

Catalina at Winkler Preserve
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 11/30/2016
(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	261,188	0	0	0	261,188	0	0
Investments	35,257	0	153,389	2,739	191,386	0	0
Investments--Reserves	0	30,010	0	0	30,010	0	0
Accounts Receivable	129,188	20,350	205,585	0	355,123	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	0	37,565	0	37,565	0	0
Amount Available in Debt Service	0	0	0	0	0	0	396,539
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,478,461
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>426,059</u>	<u>50,360</u>	<u>396,539</u>	<u>2,739</u>	<u>875,697</u>	<u>3,849,083</u>	<u>2,875,000</u>
Liabilities							
Accounts Payable	364	0	0	0	364	0	0
Accrued Expenses Payable	2,000	0	0	0	2,000	0	0
Due To Other Funds	37,565	0	0	0	37,565	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,875,000
Total Liabilities	<u>39,928</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>39,928</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	133,508	20,358	160,025	2,711	316,602	0	0
Total Fund Equity & Other Credits	<u>386,131</u>	<u>50,360</u>	<u>396,539</u>	<u>2,739</u>	<u>835,769</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>426,059</u>	<u>50,360</u>	<u>396,539</u>	<u>2,739</u>	<u>875,697</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 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2	2	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,711	201	(0.12)%
Total Revenues	156,510	156,510	156,713	203	(0.13)%
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	1,000	0	75.00%
Financial & Administrative					
Administrative Services	5,400	900	900	0	83.33%
District Management	19,248	3,208	3,208	0	83.33%
District Engineer	12,200	2,033	500	1,533	95.90%
Disclosure Report	1,000	167	0	167	100.00%
Trustees Fees	3,500	539	539	0	84.60%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial Consulting Services	10,000	5,833	5,833	0	41.66%
Accounting Services	12,000	2,000	2,000	0	83.33%
Auditing Services	3,200	0	0	0	100.00%
Printed Agenda	1,200	200	0	200	100.00%
Public Officials Liability Insurance	2,588	2,588	2,250	338	13.06%
Legal Advertising	750	125	103	23	86.33%
Dues, Licenses & Fees	800	279	175	104	78.12%
Miscellaneous Fees	500	83	0	83	100.00%
Website Fees & Maintenance	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	10,000	1,667	513	1,154	94.87%
Electric Utility Services					
Utility-Fountains	5,000	833	407	426	91.85%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	583	365	218	89.57%
Lake/Pond Bank Maintenance	40,000	6,667	262	6,405	99.34%
Aquatic Maintenance	7,200	1,200	870	330	87.91%
Mitigation Area Monitoring & Maintenance	6,000	1,000	1,280	(280)	78.66%
Aquatic Plant Replacement	500	83	0	83	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	417	0	417	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>35,080</u>	<u>23,205</u>	<u>11,875</u>	<u>85.17%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>121,430</u>	<u>133,508</u>	<u>12,078</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>121,430</u>	<u>133,508</u>	<u>12,078</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>121,430</u></u>	<u><u>386,131</u></u>	<u><u>264,700</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 11/30/2016

(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	8	8	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,358</u>	<u>8</u>	<u>0.04%</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	20,358	20,358	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,358	20,358	0.00%
Fund Balance, Beginning of Period	0	30,002	30,002	0.00%
Fund Balance, End of Period	<u>0</u>	<u>50,360</u>	<u>50,360</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 11/30/2016

(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	87	87	0.00%
Special Assessments				
Tax Roll	243,150	243,150	0	0.00%
Total Revenues	<u>243,150</u>	<u>243,237</u>	<u>87</u>	<u>0.04%</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>162,737</u>	<u>162,737</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>160,025</u>	<u>160,025</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>396,539</u></u>	<u><u>396,539</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 11/30/2016

(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	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</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>2,711</u>	<u>2,711</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>2,739</u></u>	<u><u>2,739</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
November 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,159
	Total General Fund Investments	\$ 35,257
The Bank of Tampa	Money Market Account	\$ 30,010
	Total Reserve Fund Investments	\$ 30,010
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 100,088
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	53,301
	Total Debt Service Fund Investments	\$ 153,389
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 2,739
	Total Capital Project Fund Investments	\$ 2,739

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<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>129,187.62</u>
		Total 001 - General Fund	129,187.62

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2016 Through 11/30/2016

<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>20,350.00</u>
		Total 005 - Reserve Fund	20,350.00

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2016 Through 11/30/2016

<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>205,585.28</u>
		Total 200 - Debt Service Fund	<u>205,585.28</u>
Report Balance			<u><u>355,122.90</u></u>

Catalina at Winkler Preserve Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Catalina at Winkler Homeowner's Association, Inc.	11/30/2016	Nov-16	Reimb HOA for Electric Service for Aerator System 10/16	140.00
Florida Power and Light Company	11/28/2016	11246-08348 11/16	17213 Wrigley Cir #Aerator 11/16	66.34
Hopping Green & Sams	11/30/2016	90888	General/Monthly Legal Services 10/16	157.31
			Total 001 - General Fund	363.65
Report Balance				363.65

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
November 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund - Payment for Invoice #FY16-17 in the amount of \$121,485.30 was received in December 2016.
6. Debt Service Fund - Payment for Invoice #FY16-17 in the amount of \$167,018.76 was received in December 2016.