

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

December 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 12/31/2016
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	330,806	0	0	0	330,806	0	0
Investments	35,259	0	358,003	2,740	396,001	0	0
Investments--Reserves	0	50,364	0	0	50,364	0	0
Accounts Receivable	23,582	0	32,420	0	56,002	0	0
Prepaid Expenses	539	0	0	0	539	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	6,146	0	6,146	0	0
Amount Available in Debt Service	0	0	0	0	0	0	396,570
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,478,430
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>390,611</u>	<u>50,364</u>	<u>396,570</u>	<u>2,740</u>	<u>840,284</u>	<u>3,849,083</u>	<u>2,875,000</u>
Liabilities							
Accounts Payable	6,361	0	0	0	6,361	0	0
Accrued Expenses Payable	500	0	0	0	500	0	0
Due To Other Funds	6,146	0	0	0	6,146	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Liabilities	<u>13,007</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,007</u>	<u>0</u>	<u>2,875,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	252,623	30,002	236,514	28	519,167	3,849,083	0
Net Change in Fund Balance	124,982	20,361	160,056	2,712	308,111	0	0
Total Fund Equity & Other Credits	<u>377,604</u>	<u>50,364</u>	<u>396,570</u>	<u>2,740</u>	<u>827,277</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>390,611</u>	<u>50,364</u>	<u>396,570</u>	<u>2,740</u>	<u>840,284</u>	<u>3,849,083</u>	<u>2,875,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,714	204	(0.13)%
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	19,248	4,812	4,812	0	75.00%
District Engineer	12,200	3,050	1,561	1,489	87.20%
Disclosure Report	1,000	250	0	250	100.00%
Trustees Fees	3,500	3,500	3,233	268	7.64%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	10,000	6,250	6,250	0	37.49%
Accounting Services	12,000	3,000	3,000	0	75.00%
Auditing Services	3,200	0	0	0	100.00%
Printed Agenda	1,200	300	0	300	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	188	103	85	86.33%
Dues, Licenses & Fees	800	331	735	(404)	8.12%
Miscellaneous Fees	500	125	0	125	100.00%
Website Fees & Maintenance	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	10,000	2,500	444	2,056	95.56%
Electric Utility Services					
Utility-Fountains	5,000	1,250	608	642	87.83%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	875	365	510	89.57%
Lake/Pond Bank Maintenance	40,000	10,000	262	9,739	99.34%
Aquatic Maintenance	7,200	1,800	1,305	495	81.87%
Mitigation Area Monitoring & Maintenance	6,000	1,500	1,280	220	78.66%
Aquatic Plant Replacement	500	125	0	125	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	625	0	625	100.00%
Other Physical Environment					
Property Insurance	472	472	119	353	74.78%
General Liability Insurance	2,570	2,570	2,250	320	12.45%
Total Expenditures	<u>156,510</u>	<u>49,268</u>	<u>31,733</u>	<u>17,535</u>	<u>79.72%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>107,242</u>	<u>124,982</u>	<u>17,740</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>107,242</u>	<u>124,982</u>	<u>17,740</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	252,623	252,623	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>107,242</u></u>	<u><u>377,604</u></u>	<u><u>270,362</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 12/31/2016

(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	11	11	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,361</u>	<u>11</u>	<u>0.06%</u>
Expenditures				
Contingency				
Capital Reserves	20,350	0	20,350	100.00%
Total Expenditures	<u>20,350</u>	<u>0</u>	<u>20,350</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	20,361	20,361	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,361	20,361	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u>0</u>	<u>50,364</u>	<u>50,364</u>	<u>0.00%</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(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	117	117	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,267</u>	<u>117</u>	<u>0.05%</u>
Expenditures				
Debt Service				
Interest	163,150	80,500	82,650	50.65%
Principal	80,000	0	80,000	100.00%
Total Expenditures	<u>243,150</u>	<u>80,500</u>	<u>162,650</u>	<u>66.89%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>162,767</u>	<u>162,767</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,711)	(2,711)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>160,056</u>	<u>160,056</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	236,514	236,514	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>396,570</u></u>	<u><u>396,570</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,711	2,711	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,712</u>	<u>2,712</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	28	28	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,740</u></u>	<u><u>2,740</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
December 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 97
SunTrust Escrow	Money Market Account	35,162
	Total General Fund Investments	\$ 35,259
The Bank of Tampa	Money Market Account	\$ 50,364
	Total Reserve Fund Investments	\$ 50,364
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,107
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	257,896
	Total Debt Service Fund Investments	\$ 358,003
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,740
	Total Capital Project Fund Investments	\$ 2,740

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	<u>23,581.69</u>
		Total 001 - General Fund	23,581.69

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Lee County Tax Collector	FY 16-17	<u>32,420.27</u>
		Total 200 - Debt Service Fund	<u>32,420.27</u>
Report Balance			<u><u>56,001.96</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Lake Masters Aquatic Weed Control, Inc.	12/1/2016	16-09468	Monthly Aquatic Weed Control 12/16	435.00
Hopping Green & Sams	12/22/2016	91281	General/Monthly Legal Services 11/16	431.00
US Bank	12/23/2016	4504100	Trustee Fees Series 2005A 12/01/16-11/30/17	3,232.50
Florida Power and Light Company	12/28/2016	11246-08348 12/16	17213 Wrigley Cir #Aerator 12/16	60.90
Catalina at Winkler Homeowner's Association, Inc.	12/31/2016	Dec-16	Reimb HOA for Electric Service for Aerator System 12/16	140.00
Barraco and Associates, Inc.	1/4/2017	17091	Engineering Services 12/16	2,061.25
			Total 001 - General Fund	6,360.65
Report Total				6,360.65

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
December 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 12/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.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 FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.