

Catalina at Winkler Preserve  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Catalina at Winkler Preserve Community Development District**

Balance Sheet  
As of 3/31/2017  
(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
<b>Assets</b>							
Cash In Bank	305,050	0	0	0	305,050	0	0
Investments	35,262	0	378,923	2,742	416,928	0	0
Investments--Reserves	0	50,383	0	0	50,383	0	0
Accounts Receivable	13,051	0	17,943	0	30,994	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	396,866
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,478,134
Fixed Assets	0	0	0	0	0	3,849,083	0
<b>Total Assets</b>	<u>354,328</u>	<u>50,383</u>	<u>396,866</u>	<u>2,742</u>	<u>804,320</u>	<u>3,849,083</u>	<u>2,875,000</u>
<b>Liabilities</b>							
Accounts Payable	3,632	0	0	0	3,632	0	0
Accrued Expenses Payable	1,500	0	0	0	1,500	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
<b>Total Liabilities</b>	<u>5,132</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,132</u>	<u>0</u>	<u>2,875,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	252,623	30,002	236,514	28	519,167	3,849,083	0
Net Change in Fund Balance	96,574	20,380	160,352	2,714	280,021	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>349,197</u>	<u>50,383</u>	<u>396,866</u>	<u>2,742</u>	<u>799,188</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>354,328</u>	<u>50,383</u>	<u>396,866</u>	<u>2,742</u>	<u>804,320</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 3/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	7	7	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
<b>Total Revenues</b>	<b>156,510</b>	<b>156,510</b>	<b>156,718</b>	<b>208</b>	<b>(0.13)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	2,000	2,000	0	50.00%
Financial & Administrative					
Administrative Services	5,400	2,700	2,700	0	50.00%
District Management	19,248	9,624	9,624	0	50.00%
District Engineer	12,200	6,100	8,918	(2,817)	26.90%
Disclosure Report	1,000	500	1,000	(500)	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	7,500	7,500	0	24.99%
Accounting Services	12,000	6,000	6,000	0	50.00%
Auditing Services	3,200	0	3,223	(3,223)	(0.71)%
Printed Agenda	1,200	600	143	458	88.12%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	375	211	165	71.93%
Dues, Licenses & Fees	800	488	735	(247)	8.12%
Miscellaneous Fees	500	250	0	250	100.00%
Website Fees & Maintenance	2,100	1,050	1,050	0	50.00%
Legal Counsel					
District Counsel	10,000	5,000	1,444	3,556	85.56%
Electric Utility Services					
Utility-Fountains	5,000	2,500	1,227	1,273	75.46%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,750	730	1,020	79.14%
Lake/Pond Bank Maintenance	40,000	20,000	337	19,663	99.15%
Aquatic Maintenance	7,200	3,600	2,610	990	63.75%
Mitigation Area Monitoring & Maintenance	6,000	3,000	2,560	440	57.33%
Aquatic Plant Replacement	500	250	0	250	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,250	0	1,250	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>83,949</u>	<u>60,144</u>	<u>23,805</u>	<u>61.57%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>72,561</u>	<u>96,574</u>	<u>24,013</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>72,561</u>	<u>96,574</u>	<u>24,013</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>72,561</u></u>	<u><u>349,197</u></u>	<u><u>276,635</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 3/31/2017

(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	30	30	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,380</u>	<u>30</u>	<u>0.15%</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	20,380	20,380	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,380	20,380	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u>0</u>	<u>50,383</u>	<u>50,383</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 3/31/2017

(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	414	414	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,564</u>	<u>414</u>	<u>0.17%</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>163,064</u>	<u>163,064</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>160,352</u>	<u>160,352</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>396,866</u></u>	<u><u>396,866</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 3/31/2017

(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	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3</u>	<u>3</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>2,742</u></u>	<u><u>2,742</u></u>	<u><u>0.00%</u></u>

**Catalina at Winkler Preserve CDD**  
**Investment Summary**  
**March 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,163
	<b>Total General Fund Investments</b>	<b>\$ 35,262</b>
The Bank of Tampa	Money Market Account	\$ 50,383
	<b>Total Reserve Fund Investments</b>	<b>\$ 50,383</b>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,201
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	278,722
	<b>Total Debt Service Fund Investments</b>	<b>\$ 378,923</b>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,742
	<b>Total Capital Project Fund Investments</b>	<b>\$ 2,742</b>



**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2017 Through 3/31/2017

<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>13,051.34</u>
		Total 001 - General Fund	13,051.34

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2017 Through 3/31/2017

<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>17,943.07</u>
		Total 200 - Debt Service Fund	<u>17,943.07</u>
Report Balance			<u><u>30,994.41</u></u>

**Catalina at Winkler Preserve Community Development District**

Aged Payables by Invoice Date

Aging Date - 11/1/2016

001 - General Fund

From 3/1/2017 Through 3/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Grau & Associates P.A.	3/1/2017	15154	Progress Billing Audit Services FYE 09/30/16	700.00
The Breeze Corporation	3/28/2017	106115 3.29.17	Acct #L00993 Legal Advertising 3/29/17	54.00
Florida Power and Light Company	3/28/2017	11246-08348 3/17	17213 Wrigley Cir #Aerator 3/17	75.30
Catalina at Winkler Homeowner's Association, Inc.	3/31/2017	Mar-17	Reimb HOA for Electric Service for Aerator System 3/17	140.00
Barraco and Associates, Inc.	4/5/2017	17392	Engineering Services 03/17	2,662.50
			Total 001 - General Fund	3,631.80
Report Total				3,631.80

**Catalina at Winkler Preserve Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 3/31/17.
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.