



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

December 31, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 12/31/2018

(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	488,953	0	0	488,953	0	0
Investments	35,290	0	101,019	136,309	0	0
Investments--Reserves	0	25,361	0	25,361	0	0
Accounts Receivable	27,581	0	30,260	57,841	0	0
Prepaid Expenses	583	0	0	583	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	0	27,100	150,715	177,815	0	0
Amount Available in Debt Service	0	0	0	0	0	281,994
Amount To Be Provided Debt Service	0	0	0	0	0	2,518,006
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>552,833</u>	<u>52,461</u>	<u>281,994</u>	<u>887,288</u>	<u>3,849,083</u>	<u>2,800,000</u>
Liabilities						
Accounts Payable	2,102	0	0	2,102	0	0
Accrued Expenses Payable	300	0	0	300	0	0
Due To Other Funds	177,815	0	0	177,815	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,800,000
Total Liabilities	<u>180,217</u>	<u>0</u>	<u>0</u>	<u>180,217</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	123,996	27,116	153,406	304,518	0	0
Total Fund Equity & Other Credits	<u>372,616</u>	<u>52,461</u>	<u>281,994</u>	<u>707,071</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>552,833</u>	<u>52,461</u>	<u>281,994</u>	<u>887,288</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 12/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	4	4	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,616	184	(0.11)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	1,000	(0)	75.00%
Financial & Administrative					
Administrative Services	5,400	1,350	1,350	0	75.00%
District Management	20,000	5,000	5,000	0	74.99%
District Engineer	13,500	3,375	5,002	(1,627)	62.95%
Disclosure Report	1,000	0	0	0	100.00%
Trustees Fees	3,500	3,500	2,917	583	16.66%
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	1,250	1,250	0	74.99%
Accounting Services	13,150	3,287	3,287	0	75.00%
Auditing Services	3,200	0	0	0	100.00%
Printed Agendas	1,200	300	0	300	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	100	55	45	86.25%
Bank Fees	300	75	0	75	100.00%
Dues, Licenses & Fees	735	175	175	0	76.19%
Website Fees & Maintenance	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	10,000	2,500	941	1,559	90.58%
Electric Utility Services					
Utility-Fountains	2,500	625	899	(274)	64.05%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	1,636	462	1,174	92.93%
Lake/Pond Bank Maintenance	42,083	10,521	435	10,086	98.96%
Aquatic Maintenance	5,220	1,305	3,648	(2,343)	30.11%
Mitigation Area Monitoring & Maintenance	10,026	2,507	3,055	(549)	69.52%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 12/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	178	0	178	100.00%
Stormwater System Maintenance	2,500	625	0	625	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>50,196</u>	<u>39,620</u>	<u>10,577</u>	<u>75.76%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>113,236</u>	<u>123,996</u>	<u>10,760</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>113,236</u>	<u>123,996</u>	<u>10,760</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	248,620	248,620	0.00%
Fund Balance, End of Period	<u>0</u>	<u>113,236</u>	<u>372,616</u>	<u>259,381</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 12/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	16	16	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>27,116</u>	<u>16</u>	<u>0.06%</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>27,116</u>	<u>27,116</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>27,116</u>	<u>27,116</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>52,461</u>	<u>52,461</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 12/31/2018
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	540	540	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>209,771</u>	<u>(24)</u>	<u>(0.01)%</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>153,406</u>	<u>153,406</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>153,406</u>	<u>153,406</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>281,994</u></u>	<u><u>281,994</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
December 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 101
SunTrust Escrow	Money Market Account	35,189
	Total General Fund Investments	\$ 35,290
The Bank of Tampa	Money Market Account	\$ 25,361
	Total Reserve Fund Investments	\$ 25,361
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	\$ 37,745
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,250
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	17
	Total Debt Service Fund Investments	\$ 101,019

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2018 Through 12/31/2018

<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>27,581.28</u>
		Total 001 - General Fund	27,581.28

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 12/1/2018 Through 12/31/2018

<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>30,259.66</u>
		Total 200 - Debt Service Fund - Series 2005/2017	30,259.66
			<u>57,840.94</u>
Report Balance			<u><u>57,840.94</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2018

001 - General Fund

From 12/1/2018 Through 12/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Catalina at Winkler Homeowner's Association, Inc.	12/1/2018	DEC-18	Reimb HOA for Electric Service for Aerator System 12/18	140.00
Lee County Comm Dev/Public Works Center	12/19/2018	2134	Annual Regulatory Program & Surveillance Fee 2019	560.00
Hopping Green & Sams	12/26/2018	104565	General/Monthly Legal Services 11/18	349.65
Barraco and Associates, Inc.	12/28/2018	19160	Engineering Services 12/18	900.00
Florida Power and Light Company	12/28/2018	09846-68343 12/18	17043 Tremont St #Aerator 11/28/18-12/28/18	92.43
Florida Power and Light Company	12/28/2018	11246-08348 12/18	17213 Wrigley Cir #Aerator 11/28/18-12/28/18	59.72
			Total 001 - General Fund	2,101.80
Report Total				2,101.80

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/18.
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.