



Rizzetta & Company

Catalina @ Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 1/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund - Series 2005/2017	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	303,022	0	0	0	303,022	0	0
Investments	35,275	0	208,756	0	244,031	0	0
Investments--Reserves	0	70,798	0	0	70,798	0	0
Accounts Receivable	19,616	0	26,968	0	46,584	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	235,724
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,659,276
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>358,339</u>	<u>70,798</u>	<u>235,724</u>	<u>0</u>	<u>664,862</u>	<u>3,849,083</u>	<u>2,895,000</u>
Liabilities							
Accounts Payable	1,949	0	0	0	1,949	0	0
Accrued Expenses Payable	140	0	0	0	140	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,895,000
Total Liabilities	<u>2,089</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,089</u>	<u>0</u>	<u>2,895,000</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	112,696	20,378	(3,777)	(2,903)	126,393	0	0
Total Fund Equity & Other Credits	<u>356,250</u>	<u>70,798</u>	<u>235,724</u>	<u>0</u>	<u>662,773</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>358,339</u>	<u>70,798</u>	<u>235,724</u>	<u>0</u>	<u>664,862</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 1/31/2018

(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	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,628	118	(0.08)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,333	2,000	(667)	50.00%
Financial & Administrative					
Administrative Services	5,400	1,800	2,398	(598)	55.59%
District Management	20,000	6,667	6,667	0	66.66%
District Engineer	12,200	4,067	1,963	2,104	83.91%
Disclosure Report	1,000	333	0	333	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	1,667	1,667	0	66.66%
Accounting Services	13,150	4,383	4,383	0	66.66%
Auditing Services	3,200	0	523	(523)	83.65%
Printed Agenda	1,200	400	0	400	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	250	55	196	92.73%
Dues, Licenses & Fees	800	394	735	(341)	8.12%
Website Fees & Maintenance	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	1,765	1,569	82.35%
Electric Utility Services					
Utility-Fountains	2,500	833	808	25	67.66%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,167	3,446	(2,279)	1.55%
Lake/Pond Bank Maintenance	42,083	14,028	0	14,028	100.00%
Aquatic Maintenance	6,820	2,273	1,740	533	74.48%
Mitigation Area Monitoring & Maintenance	6,000	2,000	4,643	(2,643)	22.61%
Aquatic Plant Replacement	711	237	0	237	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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	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>59,833</u>	<u>43,931</u>	<u>15,901</u>	<u>71.93%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>96,677</u>	<u>112,696</u>	<u>16,019</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>96,677</u>	<u>112,696</u>	<u>16,019</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>96,677</u></u>	<u><u>356,250</u></u>	<u><u>259,573</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 1/31/2018

(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	28	28	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,378</u>	<u>28</u>	<u>0.14%</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	0	20,378	20,378	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,378	20,378	0.00%
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	<u>0</u>	<u>70,798</u>	<u>70,798</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 1/31/2018
 (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	609	609	0.00%
Special Assessments				
Tax Roll	243,152	243,308	156	0.06%
Debt Service Prepayments	0	9,548	9,548	0.00%
Total Revenues	<u>243,152</u>	<u>253,466</u>	<u>10,314</u>	<u>4.24%</u>
Expenditures				
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%
Legal Advertising	0	2,024	(2,024)	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%
Total Expenditures	<u>243,152</u>	<u>268,246</u>	<u>(25,094)</u>	<u>(10.32)%</u>
Excess of Revenues Over (Under) Expenditures	0	(14,780)	(14,780)	0.00%
Other Financing Sources (Uses)				
Bond Proceeds				
Bond Proceeds	0	2,895,000	2,895,000	0.00%
Other				
Interfund Transfer	0	(3,141)	(3,141)	0.00%
Other Costs	0	(51,943)	(51,943)	0.00%
Bond Retirement	0	(2,828,913)	(2,828,913)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>11,003</u>	<u>11,003</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 1/31/2018
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(3,777)	(3,777)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>235,724</u>	<u>235,724</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 1/31/2018
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	12	12	0.00%
Total Revenues	<u>0</u>	<u>12</u>	<u>12</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	0	12	12	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	3,141	3,141	0.00%
Other Costs	0	(6,057)	(6,057)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(2,916)</u>	<u>(2,916)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(2,903)	(2,903)	0.00%
Fund Balance, Beginning of Period	0	2,903	2,903	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>

Catalina at Winkler Preserve CDD
Investment Summary
January 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,176
	Total General Fund Investments	\$ 35,275
The Bank of Tampa	Money Market Account	\$ 70,798
	Total Reserve Fund Investments	\$ 70,798
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,460
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	144,333
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	62,963
	Total Debt Service Fund Investments	\$ 208,756

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<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>19,615.75</u>
		Total 001 - General Fund	19,615.75

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 1/1/2018 Through 1/31/2018

<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>26,968.45</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>26,968.45</u>
Report Balance			<u><u>46,584.20</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Grau & Associates P.A.	12/1/2017	16107	Progress Billing Audit Services FYE 09/30/17	500.00
Solitude Lake Management, LLC	1/1/2018	PI-A00150089	Lake & Pond Service 01/18	435.00
Grau & Associates P.A.	1/19/2018	011918	Reimbursement For Fee Charged By US Bank	23.00
Florida Power and Light Company	1/29/2018	11246-08348 01/18	17213 Wrigley Cir #Aerator 01/18	64.85
Barraco and Associates, Inc.	1/30/2018	18100	Engineering Services 01/18	871.75
The Breeze Corporation	1/31/2018	110275 - 01/18	Acct #L00993 Legal Advertising 01/18	54.50
			Total 001 - General Fund	1,949.10
Report Total				1,949.10

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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.