



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Financial Statements (Unaudited)

July 31, 2018

Prepared by: Rizzetta & Company, Inc.

**catalinacdd.org
rizzetta.com**

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 7/31/2018

(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	232,171	0	0	0	232,171	0	0
Investments	35,283	0	118,391	0	153,674	0	0
Investments--Reserves	0	25,339	0	0	25,339	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	118,391
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,691,609
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	267,881	25,339	118,391	0	411,610	3,849,083	2,810,000
Liabilities							
Accounts Payable	4,284	0	0	0	4,284	0	0
Accrued Expenses Payable	570	0	0	0	570	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,810,000
Total Liabilities	4,854	0	0	0	4,854	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	19,473	(25,081)	(121,111)	(2,903)	(129,623)	0	0
Total Fund Equity & Other Credits	263,027	25,339	118,391	0	406,756	3,849,083	0
Total Liabilities & Fund Equity	267,881	25,339	118,391	0	411,610	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 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	13	13	0.00%
Special Assessments					
Tax Roll	156,510	156,510	157,514	1,004	(0.64)%
Total Revenues	156,510	156,510	157,527	1,017	(0.65)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,333	4,000	(667)	0.00%
Financial & Administrative					
Administrative Services	5,400	4,500	5,098	(598)	5.59%
District Management	20,000	16,667	16,667	0	16.66%
District Engineer	12,200	10,167	15,021	(4,854)	(23.11)%
Disclosure Report	1,000	833	0	833	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	4,167	4,167	0	16.66%
Accounting Services	13,150	10,958	10,958	0	16.66%
Auditing Services	3,200	3,200	4,923	(1,723)	(53.84)%
Printed Agenda	1,200	1,000	0	1,000	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	625	212	413	71.73%
Dues, Licenses & Fees	800	699	735	(36)	8.12%
Miscellaneous Fees	0	0	2,100	(2,100)	0.00%
Website Fees & Maintenance	2,100	1,750	1,750	0	16.66%
Legal Counsel					
District Counsel	10,000	8,333	4,646	3,688	53.54%
Electric Utility Services					
Utility-Fountains	2,500	2,083	4,430	(2,347)	(77.21)%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,917	14,422	(11,505)	(312.04)%
Lake/Pond Bank Maintenance	42,083	35,069	16,101	18,968	61.73%
Aquatic Maintenance	6,820	5,683	4,350	1,333	36.21%
Mitigation Area Monitoring & Maintenance	6,000	5,000	18,036	(13,036)	(200.59)%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	593	0	593	100.00%
Stormwater System Maintenance	2,500	2,083	0	2,083	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>132,794</u>	<u>138,055</u>	<u>(5,260)</u>	<u>11.79%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>23,716</u>	<u>19,473</u>	<u>(4,243)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>23,716</u>	<u>19,473</u>	<u>(4,243)</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>23,716</u>	<u>263,027</u>	<u>239,311</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 7/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	69	69	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	20,350	20,419	69	0.34%
Expenditures				
Contingency				
Capital Reserves	20,350	45,500	(25,150)	(123.58)%
Total Expenditures	20,350	45,500	(25,150)	(123.59)%
Excess of Revenues Over (Under) Expenditures	0	(25,081)	(25,081)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(25,081)	(25,081)	0.00%
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	0	25,339	25,339	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 7/31/2018
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,814	1,814	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	243,152	255,896	12,744	5.24%
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	243,152	388,010	(144,858)	(59.58)%
Excess of Revenues Over (Under) Expenditures	0	(132,114)	(132,114)	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%

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2005/2017

From 10/1/2017 Through 7/31/2018

(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	(121,111)	(121,111)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>118,391</u>	<u>118,391</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 7/31/2018

(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	0	12	12	0.00%
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)	0	(2,916)	(2,916)	0.00%
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	0	0	0	0.00%

Catalina at Winkler Preserve CDD
Investment Summary
July 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 100
SunTrust Escrow	Money Market Account	35,183
Total General Fund Investments		\$ 35,283
The Bank of Tampa	Money Market Account	\$ 25,339
Total Reserve Fund Investments		\$ 25,339
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,471
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	53,714
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,200
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		\$ 118,391

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2018

001 - General Fund

From 7/1/2018 Through 7/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Prestigious Properties	4/1/2018	3470	Clement Lake Project	1,126.00
Grau & Associates P.A.	6/1/2018	100067	Audit FYE 09/30/17	1,700.00
Solitude Lake Management, LLC	7/16/2018	PI-A00185777	Lake & Pond Service 07/18	435.00
Catalina at Winkler Homeowner's Association, Inc.	7/18/2018	July-18	Reimb HOA for Electric Service for Aerator System 06/18	140.00
Barraco and Associates, Inc.	7/26/2018	18624	Engineering Services 07/18	284.25
Florida Power and Light Company	7/27/2018	09846-68343 07/18	17043 Tremont St #Aerator 07/18	109.36
Florida Power and Light Company	7/27/2018	11246-08348 07/18	17213 Wrigley Cir #Aerator 07/18	59.73
Hopping Green & Sams	7/31/2018	101666	General/Monthly Legal Services 06/18	429.50
Total 001 - General Fund				4,283.84
Report Total				4,283.84

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/18.
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.