



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

June 30, 2018

Prepared by: Rizzetta & Company, Inc.

**catalinacdd.org
rizzetta.com**

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 6/30/2018

(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	254,936	0	0	0	254,936	0	0
Investments	35,282	0	107,735	0	143,016	0	0
Investments--Reserves	0	25,336	0	0	25,336	0	0
Accounts Receivable	0	0	0	0	0	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	10,508	0	10,508	0	0
Amount Available in Debt Service	0	0	0	0	0	0	118,242
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,691,758
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	290,644	25,336	118,242	0	434,222	3,849,083	2,810,000
Liabilities							
Accounts Payable	7,832	0	0	0	7,832	0	0
Accrued Expenses Payable	4,480	0	0	0	4,480	0	0
Due To Other Funds	10,508	0	0	0	10,508	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,810,000
Total Liabilities	22,820	0	0	0	22,820	0	2,810,000
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	24,270	(25,085)	(121,259)	(2,903)	(124,977)	0	0
Total Fund Equity & Other Credits	267,824	25,336	118,242	0	411,402	3,849,083	0
Total Liabilities & Fund Equity	290,644	25,336	118,242	0	434,222	3,849,083	2,810,000

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 6/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	12	12	0.00%
Special Assessments					
Tax Roll	156,510	156,510	157,514	1,004	(0.64)%
Total Revenues	156,510	156,510	157,526	1,016	(0.65)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	4,000	(1,000)	0.00%
Financial & Administrative					
Administrative Services	5,400	4,050	4,648	(598)	13.92%
District Management	20,000	15,000	15,000	0	24.99%
District Engineer	12,200	9,150	18,576	(9,426)	(52.26)%
Disclosure Report	1,000	750	0	750	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	3,750	3,750	0	24.99%
Accounting Services	13,150	9,862	9,862	0	25.00%
Auditing Services	3,200	3,200	4,923	(1,723)	(53.84)%
Printed Agenda	1,200	900	0	900	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	563	212	351	71.73%
Dues, Licenses & Fees	800	648	735	(87)	8.12%
Miscellaneous Fees	0	0	2,100	(2,100)	0.00%
Website Fees & Maintenance	2,100	1,575	1,575	0	25.00%
Legal Counsel					
District Counsel	10,000	7,500	4,286	3,214	57.13%
Electric Utility Services					
Utility-Fountains	2,500	1,875	1,800	74	27.98%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,625	14,422	(11,797)	(312.04)%
Lake/Pond Bank Maintenance	42,083	31,562	15,410	16,152	63.38%
Aquatic Maintenance	6,820	5,115	3,480	1,635	48.97%
Mitigation Area Monitoring & Maintenance	6,000	4,500	18,036	(13,536)	(200.59)%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	533	0	533	100.00%
Stormwater System Maintenance	2,500	1,875	0	1,875	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>121,167</u>	<u>133,256</u>	<u>(12,088)</u>	<u>14.86%</u>
Excess of Revenues Over (Under) Expenditures	0	35,343	24,270	(11,073)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	35,343	24,270	(11,073)	0.00%
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u>0</u>	<u>35,343</u>	<u>267,824</u>	<u>232,481</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 6/30/2018

(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	65	65	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>20,415</u>	<u>65</u>	<u>0.32%</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>(25,085)</u>	<u>(25,085)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(25,085)</u>	<u>(25,085)</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>25,336</u>	<u>25,336</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 6/30/2018
 (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	1,666	1,666	0.00%
Special Assessments				
Tax Roll	243,152	244,534	1,382	0.56%
Debt Service Prepayments	0	9,548	9,548	0.00%
Total Revenues	<u>243,152</u>	<u>255,748</u>	<u>12,596</u>	<u>5.18%</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	113,024	45,128	28.53%
Principal	85,000	85,000	0	0.00%
Total Expenditures	<u>243,152</u>	<u>388,010</u>	<u>(144,858)</u>	<u>(59.58)%</u>
Excess of Revenues Over (Under) Expenditures	0	(132,262)	(132,262)	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 6/30/2018
(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	(121,259)	(121,259)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>118,242</u>	<u>118,242</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 6/30/2018

(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
June 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 100
SunTrust Escrow	Money Market Account	35,182
	Total General Fund Investments	\$ 35,282
The Bank of Tampa	Money Market Account	\$ 25,336
	Total Reserve Fund Investments	\$ 25,336
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,469
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	43,147
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,113
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	2
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	4
	Total Debt Service Fund Investments	\$ 107,735

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2018

001 - General Fund

From 6/1/2018 Through 6/30/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Solitude Lake Management, LLC	4/1/2018	PI-A00164226	Lake & Pond Service 04/18	435.00
Solitude Lake Management, LLC	5/1/2018	PI-A00170477	Lake & Pond Service 05/18	435.00
Solitude Lake Management, LLC	6/1/2018	PI-A00177861	Lake & Pond Service 06/18	435.00
Grau & Associates P.A.	6/1/2018	100067	Audit FYE 09/30/17	1,700.00
Hopping Green & Sams	6/25/2018	101064	General/Monthly Legal Services 05/18	414.50
Catalina at Winkler Homeowner's Association, Inc.	6/26/2018	June-18	Reimb HOA for Electric Service for Aerator System 05/18	140.00
EarthBalance Corporation	6/26/2018	41764	Preserve Maintenance 06/18	4,158.00
The Breeze Corporation	6/26/2018	110633	Acct #L00993 AD#110633 0627.18	58.50
Florida Power and Light Company	6/27/2018	11246-08348 06/18	17213 Wrigley Cir #Aerator 06/18	55.74
			Total 001 - General Fund	7,831.74
Report Total				7,831.74

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/18.
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.