



Rizzetta & Company

# **Catalina @ Winkler Preserve Community Development District**

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**Financial Statements  
(Unaudited)**

**December 31, 2017**

**Prepared by: Rizzetta & Company, Inc.**

[catalinacdd.org](http://catalinacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 12/31/2017  
(In Whole Numbers)

|  | General Fund   | Reserve Fund  | Debt Service<br>Fund - Series<br>2005/2017 | Capital Projects<br>Fund | Total<br>Governmental<br>Funds | General Fixed<br>Assets Account<br>Group | General<br>Long-Term<br>Debt Account<br>Group |
|--|----------------|---------------|--|--------------------------|--------------------------------|--|---|
| <b>Assets</b>                                |                |               |  |                          |                                |  |   |
| Cash In Bank                                 | 339,469        | 0             | 0  | 0                        | 339,469                        | 0  | 0   |
| Investments                                  | 35,274         | 0             | 199,220                                    | 0                        | 234,494                        | 0  | 0   |
| Investments--Reserves                        | 0              | 50,439        | 0  | 0                        | 50,439                         | 0  | 0   |
| Accounts Receivable                          | 22,193         | 0             | 30,512                                     | 0                        | 52,705                         | 0  | 0   |
| Prepaid Expenses                             | 0              | 0             | 0  | 0                        | 0                              | 0  | 0   |
| Deposits                                     | 426            | 0             | 0  | 0                        | 426                            | 0  | 0   |
| Due From Other Funds                         | 0              | 20,350        | 7,886                                      | 0                        | 28,236                         | 0  | 0   |
| Amount Available in Debt Service             | 0              | 0             | 0  | 0                        | 0                              | 0  | 237,618                                       |
| Amount To Be Provided Debt<br>Service        | 0              | 0             | 0  | 0                        | 0                              | 0  | 2,657,382                                     |
| Fixed Assets                                 | 0              | 0             | 0  | 0                        | 0                              | 3,849,083                                | 0   |
| <b>Total Assets</b>                          | <u>397,362</u> | <u>70,789</u> | <u>237,618</u>                             | <u>0</u>                 | <u>705,769</u>                 | <u>3,849,083</u>                         | <u>2,895,000</u>                              |
| <b>Liabilities</b>                           |                |               |  |                          |                                |  |   |
| Accounts Payable                             | 3,104          | 0             | 0  | 0                        | 3,104                          | 0  | 0   |
| Accrued Expenses Payable                     | 2,000          | 0             | 0  | 0                        | 2,000                          | 0  | 0   |
| Due To Other Funds                           | 28,236         | 0             | 0  | 0                        | 28,236                         | 0  | 0   |
| Revenue Bonds Payable--Long Term             | 0              | 0             | 0  | 0                        | 0                              | 0  | 2,895,000                                     |
| <b>Total Liabilities</b>                     | <u>33,340</u>  | <u>0</u>      | <u>0</u>                                   | <u>0</u>                 | <u>33,340</u>                  | <u>0</u>                                 | <u>2,895,000</u>                              |
| <b>Fund Equity &amp; Other Credits</b>       |                |               |  |                          |                                |  |   |
| Beginning Fund Balance                       | 243,554        | 50,420        | 239,502                                    | 2,903                    | 536,379                        | 3,849,083                                | 0   |
| Net Change in Fund Balance                   | 120,467        | 20,369        | (1,884)                                    | (2,903)                  | 136,049                        | 0  | 0   |
| <b>Total Fund Equity &amp; Other Credits</b> | <u>364,022</u> | <u>70,789</u> | <u>237,618</u>                             | <u>0</u>                 | <u>672,428</u>                 | <u>3,849,083</u>                         | <u>0</u>                                      |
| <b>Total Liabilities &amp; Fund Equity</b>   | <u>397,362</u> | <u>70,789</u> | <u>237,618</u>                             | <u>0</u>                 | <u>705,769</u>                 | <u>3,849,083</u>                         | <u>2,895,000</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 12/31/2017

