



Rizzetta & Company

# Catalina at Winkler Preserve Community Development District

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**Financial Statements  
(Unaudited)**

**March 31, 2018**

**Prepared by: Rizzetta & Company, Inc.**

[catalinacdd.org](http://catalinacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Catalina at Winkler Preserve Community Development District**

Balance Sheet

As of 3/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund - Series 2005/2017	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	291,182	0	0	0	291,182	0	0
Investments	35,278	0	209,145	0	244,422	0	0
Investments--Reserves	0	70,815	0	0	70,815	0	0
Accounts Receivable	12,873	0	17,699	0	30,572	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	45,500	0	9,270	0	54,770	0	0
Amount Available in Debt Service	0	0	0	0	0	0	236,113
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,658,887
Fixed Assets	0	0	0	0	0	3,849,083	0
<b>Total Assets</b>	<u>385,259</u>	<u>70,815</u>	<u>236,113</u>	<u>0</u>	<u>692,188</u>	<u>3,849,083</u>	<u>2,895,000</u>
<b>Liabilities</b>							
Accounts Payable	60,626	0	0	0	60,626	0	0
Accrued Expenses Payable	660	0	0	0	660	0	0
Due To Other Funds	9,270	45,500	0	0	54,770	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,895,000
<b>Total Liabilities</b>	<u>70,556</u>	<u>45,500</u>	<u>0</u>	<u>0</u>	<u>116,056</u>	<u>0</u>	<u>2,895,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	243,554	50,420	239,502	2,903	536,379	3,849,083	0
Net Change in Fund Balance	71,150	(25,105)	(3,389)	(2,903)	39,752	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>314,704</u>	<u>25,315</u>	<u>236,113</u>	<u>0</u>	<u>576,132</u>	<u>3,849,083</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>385,259</u>	<u>70,815</u>	<u>236,113</u>	<u>0</u>	<u>692,188</u>	<u>3,849,083</u>	<u>2,895,000</u>

See Notes to Unaudited Financial Statements

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	8	8	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
<b>Total Revenues</b>	<b>156,510</b>	<b>156,510</b>	<b>156,630</b>	<b>120</b>	<b>(0.08)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	2,000	3,000	(1,000)	25.00%
Financial & Administrative					
Administrative Services	5,400	2,700	3,298	(598)	38.92%
District Management	20,000	10,000	10,000	0	49.99%
District Engineer	12,200	6,100	7,014	(914)	42.50%
Disclosure Report	1,000	500	0	500	100.00%
Trustees Fees	3,233	3,233	539	2,694	83.33%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Tax Collector/Property Appraiser Fees	282	282	282	0	0.00%
Financial & Revenue Collections	5,000	2,500	2,500	0	49.99%
Accounting Services	13,150	6,575	6,575	0	50.00%
Auditing Services	3,200	3,200	523	2,677	83.65%
Printed Agenda	1,200	600	0	600	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	375	55	321	92.73%
Dues, Licenses & Fees	800	495	735	(240)	8.12%
Website Fees & Maintenance	2,100	1,050	1,050	0	50.00%
Legal Counsel					
District Counsel	10,000	5,000	3,005	1,995	69.94%
Electric Utility Services					
Utility-Fountains	2,500	1,250	1,204	46	51.82%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	1,750	13,854	(12,104)	(295.82)%
Lake/Pond Bank Maintenance	42,083	21,042	15,410	5,632	63.38%
Aquatic Maintenance	6,820	3,410	2,175	1,235	68.10%
Mitigation Area Monitoring & Maintenance	6,000	3,000	4,643	(1,643)	22.61%
Aquatic Plant Replacement	711	356	0	356	100.00%

