



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

November 30, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 11/30/2018

(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	241,979	0	0	241,979	0	0
Investments	35,289	0	72,639	107,928	0	0
Investments--Reserves	0	25,356	0	25,356	0	0
Accounts Receivable	137,856	27,100	180,975	345,931	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	0	0	28,256	28,256	0	0
Amount Available in Debt Service	0	0	0	0	0	281,870
Amount To Be Provided Debt Service	0	0	0	0	0	2,518,130
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	415,550	52,456	281,870	749,876	3,849,083	2,800,000
Liabilities						
Accounts Payable	2,593	0	0	2,593	0	0
Accrued Expenses Payable	1,000	0	0	1,000	0	0
Due To Other Funds	28,256	0	0	28,256	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,800,000
Total Liabilities	31,849	0	0	31,849	0	2,800,000
Fund Equity & Other Credits						
Beginning Fund Balance	248,620	25,345	128,587	402,553	3,849,083	0
Net Change in Fund Balance	135,081	27,111	153,283	315,474	0	0
Total Fund Equity & Other Credits	383,701	52,456	281,870	718,027	3,849,083	0
Total Liabilities & Fund Equity	415,550	52,456	281,870	749,876	3,849,083	2,800,000

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3	3	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,614	182	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	4,000	667	1,000	(333)	75.00%
Financial & Administrative					
Administrative Services	5,400	900	900	0	83.33%
District Management	20,000	3,333	3,333	0	83.33%
District Engineer	13,500	2,250	4,102	(1,852)	69.61%
Disclosure Report	1,000	0	0	0	100.00%
Trustees Fees	3,500	0	0	0	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Tax Collector/Property Appraiser Fees	282	282	0	282	100.00%
Financial & Revenue Collections	5,000	833	833	0	83.33%
Accounting Services	13,150	2,192	2,192	0	83.33%
Auditing Services	3,200	0	0	0	100.00%
Printed Agendas	1,200	200	0	200	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	67	55	12	86.25%
Bank Fees	300	50	0	50	100.00%
Dues, Licenses & Fees	735	175	175	0	76.19%
Website Fees & Maintenance	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	10,000	1,667	1,292	375	87.08%
Electric Utility Services					
Utility-Fountains	2,500	417	606	(190)	75.74%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	1,091	428	662	93.45%
Lake/Pond Bank Maintenance	42,083	7,014	435	6,579	98.96%
Aquatic Maintenance	5,220	870	3,213	(2,343)	38.44%
Mitigation Area Monitoring & Maintenance	10,026	1,671	0	1,671	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	119	0	119	100.00%
Stormwater System Maintenance	2,500	417	0	417	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	<u>163,432</u>	<u>34,644</u>	<u>28,533</u>	<u>6,110</u>	<u>82.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>128,788</u>	<u>135,081</u>	<u>6,293</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>128,788</u>	<u>135,081</u>	<u>6,293</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	248,620	248,620	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>128,788</u></u>	<u><u>383,701</u></u>	<u><u>254,913</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 11/30/2018

(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	11	11	0.00%
Special Assessments				
Tax Roll	<u>27,100</u>	<u>27,100</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>27,100</u>	<u>27,111</u>	<u>11</u>	<u>0.04%</u>
Expenditures				
Contingency				
Capital Reserves	<u>27,100</u>	<u>0</u>	<u>27,100</u>	<u>100.00%</u>
Total Expenditures	<u>27,100</u>	<u>0</u>	<u>27,100</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>27,111</u>	<u>27,111</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>27,111</u>	<u>27,111</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	<u>0</u>	<u>52,456</u>	<u>52,456</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 10/1/2018 Through 11/30/2018
 (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	416	416	0.00%
Special Assessments				
Tax Roll	<u>209,795</u>	<u>209,231</u>	<u>(564)</u>	<u>(0.26)%</u>
Total Revenues	<u>209,795</u>	<u>209,648</u>	<u>(148)</u>	<u>(0.07)%</u>
Expenditures				
Debt Service				
Interest	94,795	46,365	48,430	51.08%
Principal	<u>115,000</u>	<u>10,000</u>	<u>105,000</u>	<u>91.30%</u>
Total Expenditures	<u>209,795</u>	<u>56,365</u>	<u>153,430</u>	<u>73.13%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>153,283</u>	<u>153,283</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>153,283</u>	<u>153,283</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>281,870</u></u>	<u><u>281,870</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
November 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 101
SunTrust Escrow	Money Market Account	35,188
	Total General Fund Investments	\$ 35,289
The Bank of Tampa	Money Market Account	\$ 25,356
	Total Reserve Fund Investments	\$ 25,356
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	\$ 9,473
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,143
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	3
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	4
Hancock Bank Series 2017 Prepayment	Federated Gov Oblig #5	16
	Total Debt Service Fund Investments	\$ 72,639

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2018 Through 11/30/2018

<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>137,856.30</u>
		Total 001 - General Fund	137,856.30

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2018 Through 11/30/2018

<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 11/1/2018 Through 11/30/2018

<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>180,975.05</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>180,975.05</u>
			<u>345,931.35</u>
Report Balance			<u><u>345,931.35</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2018

001 - General Fund

From 11/1/2018 Through 11/30/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Hopping Green & Sams	10/31/2018	103916	General/Monthly Legal Services 10/18	291.50
Catalina at Winkler Homeowner's Association, Inc.	11/1/2018	NOV-18	Reimb HOA for Electric Service for Aerator System 11/18	140.00
Florida Power and Light Company	11/28/2018	11246-08348 11/18	17213 Wrigley Cir #Aerator 11/18	64.72
Vertex Water Features	11/29/2018	I1244	Fountain Cleaning Service 11/18	123.00
Vertex Water Features	11/29/2018	I2151	Aerator Maintenance 11/18	305.49
Barraco and Associates, Inc.	11/30/2018	19054	Engineering Services 11/18	1,562.50
Florida Power and Light Company	12/7/2018	09846-68343 11/18	17043 Tremont St #Aerator 10/27/18-11/28/18	105.74
			Total 001 - General Fund	2,592.95
Report Total				2,592.95

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/18.
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 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.