(In Whole Numbers)

|  | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|--|------------------|----------------|----------------|--------------|---------------------------------------|
| <b>Revenues</b>                          |                  |                |                |              |                                       |
| Interest Earnings                        |                  |                |                |              |                                       |
| Interest Earnings                        | 0                | 0              | 4              | 4            | 0.00%                                 |
| Special Assessments                      |                  |                |                |              |                                       |
| Tax Roll                                 | 156,510          | 156,510        | 156,622        | 112          | (0.07)%                               |
| <b>Total Revenues</b>                    | <b>156,510</b>   | <b>156,510</b> | <b>156,626</b> | <b>116</b>   | <b>(0.07)%</b>                        |
| <b>Expenditures</b>                      |                  |                |                |              |                                       |
| Legislative                              |                  |                |                |              |                                       |
| Supervisor Fees                          | 4,000            | 1,000          | 2,000          | (1,000)      | 50.00%                                |
| Financial & Administrative               |                  |                |                |              |                                       |
| Administrative Services                  | 5,400            | 1,350          | 1,948          | (598)        | 63.92%                                |
| District Management                      | 20,000           | 5,000          | 5,000          | 0            | 74.99%                                |
| District Engineer                        | 12,200           | 3,050          | 2,091          | 959          | 82.85%                                |
| Disclosure Report                        | 1,000            | 250            | 0              | 250          | 100.00%                               |
| Trustees Fees                            | 3,233            | 3,233          | 539            | 2,694        | 83.33%                                |
| Assessment Roll                          | 5,000            | 5,000          | 5,000          | 0            | 0.00%                                 |
| Tax Collector/Property Appraiser Fees    | 282              | 282            | 282            | 0            | 0.00%                                 |
| Financial & Revenue Collections          | 5,000            | 1,250          | 1,250          | 0            | 74.99%                                |
| Accounting Services                      | 13,150           | 3,287          | 3,287          | 0            | 75.00%                                |
| Auditing Services                        | 3,200            | 0              | 500            | (500)        | 84.37%                                |
| Printed Agenda                           | 1,200            | 300            | 0              | 300          | 100.00%                               |
| Public Officials Liability Insurance     | 2,475            | 2,250          | 2,250          | 0            | 9.09%                                 |
| Legal Advertising                        | 750              | 188            | 0              | 188          | 100.00%                               |
| Dues, Licenses & Fees                    | 800              | 343            | 175            | 168          | 78.12%                                |
| Website Fees & Maintenance               | 2,100            | 525            | 525            | 0            | 75.00%                                |
| Legal Counsel                            |                  |                |                |              |                                       |
| District Counsel                         | 10,000           | 2,500          | 2,014          | 486          | 79.86%                                |
| Electric Utility Services                |                  |                |                |              |                                       |
| Utility-Fountains                        | 2,500            | 625            | 604            | 21           | 75.85%                                |
| Stormwater Control                       |                  |                |                |              |                                       |
| Fountain Service Repairs & Maintenance   | 3,500            | 875            | 377            | 498          | 89.22%                                |
| Lake/Pond Bank Maintenance               | 42,083           | 10,521         | 0              | 10,521       | 100.00%                               |
| Aquatic Maintenance                      | 6,820            | 1,705          | 1,305          | 400          | 80.86%                                |
| Mitigation Area Monitoring & Maintenance | 6,000            | 1,500          | 4,643          | (3,143)      | 22.61%                                |
| Aquatic Plant Replacement                | 711              | 178            | 0              | 178          | 100.00%                               |

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget            | YTD Actual            | YTD Variance          | Percent Annual<br>Budget<br>Remaining |
|---|------------------|-----------------------|-----------------------|-----------------------|---------------------------------------|
| Stormwater System Maintenance                                   | 2,500            | 625                   | 0                     | 625                   | 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>48,206</u>         | <u>36,159</u>         | <u>12,047</u>         | <u>76.90%</u>                         |
| Excess of Revenues Over (Under)<br>Expenditures                 | <u>0</u>         | <u>108,304</u>        | <u>120,467</u>        | <u>12,163</u>         | <u>0.00%</u>                          |
| Excess of Rev./Other Sources Over<br>(Under) Expend./Other Uses | <u>0</u>         | <u>108,304</u>        | <u>120,467</u>        | <u>12,163</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>108,304</u></u> | <u><u>364,022</u></u> | <u><u>255,717</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 12/31/2017

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Revenues  |                      |                                  |                                      |                                     |
| Interest Earnings   |                      |                                  |                                      |                                     |
| Interest Earnings   | 0                    | 19                               | 19                                   | 0.00%                               |
| Special Assessments   |                      |                                  |                                      |                                     |
| Tax Roll  | 20,350               | 20,350                           | 0                                    | 0.00%                               |
| Total Revenues  | <u>20,350</u>        | <u>20,369</u>                    | <u>19</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)<br>Expenditures                 | 0                    | 20,369                           | 20,369                               | 0.00%                               |
| Excess of Rev./Other Sources Over<br>(Under) Expend./Other Uses | 0                    | 20,369                           | 20,369                               | 0.00%                               |
| Fund Balance, Beginning of Period                               | 0                    | 50,420                           | 50,420                               | 0.00%                               |
| Fund Balance, End of Period                                     | <u>0</u>             | <u>70,789</u>                    | <u>70,789</u>                        | <u>0.00%</u>                        |

