



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Financial Statements (Unaudited)

January 31, 2019

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 1/31/2019

(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	156,512	0	0	156,512	0	0
Investments	183,320	0	255,502	438,822	0	0
Investments--Reserves	0	54,466	0	54,466	0	0
Accounts Receivable	24,296	0	26,656	50,952	0	0
Prepaid Expenses	583	0	0	583	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	2,000	0	0	2,000	0	0
Amount Available in Debt Service	0	0	0	0	0	282,158
Amount To Be Provided Debt Service	0	0	0	0	0	2,517,842
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>367,138</u>	<u>54,466</u>	<u>282,158</u>	<u>703,762</u>	<u>3,849,083</u>	<u>2,800,000</u>
Liabilities						
Accounts Payable	1,317	0	0	1,317	0	0
Accrued Expenses Payable	340	0	0	340	0	0
Due To Other Funds	0	2,000	0	2,000	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,800,000
Total Liabilities	<u>1,657</u>	<u>2,000</u>	<u>0</u>	<u>3,657</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>116,861</u>	<u>27,121</u>	<u>153,570</u>	<u>297,552</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>365,481</u>	<u>52,466</u>	<u>282,158</u>	<u>700,105</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>367,138</u>	<u>54,466</u>	<u>282,158</u>	<u>703,762</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 1/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	34	34	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,646	214	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,333	1,000	333	75.00%
Financial & Administrative					
Administrative Services	5,400	1,800	1,800	0	66.66%
District Management	20,000	6,667	6,667	0	66.66%
District Engineer	13,500	4,500	5,002	(502)	62.95%
Disclosure Report	1,000	1,000	0	1,000	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	1,667	1,667	0	66.66%
Accounting Services	13,150	4,383	4,383	0	66.66%
Auditing Services	3,200	0	0	0	100.00%
Printed Agendas	1,200	400	0	400	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	133	110	23	72.50%
Bank Fees	300	100	0	100	100.00%
Dues, Licenses & Fees	735	735	175	560	76.19%
Website Fees & Maintenance	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	1,365	1,969	86.35%
Electric Utility Services					
Utility-Fountains	2,500	833	1,185	(352)	52.60%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	2,181	1,846	335	71.78%
Lake/Pond Bank Maintenance	42,083	14,028	870	13,158	97.93%
Aquatic Maintenance	5,220	1,740	3,648	(1,908)	30.11%
Mitigation Area Monitoring & Maintenance	10,026	3,342	3,055	287	69.52%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	237	777	(540)	(9.28)%
Stormwater System Maintenance	2,500	833	0	833	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	63,809	46,785	17,025	71.37%
Excess of Revenues Over (Under) Expenditures	0	99,623	116,861	17,238	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	99,623	116,861	17,238	0.00%
Fund Balance, Beginning of Period	0	0	248,620	248,620	0.00%
Fund Balance, End of Period	0	99,623	365,481	265,858	0.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	21	21	0.00%
Special Assessments				
Tax Roll	27,100	27,100	0	0.00%
Total Revenues	27,100	27,121	21	0.08%
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	27,121	27,121	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	27,121	27,121	0.00%
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	0	52,466	52,466	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 1/31/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	704	704	0.00%
Special Assessments				
Tax Roll	209,795	209,231	(564)	(0.26)%
Total Revenues	209,795	209,935	140	0.07%
Expenditures				
Debt Service				
Interest	94,795	46,365	48,430	51.08%
Principal	115,000	10,000	105,000	91.30%
Total Expenditures	209,795	56,365	153,430	73.13%
Excess of Revenues Over (Under) Expenditures	0	153,570	153,570	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	153,570	153,570	0.00%
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	0	282,158	282,158	0.00%

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve CDD
Investment Summary
January 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2019</u>
State Board of Administration	Local Government Investment Pool	\$ 101
SunTrust Escrow	Money Market Account	35,190
The Bank of Tampa	Money Market Account	148,029
		<hr/>
		\$ 183,320
		<hr/>
Total General Fund Investments		
		\$ 54,466
The Bank of Tampa	Money Market Account	
		<hr/>
		\$ 54,466
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Total Reserve Fund Investments		
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 192,113
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	63,366
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	3
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	4
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	16
Hancock Bank Series 2017 Prepayment	Federated Gov Oblig #5	
		<hr/>
		\$ 255,502
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Total Debt Service Fund Investments		

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2019 Through 1/31/2019

<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>24,296.42</u>
		Total 001 - General Fund	24,296.42

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 1/1/2019 Through 1/31/2019

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2018	Lee County Tax Collector	FY18-19	26,655.80
		Total 200 - Debt Service Fund - Series 2005/2017	26,655.80
Report Balance			50,952.22

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2018

001 - General Fund

From 1/1/2019 Through 1/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
EarthBalance Corporation	12/31/2018	42210	Littoral Planting 12/18	777.00
Catalina at Winkler Homeowner's Association, Inc.	1/25/2019	JAN-19	Reimb HOA for Electric Service for Aerator System 001/19	140.00
Vertex Water Features	1/29/2019	I3049	Fountain Repair of Timmer 1/19	198.66
Florida Power and Light Company	1/29/2019	09846-68343 1/19	17043 Tremont St #Aerator 12/28/18-01/29/19	81.93
Florida Power and Light Company	1/29/2019	11246-08348 01/19	17213 Wrigley Cir #Aerator 12/28/18-01/29/19	64.31
The Breeze Corporation	1/31/2019	112827	Legal AD ref# 112827 1/19	55.00
			Total 001 - General Fund	1,316.90
Report Total				1,316.90

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
January 31, 2019

Balance Sheet

1. Trust statement activity has been recorded through 01/31/19.
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.