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(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	131	119	119	0	9.16%
General Liability Insurance	2,475	2,250	2,250	0	9.09%
Total Expenditures	<u>156,510</u>	<u>86,286</u>	<u>85,481</u>	<u>806</u>	<u>45.38%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>70,224</u>	<u>71,150</u>	<u>926</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>70,224</u>	<u>71,150</u>	<u>926</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u>0</u>	<u>70,224</u>	<u>314,704</u>	<u>244,480</u>	<u>0.00%</u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	45	45	0.00%
Special Assessments				
Tax Roll	<u>20,350</u>	<u>20,350</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>20,350</u>	<u>20,395</u>	<u>45</u>	<u>0.22%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	<u>20,350</u>	<u>45,500</u>	<u>(25,150)</u>	<u>(123.58)%</u>
Total Expenditures	<u>20,350</u>	<u>45,500</u>	<u>(25,150)</u>	<u>(123.59)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(25,105)</u>	<u>(25,105)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(25,105)</u>	<u>(25,105)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	<u>0</u>	<u>25,315</u>	<u>25,315</u>	<u>0.00%</u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures  
 200 - Debt Service Fund - Series 2005/2017  
 From 10/1/2017 Through 3/31/2018  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	998	998	0.00%
Special Assessments				
Tax Roll	243,152	243,308	156	0.06%
Debt Service Prepayments	0	9,548	9,548	0.00%
<b>Total Revenues</b>	<u>243,152</u>	<u>253,854</u>	<u>10,702</u>	<u>4.40%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	4,500	(4,500)	0.00%
Special Assessment Allocation Report	0	15,000	(15,000)	0.00%
Verification	0	1,750	(1,750)	0.00%
Placement Agent	0	50,000	(50,000)	0.00%
Escrow Agent	0	750	(750)	0.00%
Legal Advertising	0	2,024	(2,024)	0.00%
Bank Fees	0	21,713	(21,713)	0.00%
Legal Counsel				
District Counsel	0	35,000	(35,000)	0.00%
Bond Counsel	0	43,000	(43,000)	0.00%
Trustee Counsel	0	4,750	(4,750)	0.00%
Bank Counsel	0	6,500	(6,500)	0.00%
Debt Service				
Interest	158,152	78,260	79,892	50.51%
Principal	85,000	0	85,000	100.00%
<b>Total Expenditures</b>	<u>243,152</u>	<u>268,246</u>	<u>(25,094)</u>	<u>(10.32)%</u>
Excess of Revenues Over (Under) Expenditures	0	(14,392)	(14,392)	0.00%
<b>Other Financing Sources (Uses)</b>				
Bond Proceeds				
Bond Proceeds	0	2,895,000	2,895,000	0.00%
Other				
Interfund Transfer	0	(3,141)	(3,141)	0.00%
Other Costs	0	(51,943)	(51,943)	0.00%
Bond Retirement	0	(2,828,913)	(2,828,913)	0.00%
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>11,003</u>	<u>11,003</u>	<u>0.00%</u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2005/2017  
From 10/1/2017 Through 3/31/2018  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(3,389)	(3,389)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>236,113</u>	<u>236,113</u>	<u>0.00%</u>

**Catalina at Winkler Preserve Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 3/31/2018

(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	12	12	0.00%
Total Revenues	<u>0</u>	<u>12</u>	<u>12</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	0	12	12	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	3,141	3,141	0.00%
Other Costs	0	(6,057)	(6,057)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(2,916)</u>	<u>(2,916)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(2,903)	(2,903)	0.00%
Fund Balance, Beginning of Period	0	2,903	2,903	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>



**Catalina at Winkler Preserve CDD**  
**Investment Summary**  
**March 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 99
SunTrust Escrow	Money Market Account	35,178
	<b>Total General Fund Investments</b>	<b>\$ 35,277</b>
The Bank of Tampa	Money Market Account	\$ 70,816
	<b>Total Reserve Fund Investments</b>	<b>\$ 70,816</b>
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,464
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	144,807
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	62,874
	<b>Total Debt Service Fund Investments</b>	<b>\$ 209,144</b>

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2018 Through 3/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>12,873.33</u>
		Total 001 - General Fund	12,873.33

**Catalina at Winkler Preserve Community Development District**

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 3/1/2018 Through 3/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>17,698.70</u>
		Total 200 - Debt Service Fund - Series 2005/2017	17,698.70
			<u>                    </u>
Report Balance			<u>30,572.03</u>
			<u>                    </u>

**Catalina at Winkler Preserve Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 3/1/2018 Through 3/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Grau & Associates P.A.	12/1/2017	16107	Progress Billing Audit Services FYE 09/30/17	500.00
Grau & Associates P.A.	1/19/2018	011918	Reimbursement For Fee Charged By US Bank	23.00
Crocker Land Development, LLC	3/12/2018	1812	Repair Eroded Lake Banks	45,500.00
Barraco and Associates, Inc.	3/27/2018	18251	Engineering Services 03/18	3,932.88
Vertex Water Features	3/30/2018	8800026736	Aerator Repair	1,637.00
Vertex Water Features	3/30/2018	8800027567	Fountain Repair	5,069.92
Vertex Water Features	3/30/2018	8800027579	Fountain Service Repair	926.22
Vertex Water Features	3/30/2018	8800027580	Fountain Service Repair	1,866.08
Vertex Water Features	3/30/2018	8800027584	Fountain Repair	532.00
Florida Power and Light Company	3/31/2018	11246-08348 03/18	17213 Wrigley Cir #Aerator 03/18	58.59
Hopping Green & Sams	3/31/2018	99488	General/Monthly Legal Services 02/18	580.48
			Total 001 - General Fund	60,626.17
Report Total				60,626.17

**Catalina at Winkler Preserve Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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 FY17-18 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 FY17-18 in the amount of \$6,197.91 was received in April 2018.
6. Debt Service Fund – Payment for Invoice FY17-18 in the amount of \$8,416.65 was received in April 2018.