



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

May 31, 2018

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 5/31/2018

(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
Assets							
Cash In Bank	263,683	0	0	0	263,683	0	0
Investments	35,280	0	107,591	0	142,871	0	0
Investments--Reserves	0	25,333	0	0	25,333	0	0
Accounts Receivable	1,831	0	2,517	0	4,347	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	6,765	0	6,765	0	0
Amount Available in Debt Service	0	0	0	0	0	0	116,873
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,693,127
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	301,219	25,333	116,873	0	443,425	3,849,083	2,810,000
Liabilities							
Accounts Payable	6,400	0	0	0	6,400	0	0
Accrued Expenses Payable	5,830	0	0	0	5,830	0	0
Due To Other Funds	6,765	0	0	0	6,765	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,810,000
Total Liabilities	18,995	0	0	0	18,995	0	2,810,000
Fund Equity & Other Credits							
Beginning Fund Balance	243,554	50,420	239,502	2,903	536,379	3,849,083	0
Net Change in Fund Balance	38,670	(25,088)	(122,629)	(2,903)	(111,950)	0	0
Total Fund Equity & Other Credits	282,224	25,333	116,873	0	424,429	3,849,083	0
Total Liabilities & Fund Equity	301,219	25,333	116,873	0	443,425	3,849,083	2,810,000

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 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	10	10	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,633	123	(0.08)%
Expenditures					
Legislative					
Supervisor Fees	4,000	2,667	4,000	(1,333)	0.00%
Financial & Administrative					
Administrative Services	5,400	3,600	4,198	(598)	22.25%
District Management	20,000	13,333	13,333	0	33.33%
District Engineer	12,200	8,133	13,650	(5,517)	(11.88)%
Disclosure Report	1,000	667	0	667	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	3,333	3,333	0	33.33%
Accounting Services	13,150	8,767	8,767	0	33.33%
Auditing Services	3,200	3,200	3,223	(23)	(0.71)%
Printed Agenda	1,200	800	0	800	100.00%
Public Officials Liability Insurance	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	500	117	383	84.40%
Dues, Licenses & Fees	800	597	735	(138)	8.12%
Miscellaneous Fees	0	0	2,100	(2,100)	0.00%
Website Fees & Maintenance	2,100	1,400	1,400	0	33.33%
Legal Counsel					
District Counsel	10,000	6,667	4,692	1,975	53.08%
Electric Utility Services					
Utility-Fountains	2,500	1,667	1,401	265	43.94%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	2,333	14,241	(11,907)	(306.87)%
Lake/Pond Bank Maintenance	42,083	28,055	15,410	12,645	63.38%
Aquatic Maintenance	6,820	4,547	3,045	1,502	55.35%
Mitigation Area Monitoring & Maintenance	6,000	4,000	13,878	(9,878)	(131.29)%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	474	0	474	100.00%
Stormwater System Maintenance	2,500	1,667	0	1,667	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>109,540</u>	<u>117,963</u>	<u>(8,423)</u>	<u>24.63%</u>
Excess of Revenues Over (Under) Expenditures	0	46,970	38,670	(8,300)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	46,970	38,670	(8,300)	0.00%
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u>0</u>	<u>46,970</u>	<u>282,224</u>	<u>235,254</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 5/31/2018

(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	62	62	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>20,412</u>	<u>62</u>	<u>0.31%</u>
Expenditures				
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>(25,088)</u>	<u>(25,088)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(25,088)</u>	<u>(25,088)</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>25,333</u>	<u>25,333</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 5/31/2018
 (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	1,522	1,522	0.00%
Special Assessments				
Tax Roll	243,152	243,308	156	0.06%
Debt Service Prepayments	0	9,548	9,548	0.00%
Total Revenues	<u>243,152</u>	<u>254,378</u>	<u>11,226</u>	<u>4.62%</u>
Expenditures				
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	113,024	45,128	28.53%
Principal	85,000	85,000	0	0.00%
Total Expenditures	<u>243,152</u>	<u>388,010</u>	<u>(144,858)</u>	<u>(59.58)%</u>
Excess of Revenues Over (Under) Expenditures	0	(133,632)	(133,632)	0.00%
Other Financing Sources (Uses)				
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%
Total Other Financing Sources (Uses)	<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 5/31/2018
 (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	(122,629)	(122,629)	0.00%
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>116,873</u>	<u>116,873</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 5/31/2018

(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
May 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 100
SunTrust Escrow	Money Market Account	35,180
	Total General Fund Investments	<u>\$ 35,280</u>
The Bank of Tampa	Money Market Account	\$ 25,333
	Total Reserve Fund Investments	<u>\$ 25,333</u>
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 1,467
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	43,090
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	63,028
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	2
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	4
	Total Debt Service Fund Investments	<u>\$ 107,591</u>

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2018 Through 5/31/2018

<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>1,830.54</u>
		Total 001 - General Fund	1,830.54

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund - Series 2005/2017

From 5/1/2018 Through 5/31/2018

<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>2,516.65</u>
		Total 200 - Debt Service Fund - Series 2005/2017	<u>2,516.65</u>
Report Balance			<u><u>4,347.19</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
EarthBalance Corporation	10/31/2017	41312	Hurricane Debris Cleanup	6,400.00
			Total 001 - General Fund	6,400.00
Report Total				6,400.00

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/18.
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.