



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

October 31, 2018

Prepared by: Rizzetta & Company, Inc.

**catalinacdd.org
rizzetta.com**

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 10/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund - Series 2005/2017	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	199,378	0	0	199,378	0	0
Investments	35,287	0	118,784	154,071	0	0
Investments--Reserves	0	25,350	0	25,350	0	0
Accounts Receivable	163,433	27,100	209,035	399,568	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	0	0	196	196	0	0
Amount Available in Debt Service	0	0	0	0	0	328,015
Amount To Be Provided Debt Service	0	0	0	0	0	2,471,985
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>398,524</u>	<u>52,450</u>	<u>328,015</u>	<u>778,990</u>	<u>3,849,083</u>	<u>2,800,000</u>
Liabilities						
Accounts Payable	2,904	0	0	2,904	0	0
Accrued Expenses Payable	1,100	0	0	1,100	0	0
Due To Other Funds	196	0	0	196	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,800,000
Total Liabilities	<u>4,200</u>	<u>0</u>	<u>0</u>	<u>4,200</u>	<u>0</u>	<u>2,800,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	248,620	25,345	128,587	402,553	3,849,083	0
Net Change in Fund Balance	<u>145,704</u>	<u>27,105</u>	<u>199,428</u>	<u>372,238</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>394,324</u>	<u>52,450</u>	<u>328,015</u>	<u>774,790</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>398,524</u>	<u>52,450</u>	<u>328,015</u>	<u>778,990</u>	<u>3,849,083</u>	<u>2,800,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1	1	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,613	181	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	4,000	333	0	333	100.00%
Financial & Administrative					
Administrative Services	5,400	450	450	0	91.66%
District Management	20,000	1,667	1,667	0	91.66%
District Engineer	13,500	1,125	2,539	(1,414)	81.19%
Disclosure Report	1,000	0	0	0	100.00%
Trustees Fees	3,500	0	0	0	100.00%
Assessment Roll	5,000	5,000	0	5,000	100.00%
Tax Collector/Property Appraiser Fees	282	282	0	282	100.00%
Financial & Revenue Collections	5,000	417	5,417	(5,000)	(8.33)%
Accounting Services	13,150	1,096	1,096	0	91.66%
Auditing Services	3,200	0	0	0	100.00%
Printed Agendas	1,200	100	0	100	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	33	0	33	100.00%
Bank Fees	300	25	0	25	100.00%
Dues, Licenses & Fees	735	175	175	0	76.19%
Website Fees & Maintenance	2,100	175	175	0	91.66%
Legal Counsel					
District Counsel	10,000	833	1,100	(267)	89.00%
Electric Utility Services					
Utility-Fountains	2,500	208	237	(28)	90.53%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	545	0	545	100.00%
Lake/Pond Bank Maintenance	42,083	3,507	435	3,072	98.96%
Aquatic Maintenance	5,220	435	0	435	100.00%
Mitigation Area Monitoring & Maintenance	10,026	836	0	836	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	59	0	59	100.00%
Stormwater System Maintenance	2,500	208	0	208	100.00%
Other Physical Environment					
Property Insurance	131	131	119	12	9.16%
General Liability Insurance	2,475	2,475	2,250	225	9.09%
Total Expenditures	163,432	22,591	17,909	4,682	89.04%
Excess of Revenues Over (Under) Expenditures	0	140,841	145,704	4,863	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	140,841	145,704	4,863	0.00%
Fund Balance, Beginning of Period	0	0	248,620	248,620	0.00%
Fund Balance, End of Period	0	140,841	394,324	253,483	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Special Assessments				
Tax Roll	27,100	27,100	0	0.00%
Total Revenues	27,100	27,105	5	0.02%
Expenditures				
Contingency				
Capital Reserves	27,100	0	27,100	100.00%
Total Expenditures	27,100	0	27,100	100.00%
Excess of Revenues Over (Under) Expenditures	0	27,105	27,105	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	27,105	27,105	0.00%
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	0	52,450	52,450	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2005/2017
From 10/1/2018 Through 10/31/2018
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	197	197	0.00%
Special Assessments				
Tax Roll	209,795	209,231	(564)	(0.26)%
Total Revenues	209,795	209,428	(367)	(0.18)%
Expenditures				
Debt Service				
Interest	94,795	0	94,795	100.00%
Principal	115,000	10,000	105,000	91.30%
Total Expenditures	209,795	10,000	199,795	95.23%
Excess of Revenues Over (Under) Expenditures	0	199,428	199,428	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	199,428	199,428	0.00%
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	0	328,015	328,015	0.00%

Catalina at Winkler Preserve CDD
Investment Summary
October 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 100
SunTrust Escrow	Money Market Account	35,187
Total General Fund Investments		\$ 35,287
The Bank of Tampa	Money Market Account	\$ 25,350
Total Reserve Fund Investments		\$ 25,350
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	\$ 9,380
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,035
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	46,365
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	4
Total Debt Service Fund Investments		\$ 118,784

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Lee County Tax Collector	FY18-19	<u>163,432.74</u>
		Total 001 - General Fund	163,432.74

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

005 - Reserve Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Lee County Tax Collector	FY18-19	<u>27,100.00</u>
		Total 005 - Reserve Fund	27,100.00

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

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

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2018	Lee County Tax Collector	FY18-19	209,035.20
		Total 200 - Debt Service Fund - Series 2005/2017	209,035.20
Report Balance			399,567.94

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2018

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Barraco and Associates, Inc.	10/23/2018	18933	Engineering Services 10/18	2,539.05
Florida Power and Light Company	10/26/2018	09846-68343 10/18	17043 Tremont St #Aerator 09/26-10/26/18	96.56
Hopping Green & Sams	10/26/2018	103509	General/Monthly Legal Services 09/18	267.90
			Total 001 - General Fund	2,903.51
Report Total				2,903.51

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/18.
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 FY18-19 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.