



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

September 30, 2019

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 9/30/2019

(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	112,262	0	0	112,262	0	0
Investments	185,714	0	124,679	310,393	0	0
Investments--Reserves	0	53,136	0	53,136	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	5,328	0	0	5,328	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	124,679
Amount To Be Provided Debt Service	0	0	0	0	0	2,560,321
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>303,730</u>	<u>53,136</u>	<u>124,679</u>	<u>481,545</u>	<u>3,849,083</u>	<u>2,685,000</u>
Liabilities						
Accounts Payable	1,829	0	0	1,829	0	0
Accrued Expenses Payable	3,465	0	0	3,465	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>5,294</u>	<u>0</u>	<u>0</u>	<u>5,294</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	<u>49,816</u>	<u>27,791</u>	<u>(3,908)</u>	<u>73,699</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>298,436</u>	<u>53,136</u>	<u>124,679</u>	<u>476,251</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>303,730</u>	<u>53,136</u>	<u>124,679</u>	<u>481,545</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 9/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	428	428	0.00%
Special Assessments					
Tax Roll	163,432	163,432	164,618	1,186	(0.72)%
Total Revenues	163,432	163,432	165,046	1,614	(0.99)%
Expenditures					
Legislative					
Supervisor Fees	4,000	4,000	4,000	0	0.00%
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	20,000	20,000	20,000	(0)	0.00%
District Engineer	13,500	13,500	15,101	(1,601)	(11.85)%
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	5,000	5,000	(0)	0.00%
Accounting Services	13,150	13,150	13,150	0	0.00%
Auditing Services	3,200	3,200	3,323	(123)	(3.84)%
Printed Agendas	1,200	1,200	0	1,200	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	400	1,095	(695)	(173.65)%
Bank Fees	300	300	0	300	100.00%
Dues, Licenses & Fees	735	735	175	560	76.19%
Website Fees & Maintenance	2,100	2,100	2,100	0	0.00%
Legal Counsel					
District Counsel	10,000	10,000	6,523	3,477	34.76%
Electric Utility Services					
Utility-Fountains	2,500	2,500	3,566	(1,066)	(42.62)%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	6,544	3,019	3,525	53.86%
Lake/Pond Bank Maintenance	42,083	42,083	1,740	40,343	95.86%
Aquatic Maintenance	5,220	5,220	6,693	(1,473)	(28.22)%
Mitigation Area Monitoring & Maintenance	10,026	10,026	8,256	1,770	17.65%

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 9/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	711	3,272	(2,561)	(360.19)%
Stormwater System Maintenance	2,500	2,500	0	2,500	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>163,432</u>	<u>115,230</u>	<u>48,202</u>	<u>29.49%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>49,816</u>	<u>49,816</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>49,816</u>	<u>49,816</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>0</u>	<u>298,436</u>	<u>298,436</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 9/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	691	691	0.00%
Special Assessments				
Tax Roll	27,100	27,100	0	0.00%
Total Revenues	27,100	27,791	691	2.55%
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	27,791	27,791	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	27,791	27,791	0.00%
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	0	53,136	53,136	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 9/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,321	3,321	0.00%
Special Assessments				
Tax Roll	209,795	210,336	540	0.25%
Total Revenues	209,795	213,657	3,861	1.84%
Expenditures				
Debt Service				
Interest	94,795	92,565	2,230	2.35%
Principal	115,000	125,000	(10,000)	(8.69)%
Total Expenditures	209,795	217,565	(7,770)	(3.70)%
Excess of Revenues Over (Under) Expenditures	0	(3,908)	(3,908)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(3,908)	(3,908)	0.00%
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	0	124,679	124,679	0.00%

Catalina at Winkler Preserve CDD
Investment Summary
September 30, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2019</u>
State Board of Administration	Local Government Investment Pool	\$ 103
SunTrust Escrow	Money Market Account	35,247
The Bank of Tampa	Money Market Account	150,364
Total General Fund Investments		\$ 185,714
The Bank of Tampa ICS Program:		
NexBank, SSB	Money Market Account	\$ 53,131
United Bank	Money Market Account	5
Total Reserve Fund Investments		\$ 53,136
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 61,003
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	63,648
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		\$ 124,679

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2019

001 - General Fund

From 9/1/2019 Through 9/30/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current
Hopping Green & Sams	9/25/2019	110125	General/Monthly Legal Services 08/19	1,670.86
Florida Power and Light Company	9/26/2019	09846-68343 09/19	17043 Tremont St #Aerator 08/27/19-09/2/19	96.90
Florida Power and Light Company	9/26/2019	11246-08348 09/19	17213 Wrigley Cir #Aerator 08/27/19-09/26/19	61.18
			Total 001 - General Fund	1,828.94
Report Total				1,828.94

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
September 30, 2019

Balance Sheet

1. Trust statement activity has been recorded through 09/30/19.
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.