



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

April 30, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 4/30/2018

(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	217,228	0	0	0	217,228	0	0
Investments	35,279	0	227,077	0	262,356	0	0
Investments--Reserves	0	70,824	0	0	70,824	0	0
Accounts Receivable	6,751	0	9,282	0	16,033	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	45,500	0	0	0	45,500	0	0
Amount Available in Debt Service	0	0	0	0	0	0	236,359
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,658,641
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	305,184	70,824	236,359	0	612,368	3,849,083	2,895,000
Liabilities							
Accounts Payable	119	0	0	0	119	0	0
Accrued Expenses Payable	1,135	0	0	0	1,135	0	0
Due To Other Funds	0	45,500	0	0	45,500	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,895,000
Total Liabilities	1,254	45,500	0	0	46,754	0	2,895,000
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	60,376	(25,096)	(3,142)	(2,903)	29,234	0	0
Total Fund Equity & Other Credits	303,930	25,324	236,359	0	565,614	3,849,083	0
Total Liabilities & Fund Equity	305,184	70,824	236,359	0	612,368	3,849,083	2,895,000

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 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	9	9	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,631	121	(0.08)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,333	3,000	(667)	25.00%
Financial & Administrative					
Administrative Services	5,400	3,150	3,748	(598)	30.59%
District Management	20,000	11,667	11,667	0	41.66%
District Engineer	12,200	7,117	10,150	(3,034)	16.80%
Disclosure Report	1,000	583	0	583	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	2,917	2,917	0	41.66%
Accounting Services	13,150	7,671	7,671	0	41.66%
Auditing Services	3,200	3,200	1,523	1,677	52.40%
Printed Agenda	1,200	700	0	700	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	438	117	321	84.40%
Dues, Licenses & Fees	800	546	735	(189)	8.12%
Miscellaneous Fees	0	0	2,100	(2,100)	0.00%
Website Fees & Maintenance	2,100	1,225	1,225	0	41.66%
Legal Counsel					
District Counsel	10,000	5,833	3,045	2,788	69.54%
Electric Utility Services					
Utility-Fountains	2,500	1,458	1,401	57	43.94%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,042	13,854	(11,812)	(295.82)%
Lake/Pond Bank Maintenance	42,083	24,548	15,410	9,138	63.38%
Aquatic Maintenance	6,820	3,978	2,610	1,368	61.73%
Mitigation Area Monitoring & Maintenance	6,000	3,500	4,643	(1,143)	22.61%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	415	0	415	100.00%
Stormwater System Maintenance	2,500	1,458	0	1,458	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>97,913</u>	<u>96,255</u>	<u>1,658</u>	<u>38.50%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>58,597</u>	<u>60,376</u>	<u>1,779</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>58,597</u>	<u>60,376</u>	<u>1,779</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u>0</u>	<u>58,597</u>	<u>303,930</u>	<u>245,333</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 4/30/2018

(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	54	54	0.00%
Special Assessments				
Tax Roll	<u>20,350</u>	<u>20,350</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>20,350</u>	<u>20,404</u>	<u>54</u>	<u>0.26%</u>
Expenditures				
Contingency				
Capital Reserves	<u>20,350</u>	<u>45,500</u>	<u>(25,150)</u>	<u>(123.58)%</u>
Total Expenditures	<u>20,350</u>	<u>45,500</u>	<u>(25,150)</u>	<u>(123.59)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(25,096)</u>	<u>(25,096)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(25,096)</u>	<u>(25,096)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	<u>0</u>	<u>25,324</u>	<u>25,324</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 4/30/2018
 (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	1,244	1,244	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>254,101</u>	<u>10,949</u>	<u>4.50%</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	(14,146)	(14,146)	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 4/30/2018
(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	(3,142)	(3,142)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>236,359</u>	<u>236,359</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 4/30/2018

(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) Expenditures	0	12	12	0.00%
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
April 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,180
	Total General Fund Investments	<u>\$ 35,279</u>
The Bank of Tampa	Money Market Account	\$ 70,824
	Total Reserve Fund Investments	<u>\$ 70,824</u>
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,465
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	42,900
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	62,948
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	34,764
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	85,000
	Total Debt Service Fund Investments	<u>\$ 227,077</u>

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2018 Through 4/30/2018

<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>6,751.41</u>
		Total 001 - General Fund	6,751.41

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 4/1/2018 Through 4/30/2018

<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>9,282.05</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>9,282.05</u>
Report Balance			<u><u>16,033.46</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2018

001 - General Fund

From 4/1/2018 Through 4/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
The Breeze Corporation	4/25/2018	110064-042518	Acct #L00993 AD#110064 04/25/18	62.50
Florida Power and Light Company	4/26/2018	11246-08348 04/18	17213 Wrigley Cir #Aerator 04/18	56.93
			Total 001 - General Fund	119.43
Report Total				119.43

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
April 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 04/30/18.
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.