



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 2/28/2018
(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	305,654	0	0	0	305,654	0	0
Investments	35,276	0	208,951	0	244,227	0	0
Investments--Reserves	0	70,806	0	0	70,806	0	0
Accounts Receivable	15,483	0	21,287	0	36,770	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	5,682	0	5,682	0	0
Amount Available in Debt Service	0	0	0	0	0	0	235,919
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,659,081
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>356,840</u>	<u>70,806</u>	<u>235,919</u>	<u>0</u>	<u>663,565</u>	<u>3,849,083</u>	<u>2,895,000</u>
Liabilities							
Accounts Payable	1,699	0	0	0	1,699	0	0
Accrued Expenses Payable	140	0	0	0	140	0	0
Due To Other Funds	5,682	0	0	0	5,682	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,895,000
Total Liabilities	<u>7,520</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,520</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	105,765	20,386	(3,583)	(2,903)	119,665	0	0
Total Fund Equity & Other Credits	<u>349,319</u>	<u>70,806</u>	<u>235,919</u>	<u>0</u>	<u>656,045</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>356,840</u>	<u>70,806</u>	<u>235,919</u>	<u>0</u>	<u>663,565</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 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	6	6	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,629	119	(0.08)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,667	3,000	(1,333)	25.00%
Financial & Administrative					
Administrative Services	5,400	2,250	2,848	(598)	47.25%
District Management	20,000	8,333	8,333	0	58.33%
District Engineer	12,200	5,083	3,081	2,002	74.74%
Disclosure Report	1,000	417	0	417	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	2,083	2,083	0	58.33%
Accounting Services	13,150	5,479	5,479	0	58.33%
Auditing Services	3,200	0	523	(523)	83.65%
Printed Agenda	1,200	500	0	500	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	313	55	258	92.73%
Dues, Licenses & Fees	800	445	735	(290)	8.12%
Website Fees & Maintenance	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	10,000	4,167	1,765	2,402	82.35%
Electric Utility Services					
Utility-Fountains	2,500	1,042	1,006	36	59.76%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,458	3,823	(2,364)	(9.21)%
Lake/Pond Bank Maintenance	42,083	17,535	0	17,535	100.00%
Aquatic Maintenance	6,820	2,842	2,175	667	68.10%
Mitigation Area Monitoring & Maintenance	6,000	2,500	4,643	(2,143)	22.61%
Aquatic Plant Replacement	711	296	0	296	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,042	0	1,042	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>71,460</u>	<u>50,863</u>	<u>20,596</u>	<u>67.50%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>85,050</u>	<u>105,765</u>	<u>20,715</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>85,050</u>	<u>105,765</u>	<u>20,715</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>85,050</u></u>	<u><u>349,319</u></u>	<u><u>264,269</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 2/28/2018

(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	36	36	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,386</u>	<u>36</u>	<u>0.18%</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	20,386	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	50,420	50,420	0.00%
Fund Balance, End of Period	<u>0</u>	<u>70,806</u>	<u>70,806</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 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	804	804	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	243,152	253,660	10,508	4.32%
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	243,152	268,246	(25,094)	(10.32)%
Excess of Revenues Over (Under) Expenditures	0	(14,586)	(14,586)	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)	0	11,003	11,003	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 2/28/2018
(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	(3,583)	(3,583)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>235,919</u>	<u>235,919</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 2/28/2018

(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	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><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
February 28, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,177
	Total General Fund Investments	\$ 35,276
The Bank of Tampa	Money Market Account	\$ 70,806
	Total Reserve Fund Investments	\$ 70,806
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,462
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	144,463
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,026
	Total Debt Service Fund Investments	\$ 208,951

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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>15,483.15</u>
		Total 001 - General Fund	15,483.15

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 2/1/2018 Through 2/28/2018

<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>21,286.79</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>21,286.79</u>
Report Balance			<u><u>36,769.94</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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
Grau & Associates P.A.	1/19/2018	011918	Reimbursement For Fee Charged By US Bank	23.00
Barraco and Associates, Inc.	2/2/2018	18152	Engineering Services 02/18	1,118.25
Florida Power and Light Company	2/26/2018	11246-08348 02/18	17213 Wrigley Cir #Aerator 02/18	57.34
			Total 001 - General Fund	1,698.59
Report Total				1,698.59

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
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.