



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Financial Statements (Unaudited)

February 28, 2019

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 2/28/2019

(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	157,159	0	0	157,159	0	0
Investments	185,365	0	263,613	448,978	0	0
Investments--Reserves	0	52,535	0	52,535	0	0
Accounts Receivable	17,141	0	18,806	35,947	0	0
Prepaid Expenses	583	0	0	583	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	282,419
Amount To Be Provided Debt Service	0	0	0	0	0	2,517,581
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>360,675</u>	<u>52,535</u>	<u>282,419</u>	<u>695,629</u>	<u>3,849,083</u>	<u>2,800,000</u>
Liabilities						
Accounts Payable	2,930	0	0	2,930	0	0
Accrued Expenses Payable	3,515	0	0	3,515	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,800,000
Total Liabilities	<u>6,445</u>	<u>0</u>	<u>0</u>	<u>6,445</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>105,610</u>	<u>27,190</u>	<u>153,832</u>	<u>286,632</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>354,230</u>	<u>52,535</u>	<u>282,419</u>	<u>689,184</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>360,675</u>	<u>52,535</u>	<u>282,419</u>	<u>695,629</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 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	79	79	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,691	259	(0.16)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,667	2,000	(333)	50.00%
Financial & Administrative					
Administrative Services	5,400	2,250	2,250	0	58.33%
District Management	20,000	8,333	8,333	0	58.33%
District Engineer	13,500	5,625	7,402	(1,777)	45.17%
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	2,083	2,083	0	58.33%
Accounting Services	13,150	5,479	5,479	0	58.33%
Auditing Services	3,200	0	0	0	100.00%
Printed Agendas	1,200	500	0	500	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	167	110	57	72.50%
Bank Fees	300	125	0	125	100.00%
Dues, Licenses & Fees	735	735	175	560	76.19%
Website Fees & Maintenance	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	10,000	4,167	1,705	2,462	82.95%
Electric Utility Services					
Utility-Fountains	2,500	1,042	1,185	(143)	52.60%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	2,727	2,233	493	65.87%
Lake/Pond Bank Maintenance	42,083	17,535	1,305	16,230	96.89%
Aquatic Maintenance	5,220	2,175	4,083	(1,908)	21.77%
Mitigation Area Monitoring & Maintenance	10,026	4,178	5,550	(1,373)	44.64%

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 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	296	777	(481)	(9.28)%
Stormwater System Maintenance	2,500	1,042	0	1,042	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>75,862</u>	<u>58,081</u>	<u>17,781</u>	<u>64.46%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>87,570</u>	<u>105,610</u>	<u>18,040</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>87,570</u>	<u>105,610</u>	<u>18,040</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>87,570</u>	<u>354,230</u>	<u>266,660</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 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	90	90	0.00%
Special Assessments				
Tax Roll	27,100	27,100	0	0.00%
Total Revenues	27,100	27,190	90	0.33%
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	27,190	27,190	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	27,190	27,190	0.00%
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	0	52,535	52,535	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 2/28/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	965	965	0.00%
Special Assessments				
Tax Roll	209,795	209,231	(564)	(0.26)%
Total Revenues	209,795	210,197	401	0.19%
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	153,832	153,832	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	153,832	153,832	0.00%
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	0	282,419	282,419	0.00%

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve CDD
Investment Summary
February 28, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2019</u>
State Board of Administration	Local Government Investment Pool	\$ 101
SunTrust Escrow	Money Market Account	35,195
The Bank of Tampa	Money Market Account	150,069
Total General Fund Investments		\$ 185,365
The Bank of Tampa ICS Program:		
The Park National Bank	Money Market Account	\$ 52,510
Western Alliance Bank	Money Market Account	25
Total Reserve Fund Investments		\$ 52,535
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 200,102
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	63,488
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	
Total Debt Service Fund Investments		\$ 263,613

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2019 Through 2/28/2019

<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>17,141.46</u>
		Total 001 - General Fund	17,141.46

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 2/1/2019 Through 2/28/2019

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2018	Lee County Tax Collector	FY18-19	18,806.02
		Total 200 - Debt Service Fund - Series 2005/2017	18,806.02
Report Balance			35,947.48

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2019

001 - General Fund

From 2/1/2019 Through 2/28/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
EarthBalance Corporation	1/31/2019	42278	Quarterly Maintenance-1/19	2,495.00
Solitude Lake Management, LLC	2/1/2019	PI-A00236123	Lake & Pond Service 2/19	435.00
			Total 001 - General Fund	2,930.00
Report Total				2,930.00

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
February 28, 2019

Balance Sheet

1. Trust statement activity has been recorded through 02/28/19.
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.