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures  
 200 - Debt Service Fund - Series 2005/2017  
 From 10/1/2017 Through 12/31/2017  
 (In Whole Numbers)

|  | <u>Annual Budget</u> | <u>Current Period Actual</u> | <u>Budget To Actual Variance</u> | <u>Budget Percent Remaining</u> |
|--|----------------------|------------------------------|----------------------------------|---------------------------------|
| <b>Revenues</b>  |                      |                              |                                  |                                 |
| Interest Earnings  |                      |                              |                                  |                                 |
| Interest Earnings  | 0                    | 482                          | 482                              | 0.00%                           |
| Special Assessments  |                      |                              |                                  |                                 |
| Tax Roll   | 243,152              | 243,308                      | 156                              | 0.06%                           |
| Debt Service Prepayments                                     | 0                    | 9,548                        | 9,548                            | 0.00%                           |
| <b>Total Revenues</b>  | <u>243,152</u>       | <u>253,338</u>               | <u>10,186</u>                    | <u>4.19%</u>                    |
| <b>Expenditures</b>  |                      |                              |                                  |                                 |
| Financial & Administrative                                   |                      |                              |                                  |                                 |
| District Management  | 0                    | 5,000                        | (5,000)                          | 0.00%                           |
| Trustees Fees  | 0                    | 4,500                        | (4,500)                          | 0.00%                           |
| Special Assessment Allocation Report                         | 0                    | 15,000                       | (15,000)                         | 0.00%                           |
| Verification   | 0                    | 1,750                        | (1,750)                          | 0.00%                           |
| Placement Agent  | 0                    | 50,000                       | (50,000)                         | 0.00%                           |
| Escrow Agent   | 0                    | 750                          | (750)                            | 0.00%                           |
| Bank Fees  | 0                    | 21,713                       | (21,713)                         | 0.00%                           |
| Legal Counsel  |                      |                              |                                  |                                 |
| District Counsel   | 0                    | 35,000                       | (35,000)                         | 0.00%                           |
| Bond Counsel   | 0                    | 43,000                       | (43,000)                         | 0.00%                           |
| Trustee Counsel  | 0                    | 4,750                        | (4,750)                          | 0.00%                           |
| Bank Counsel   | 0                    | 6,500                        | (6,500)                          | 0.00%                           |
| Debt Service   |                      |                              |                                  |                                 |
| Interest   | 158,152              | 78,260                       | 79,892                           | 50.51%                          |
| Principal  | 85,000               | 0                            | 85,000                           | 100.00%                         |
| <b>Total Expenditures</b>                                    | <u>243,152</u>       | <u>266,223</u>               | <u>(23,071)</u>                  | <u>(9.49)%</u>                  |
| Excess of Revenues Over (Under) Expenditures                 | 0                    | (12,884)                     | (12,884)                         | 0.00%                           |
| <b>Other Financing Sources (Uses)</b>                        |                      |                              |                                  |                                 |
| Bond Proceeds  |                      |                              |                                  |                                 |
| Bond Proceeds  | 0                    | 2,895,000                    | 2,895,000                        | 0.00%                           |
| Other  |                      |                              |                                  |                                 |
| Interfund Transfer   | 0                    | (3,144)                      | (3,144)                          | 0.00%                           |
| Other Costs  | 0                    | (51,943)                     | (51,943)                         | 0.00%                           |
| Bond Retirement  | 0                    | (2,828,913)                  | (2,828,913)                      | 0.00%                           |
| <b>Total Other Financing Sources (Uses)</b>                  | <u>0</u>             | <u>11,000</u>                | <u>11,000</u>                    | <u>0.00%</u>                    |
| Excess of Rev./Other Sources Over (Under) Expend./Other Uses | 0                    | (1,884)                      | (1,884)                          | 0.00%                           |

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2005/2017  
From 10/1/2017 Through 12/31/2017  
(In Whole Numbers)

|                                   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|-----------------------------------|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Fund Balance, Beginning of Period | 0                    | 239,502                          | 239,502                              | 0.00%                               |
| Fund Balance, End of Period       | <u>0</u>             | <u>237,618</u>                   | <u>237,618</u>                       | <u>0.00%</u>                        |

