

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 2/28/2017

(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	309,115	0	0	0	309,115	0	0
Investments	35,261	0	377,000	2,741	415,002	0	0
Investments--Reserves	0	50,376	0	0	50,376	0	0
Accounts Receivable	14,365	0	19,749	0	34,115	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	396,749
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,478,251
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>359,706</u>	<u>50,376</u>	<u>396,749</u>	<u>2,741</u>	<u>809,573</u>	<u>3,849,083</u>	<u>2,875,000</u>
Liabilities							
Accounts Payable	1,059	0	0	0	1,059	0	0
Accrued Expenses Payable	2,000	0	0	0	2,000	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Liabilities	<u>3,059</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,059</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	104,024	20,374	160,235	2,714	287,347	0	0
Total Fund Equity & Other Credits	<u>356,647</u>	<u>50,376</u>	<u>396,749</u>	<u>2,741</u>	<u>806,513</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>359,706</u>	<u>50,376</u>	<u>396,749</u>	<u>2,741</u>	<u>809,573</u>	<u>3,849,083</u>	<u>2,875,000</u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	6	6	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,717	207	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,000	2,000	0	50.00%
Financial & Administrative					
Administrative Services	5,400	2,250	2,250	0	58.33%
District Management	19,248	8,020	8,020	0	58.33%
District Engineer	12,200	5,083	7,755	(2,672)	36.43%
Disclosure Report	1,000	417	1,000	(583)	0.00%
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	7,083	7,083	0	29.16%
Accounting Services	12,000	5,000	5,000	0	58.33%
Auditing Services	3,200	0	2,500	(2,500)	21.87%
Printed Agenda	1,200	500	143	358	88.12%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	313	157	156	79.13%
Dues, Licenses & Fees	800	435	735	(300)	8.12%
Miscellaneous Fees	500	208	0	208	100.00%
Website Fees & Maintenance	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	10,000	4,167	444	3,723	95.56%
Electric Utility Services					
Utility-Fountains	5,000	2,083	871	1,212	82.57%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,458	730	728	79.14%
Lake/Pond Bank Maintenance	40,000	16,667	262	16,405	99.34%
Aquatic Maintenance	7,200	3,000	2,175	825	69.79%
Mitigation Area Monitoring & Maintenance	6,000	2,500	2,560	(60)	57.33%
Aquatic Plant Replacement	500	208	0	208	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,042	0	1,042	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>72,722</u>	<u>52,693</u>	<u>20,029</u>	<u>66.33%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>83,788</u>	<u>104,024</u>	<u>20,236</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>83,788</u>	<u>104,024</u>	<u>20,236</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>83,788</u></u>	<u><u>356,647</u></u>	<u><u>272,859</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 2/28/2017

(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	24	24	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,374</u>	<u>24</u>	<u>0.12%</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	20,374	20,374	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,374	20,374	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u>0</u>	<u>50,376</u>	<u>50,376</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 2/28/2017

(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	296	296	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,446</u>	<u>296</u>	<u>0.12%</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>162,946</u>	<u>162,946</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>160,235</u>	<u>160,235</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>396,749</u></u>	<u><u>396,749</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 2/28/2017

(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	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</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>2,714</u>	<u>2,714</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>2,741</u></u>	<u><u>2,741</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
February 28, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,162
	Total General Fund Investments	\$ 35,261
The Bank of Tampa	Money Market Account	\$ 50,376
	Total Reserve Fund Investments	\$ 50,376
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,169
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	276,830
	Total Debt Service Fund Investments	\$ 377,000
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,741
	Total Capital Project Fund Investments	\$ 2,741

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<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>14,365.23</u>
		Total 001 - General Fund	14,365.23

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<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>19,749.42</u>
		Total 200 - Debt Service Fund	<u>19,749.42</u>
Report Balance			<u><u>34,114.65</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2016

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Aquatic Systems, Inc.	2/1/2017	0000366424	Quarterly Aerator Maintenance 2/17	250.00
Aquatic Systems, Inc.	2/1/2017	0000366425	Quarterly Fountain Maintenance 2/17	115.00
Lake Masters Aquatic Weed Control, Inc.	2/1/2017	17-01002	Monthly Aquatic Weed Control 2/17	435.00
Richard Bonito	2/17/2017	RB21417	Board of Supervisors Meeting 2/14/17	200.00
Florida Power and Light Company	2/24/2017	11246-08348 2/17	17213 Wrigley Cir #Aerator 2/17	59.32
			Total 001 - General Fund	1,059.32
Report Total				1,059.32

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 2/28/17.
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.