



Rizzetta & Company

Catalina @ Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

October 31, 2017

Prepared by: Rizzetta & Company, Inc.

**catalinacdd.org
rizzetta.com**

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 10/31/2017

(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	194,871	0	0	0	194,871	0	0
Investments	35,271	0	239,674	2,906	277,851	0	0
Investments--Reserves	0	50,427	0	0	50,427	0	0
Accounts Receivable	156,509	20,350	243,152	0	420,011	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	156	0	156	0	0
Amount Available in Debt Service	0	0	0	0	0	0	482,982
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,312,018
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>387,077</u>	<u>70,777</u>	<u>482,982</u>	<u>2,906</u>	<u>943,742</u>	<u>3,849,083</u>	<u>2,795,000</u>
Liabilities							
Accounts Payable	7,294	0	0	0	7,294	0	0
Accrued Expenses Payable	3,000	0	0	0	3,000	0	0
Due To Other Funds	156	0	0	0	156	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,795,000
Total Liabilities	<u>10,450</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,450</u>	<u>0</u>	<u>2,795,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	243,554	50,420	239,502	2,903	536,379	3,849,083	0
Net Change in Fund Balance	133,073	20,357	243,481	2	396,912	0	0
Total Fund Equity & Other Credits	<u>376,627</u>	<u>70,777</u>	<u>482,982</u>	<u>2,906</u>	<u>933,292</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>387,077</u>	<u>70,777</u>	<u>482,982</u>	<u>2,906</u>	<u>943,742</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 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1	1	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,624	114	(0.07)%
Expenditures					
Legislative					
Supervisor Fees	4,000	333	1,000	(667)	75.00%
Financial & Administrative					
Administrative Services	5,400	450	450	0	91.66%
District Management	20,000	1,667	1,667	0	91.66%
District Engineer	12,200	1,017	2,489	(1,472)	79.60%
Disclosure Report	1,000	83	0	83	100.00%
Trustees Fees	3,233	539	539	0	83.33%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Tax Collector/Property Appraiser Fees	282	282	0	282	100.00%
Financial & Revenue Collections	5,000	417	417	0	91.66%
Accounting Services	13,150	1,096	1,096	0	91.66%
Auditing Services	3,200	0	0	0	100.00%
Printed Agenda	1,200	100	0	100	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	63	0	63	100.00%
Dues, Licenses & Fees	800	242	175	67	78.12%
Website Fees & Maintenance	2,100	175	175	0	91.66%
Legal Counsel					
District Counsel	10,000	833	656	178	93.44%
Electric Utility Services					
Utility-Fountains	2,500	208	192	17	92.33%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	292	0	292	100.00%
Lake/Pond Bank Maintenance	42,083	3,507	0	3,507	100.00%
Aquatic Maintenance	6,820	568	435	133	93.62%
Mitigation Area Monitoring & Maintenance	6,000	500	4,643	(4,143)	22.61%
Aquatic Plant Replacement	711	59	0	59	100.00%

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	208	0	208	100.00%
Other Physical Environment					
Property Insurance	131	119	119	0	9.16%
General Liability Insurance	2,475	2,250	2,250	0	9.09%
Total Expenditures	<u>156,510</u>	<u>22,258</u>	<u>23,551</u>	<u>(1,293)</u>	<u>84.95%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>134,252</u>	<u>133,073</u>	<u>(1,180)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>134,252</u>	<u>133,073</u>	<u>(1,180)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>134,252</u></u>	<u><u>376,627</u></u>	<u><u>242,374</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(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	7	7	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,357</u>	<u>7</u>	<u>0.03%</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>20,357</u>	<u>20,357</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>20,357</u>	<u>20,357</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>70,777</u></u>	<u><u>70,777</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 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	172	172	0.00%
Special Assessments				
Tax Roll	243,152	243,308	156	0.06%
Total Revenues	243,152	243,481	329	0.14%
Expenditures				
Debt Service				
Interest	158,152	0	158,152	100.00%
Principal	85,000	0	85,000	100.00%
Total Expenditures	243,152	0	243,152	100.00%
Excess of Revenues Over (Under) Expenditures	0	243,481	243,481	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	243,481	243,481	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	0	482,982	482,982	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>2,903</u>	<u>2,903</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,906</u></u>	<u><u>2,906</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
October 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,172
Total General Fund Investments		\$ 35,271
The Bank of Tampa	Money Market Account	\$ 50,427
Total Reserve Fund Investments		\$ 50,427
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,482
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	139,192
Total Debt Service Fund Investments		\$ 239,674
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,906
Total Capital Project Fund Investments		\$ 2,906

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>156,508.67</u>
		Total 001 - General Fund	156,508.67

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

005 - Reserve Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>20,350.00</u>
		Total 005 - Reserve Fund	20,350.00

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2017	Lee County Tax Collector	FY17-18	243,151.93
		Total 200 - Debt Service Fund	243,151.93
Report Balance			420,010.60

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Catalina at Winkler Homeowner's Association, Inc.	9/30/2017	SEP-17	Reimb HOA for Electric Service for Aerator System 9/17	140.00
Department of Economic Opportunity	10/2/2017	70774	Special District Fee FY 2017/2018	175.00
Florida Power and Light Company	10/27/2017	11246-08348 10/17	17213 Wrigley Cir #Aerator 10/17	51.71
Hopping Green & Sams	10/31/2017	96766	General/Monthly Legal Services 9/17	655.50
Barraco and Associates, Inc.	10/31/2017	17900	Engineering Services 09/17	1,488.75
EarthBalance Corporation	10/31/2017	41313	Preserve Maintenance-Oct 2017	4,643.00
Catalina at Winkler Homeowner's Association, Inc.	10/31/2017	Oct-17	Reimb HOA for Electric Service for Aerator System 10/17	140.00
			Total 001 - General Fund	7,293.96
Report Total				7,293.96

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/17.
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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.