



Rizzetta & Company

Catalina @ Winkler Preserve Community Development District

Financial Statements (Unaudited)

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 7/31/2017

(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
Assets							
Cash In Bank	230,601	0	0	0	230,601	0	0
Investments	35,267	0	239,151	2,899	277,318	0	0
Investments--Reserves	0	50,408	0	0	50,408	0	0
Accounts Receivable	0	0	0	0	0	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	239,151
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,555,849
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>266,833</u>	<u>50,408</u>	<u>239,151</u>	<u>2,899</u>	<u>559,291</u>	<u>3,849,083</u>	<u>2,795,000</u>
Liabilities							
Accounts Payable	167	0	0	0	167	0	0
Accrued Expenses Payable	2,840	0	0	0	2,840	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,795,000
Total Liabilities	<u>3,007</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,007</u>	<u>0</u>	<u>2,795,000</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	11,203	20,405	2,637	2,871	37,117	0	0
Total Fund Equity & Other Credits	<u>263,826</u>	<u>50,408</u>	<u>239,151</u>	<u>2,899</u>	<u>556,284</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>266,833</u>	<u>50,408</u>	<u>239,151</u>	<u>2,899</u>	<u>559,291</u>	<u>3,849,083</u>	<u>2,795,000</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 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	13	13	0.00%
Special Assessments					
Tax Roll	156,510	156,510	158,382	1,872	(1.19)%
Total Revenues	156,510	156,510	158,395	1,885	(1.20)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	4,000	(1,000)	0.00%
Financial & Administrative					
Administrative Services	5,400	4,500	4,500	0	16.66%
District Management	19,248	16,040	16,040	0	16.66%
District Engineer	12,200	10,167	17,023	(6,857)	(39.53)%
Disclosure Report	1,000	833	1,000	(167)	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 & Revenue Collections	10,000	9,167	9,167	(0)	8.33%
Accounting Services	12,000	10,000	10,000	0	16.66%
Auditing Services	3,200	3,200	3,223	(23)	(0.71)%
Printed Agenda	1,200	1,000	389	611	67.59%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	625	410	215	45.27%
Dues, Licenses & Fees	800	696	735	(39)	8.12%
Miscellaneous Fees	500	417	0	417	100.00%
Website Fees & Maintenance	2,100	1,750	1,750	0	16.66%
Legal Counsel					
District Counsel	10,000	8,333	3,163	5,170	68.37%
Electric Utility Services					
Utility-Fountains	5,000	4,167	2,093	2,074	58.13%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,917	1,403	1,514	59.92%
Lake/Pond Bank Maintenance	40,000	33,333	51,454	(18,121)	(28.63)%
Aquatic Maintenance	7,200	6,000	4,350	1,650	39.58%
Mitigation Area Monitoring & Maintenance	6,000	5,000	8,358	(3,358)	(39.30)%
Aquatic Plant Replacement	500	417	0	417	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	2,083	0	2,083	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>133,056</u>	<u>147,192</u>	<u>(14,135)</u>	<u>5.95%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>23,454</u>	<u>11,203</u>	<u>(12,251)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>23,454</u>	<u>11,203</u>	<u>(12,251)</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>23,454</u></u>	<u><u>263,826</u></u>	<u><u>240,372</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 7/31/2017

(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	55	55	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,405</u>	<u>55</u>	<u>0.27%</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	20,405	20,405	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,405	20,405	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u>0</u>	<u>50,408</u>	<u>50,408</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 7/31/2017

(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	1,051	1,051	0.00%
Special Assessments				
Tax Roll	243,150	245,448	2,298	0.94%
Total Revenues	<u>243,150</u>	<u>246,499</u>	<u>3,349</u>	<u>1.38%</u>
Expenditures				
Debt Service				
Interest	163,150	161,000	2,150	1.31%
Principal	80,000	80,000	0	0.00%
Total Expenditures	<u>243,150</u>	<u>241,000</u>	<u>2,150</u>	<u>0.88%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,499</u>	<u>5,499</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(2,862)	(2,862)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,637</u>	<u>2,637</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>239,151</u></u>	<u><u>239,151</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 7/31/2017

(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	9	9	0.00%
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	2,862	2,862	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,871</u>	<u>2,871</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>2,899</u></u>	<u><u>2,899</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
July 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,169
	Total General Fund Investments	\$ 35,267
The Bank of Tampa	Money Market Account	\$ 50,408
	Total Reserve Fund Investments	\$ 50,408
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,263
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	138,888
	Total Debt Service Fund Investments	\$ 239,151
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,899
	Total Capital Project Fund Investments	\$ 2,899

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
The Breeze Corporation	7/18/2017	107201 - 07/19 - 07/26/17	Acct #L00993 Legal Advertising 7/19 - 7/26/17	92.45
Florida Power and Light Company	7/27/2017	11246-08348 7/17	17213 Wrigley Cir #Aerator 7/17	74.73
			Total 001 - General Fund	167.18
Report Total				167.18

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/17.
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.