



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

May 31, 2019

Prepared by: Rizzetta & Company, Inc.

**catalinacdd.org
rizzetta.com**

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 5/31/2019

(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	141,104	0	0	141,104	0	0
Investments	185,520	0	119,906	305,426	0	0
Investments--Reserves	0	52,801	0	52,801	0	0
Accounts Receivable	2,531	0	2,776	5,307	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	122,682
Amount To Be Provided Debt Service	0	0	0	0	0	2,562,318
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>330,164</u>	<u>52,801</u>	<u>122,682</u>	<u>505,647</u>	<u>3,849,083</u>	<u>2,685,000</u>
Liabilities						
Accounts Payable	741	0	0	741	0	0
Accrued Expenses Payable	360	0	0	360	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,685,000
Total Liabilities	<u>1,101</u>	<u>0</u>	<u>0</u>	<u>1,101</u>	<u>0</u>	<u>2,685,000</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	80,444	27,456	(5,906)	101,993	0	0
Total Fund Equity & Other Credits	<u>329,064</u>	<u>52,801</u>	<u>122,682</u>	<u>504,546</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>330,164</u>	<u>52,801</u>	<u>122,682</u>	<u>505,647</u>	<u>3,849,083</u>	<u>2,685,000</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 5/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	234	234	0.00%
Special Assessments					
Tax Roll	163,432	163,432	163,612	180	(0.10)%
Total Revenues	163,432	163,432	163,846	414	(0.25)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,667	3,000	(333)	25.00%
Financial & Administrative					
Administrative Services	5,400	3,600	3,600	0	33.33%
District Management	20,000	13,333	13,333	0	33.33%
District Engineer	13,500	9,000	10,329	(1,329)	23.48%
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	282	0	0.00%
Financial & Revenue Collections	5,000	3,333	3,333	0	33.33%
Accounting Services	13,150	8,767	8,767	0	33.33%
Auditing Services	3,200	3,200	3,323	(123)	(3.84)%
Printed Agendas	1,200	800	0	800	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	267	165	102	58.87%
Bank Fees	300	200	0	200	100.00%
Dues, Licenses & Fees	735	735	175	560	76.19%
Website Fees & Maintenance	2,100	1,400	1,400	0	33.33%
Legal Counsel					
District Counsel	10,000	6,667	2,601	4,066	73.99%
Electric Utility Services					
Utility-Fountains	2,500	1,667	2,207	(540)	11.71%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	4,363	2,626	1,736	59.86%
Lake/Pond Bank Maintenance	42,083	28,055	1,740	26,315	95.86%
Aquatic Maintenance	5,220	3,480	4,953	(1,473)	5.11%
Mitigation Area Monitoring & Maintenance	10,026	6,684	5,761	923	42.54%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 5/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	474	3,272	(2,798)	(360.19)%
Stormwater System Maintenance	2,500	1,667	0	1,667	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>115,221</u>	<u>83,402</u>	<u>31,818</u>	<u>48.97%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>48,211</u>	<u>80,444</u>	<u>32,232</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,211</u>	<u>80,444</u>	<u>32,232</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>48,211</u></u>	<u><u>329,064</u></u>	<u><u>280,852</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 5/31/2019

(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	356	356	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>27,456</u>	<u>356</u>	<u>1.31%</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>27,456</u>	<u>27,456</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>27,456</u>	<u>27,456</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>52,801</u>	<u>52,801</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 5/31/2019
 (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	2,428	2,428	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>211,659</u>	<u>1,864</u>	<u>0.89%</u>
Expenditures				
Debt Service				
Interest	94,795	92,565	2,230	2.35%
Principal	<u>115,000</u>	<u>125,000</u>	<u>(10,000)</u>	<u>(8.69)%</u>
Total Expenditures	<u>209,795</u>	<u>217,565</u>	<u>(7,770)</u>	<u>(3.70)%</u>
Excess of Revenues Over (Under) Expenditures	0	(5,906)	(5,906)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(5,906)	(5,906)	0.00%
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	<u>0</u>	<u>122,682</u>	<u>122,682</u>	<u>0.00%</u>

Catalina at Winkler Preserve CDD
Investment Summary
May 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2019</u>
State Board of Administration	Local Government Investment Pool	\$ 102
SunTrust Escrow	Money Market Account	35,217
The Bank of Tampa	Money Market Account	150,201
	Total General Fund Investments	\$ 185,520
The Bank of Tampa ICS Program:		
The Park National Bank	Money Market Account	\$ 52,801
	Total Reserve Fund Investments	\$ 52,801
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 56,697
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	63,181
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	3
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	8
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	17
	Total Debt Service Fund Investments	\$ 119,906

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2019 Through 5/31/2019

<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>2,530.50</u>
		Total 001 - General Fund	2,530.50

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 5/1/2019 Through 5/31/2019

<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>2,776.20</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>2,776.20</u>
Report Balance			<u><u>5,306.70</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2019

001 - General Fund

From 5/1/2019 Through 5/31/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Hopping Green & Sams	4/30/2019	107583	General/Monthly Legal Services 04/19	347.50
Vertex Water Features	5/29/2019	I5028	Aerator Maintenance 05/19	264.00
Vertex Water Features	5/29/2019	I5030	Fountain Cleaning 05/19	129.00
			Total 001 - General Fund	740.50
Report Total				740.50

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/19.
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.