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Revenues  |                      |                                  |                                      |                                     |
| Interest Earnings   |                      |                                  |                                      |                                     |
| Interest Earnings   | 0                    | 9                                | 9                                    | 0.00%                               |
| Total Revenues  | <u>0</u>             | <u>9</u>                         | <u>9</u>                             | <u>0.00%</u>                        |
| Excess of Revenues Over (Under)<br>Expenditures                 | <u>0</u>             | <u>9</u>                         | <u>9</u>                             | <u>0.00%</u>                        |
| Other Financing Sources (Uses)                                  |                      |                                  |                                      |                                     |
| Interfund Transfer  | 0                    | 3,144                            | 3,144                                | 0.00%                               |
| Other Costs   | 0                    | (6,057)                          | (6,057)                              | 0.00%                               |
| Total Other Financing Sources (Uses)                            | <u>0</u>             | <u>(2,913)</u>                   | <u>(2,913)</u>                       | <u>0.00%</u>                        |
| Excess of Rev./Other Sources Over<br>(Under) Expend./Other Uses | <u>0</u>             | <u>(2,903)</u>                   | <u>(2,903)</u>                       | <u>0.00%</u>                        |
| Fund Balance, Beginning of Period                               | 0                    | 2,903                            | 2,903                                | 0.00%                               |
| Fund Balance, End of Period                                     | <u><u>0</u></u>      | <u><u>0</u></u>                  | <u><u>0</u></u>                      | <u><u>0.00%</u></u>                 |



**Catalina at Winkler Preserve CDD**  
**Investment Summary**  
**December 31, 2017**

| <u>Account</u>                | <u>Investment</u>                               | <u>Balance as of</u><br><u>December 31, 2017</u> |
|-------------------------------|---|--|
| State Board of Administration | Local Government Investment Pool                | \$ 99  |
| SunTrust Escrow               | Money Market Account                            | 35,175   |
|                               | <b>Total General Fund Investments</b>           | <b>\$ 35,274</b>                                 |
| <br>                          |   |  |
| The Bank of Tampa             | Money Market Account                            | \$ 50,439  |
|                               | <b>Total Reserve Fund Investments</b>           | <b>\$ 50,439</b>                                 |
| <br>                          |   |  |
| US Bank Series 2005 Revenue   | First American Treasury Obligation Fund Class Z | \$ 132,798                                       |
| US Bank Series 2017 COI       | First American Treasury Obligation Fund Class Z | 3,483  |
| US Bank Series 2017 Reserve   | First American Treasury Obligation Fund Class Z | 62,939   |
|                               | <b>Total Debt Service Fund Investments</b>      | <b>\$ 199,220</b>                                |

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

001 - General Fund

From 12/1/2017 Through 12/31/2017

| <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>22,193.00</u>       |
|                     |                          | Total 001 - General<br>Fund | 22,193.00              |

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2017 Through 12/31/2017

| <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>30,511.74</u>        |
|                     |                          | Total 200 - Debt<br>Service Fund | <u>30,511.74</u>        |
| Report Balance      |                          |                                  | <u><u>52,704.74</u></u> |

**Catalina at Winkler Preserve Community Development District**

Aged Payables by Invoice Date

Aging Date - 11/1/2017

001 - General Fund

From 12/1/2017 Through 12/31/2017

| <u>Vendor Name</u>                                | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                              | <u>Current</u> |
|---|---------------------|-----------------------|---|----------------|
| Hopping Green & Sams                              | 11/30/2017          | 97273                 | General/Monthly Legal Services 10/17                    | 1,358.12       |
| Lake Masters Aquatic Weed Control, Inc.           | 12/1/2017           | 17-09954              | Monthly Aquatic Weed Control 12/17                      | 435.00         |
| Grau & Associates P.A.                            | 12/1/2017           | 16107                 | Progress Billing Audit Services FYE 09/30/17            | 500.00         |
| Barraco and Associates, Inc.                      | 12/15/2017          | 17972                 | Engineering Services 10/17                              | 602.41         |
| Florida Power and Light Company                   | 12/28/2017          | 11246-08348<br>12/17  | 17213 Wrigley Cir #Aerator 12/17                        | 68.90          |
| Catalina at Winkler Homeowner's Association, Inc. | 12/31/2017          | Dec-17                | Reimb HOA for Electric Service for Aerator System 12/17 | 140.00         |
|   |                     |                       | Total 001 - General Fund                                | 3,104.43       |
| Report Total                                      |                     |                       |   | 3,104.43       |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://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.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice FY17-18 in the amount of \$2,577.25 was received in January 2018.
6. Debt Service Fund – Payment for Invoice FY17-18 in the amount of \$3,543.29 was received in January 2018.