%
Fund Balance, Beginning of Period	0	236,514	236,514	0.00%
Fund Balance, End of Period	0	236,578	236,578	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 5/31/2017

(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	6	6	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	0	6	6	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	2,862	2,862	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,868</u>	<u>2,868</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>2,896</u></u>	<u><u>2,896</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
May 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,167
Total General Fund Investments		\$ 35,265
The Bank of Tampa	Money Market Account	\$ 50,395
Total Reserve Fund Investments		\$ 50,395
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,146
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	133,093
Total Debt Service Fund Investments		\$ 233,239
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,896
Total Capital Project Fund Investments		\$ 2,896

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2017 Through 5/31/2017

<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>2,429.34</u>
		Total 001 - General Fund	2,429.34

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2017 Through 5/31/2017

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2016	Lee County Tax Collector	FY 16-17	3,339.88
		Total 200 - Debt Service Fund	3,339.88
Report Balance			5,769.22

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2017

001 - General Fund

From 5/1/2017 Through 5/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Aquatic Systems, Inc.	5/1/2017	0000375071	Quarterly Aerator Maintenance 5/17	257.00
Aquatic Systems, Inc.	5/1/2017	0000375072	Quarterly Fountain Maintenance 5/17	120.00
Lake Masters Aquatic Weed Control, Inc.	5/1/2017	17-03657	Monthly Aquatic Weed Control 5/17	435.00
Hopping Green & Sams	5/19/2017	93741	General/Monthly Legal Services 4/17	666.27
Florida Power and Light Company	5/26/2017	11246-08348 5/17	17213 Wrigley Cir #Aerator 5/17	76.49
Christopher J. Sabanosh	5/28/2017	1075	Remove Old Signs/Install New Signs and Posts	435.00
Total 001 - General Fund				1,989.76
Report Total				1,989.76

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

Balance Sheet

1. Trust statement activity has been recorded through 5/31/17.
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.