



Rizzetta & Company

Catalina @ Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

November 30, 2017

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet
As of 11/30/2017
(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	306,374	0	0	0	306,374	0	0
Investments	35,272	0	158,455	6,052	199,779	0	0
Investments--Reserves	0	50,433	0	0	50,433	0	0
Accounts Receivable	124,521	0	171,196	0	295,717	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	426	0	0	0	426	0	0
Due From Other Funds	0	20,350	72,112	0	92,462	0	0
Amount Available in Debt Service	0	0	0	0	0	0	401,763
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,393,237
Fixed Assets	0	0	0	0	0	3,849,083	0
Total Assets	<u>466,594</u>	<u>70,783</u>	<u>401,763</u>	<u>6,052</u>	<u>945,192</u>	<u>3,849,083</u>	<u>2,795,000</u>
Liabilities							
Accounts Payable	2,164	0	0	0	2,164	0	0
Accrued Expenses Payable	2,000	0	0	0	2,000	0	0
Due To Other Funds	92,462	0	0	0	92,462	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	2,795,000
Total Liabilities	<u>96,626</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>96,626</u>	<u>0</u>	<u>2,795,000</u>
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	126,414	20,363	162,261	3,148	312,186	0	0
Total Fund Equity & Other Credits	<u>369,968</u>	<u>70,783</u>	<u>401,763</u>	<u>6,052</u>	<u>848,566</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>466,594</u>	<u>70,783</u>	<u>401,763</u>	<u>6,052</u>	<u>945,192</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 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3	3	0.00%
Special Assessments					
Tax Roll	156,510	156,510	156,622	112	(0.07)%
Total Revenues	156,510	156,510	156,625	115	(0.07)%
Expenditures					
Legislative					
Supervisor Fees	4,000	667	1,000	(333)	75.00%
Financial & Administrative					
Administrative Services	5,400	900	1,498	(598)	72.25%
District Management	20,000	3,333	3,333	0	83.33%
District Engineer	12,200	2,033	2,091	(58)	82.85%
Disclosure Report	1,000	167	0	167	100.00%
Trustees Fees	3,233	539	539	0	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	833	833	0	83.33%
Accounting Services	13,150	2,192	2,192	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	2,475	2,250	2,250	0	9.09%
Legal Advertising	750	125	0	125	100.00%
Dues, Licenses & Fees	800	292	175	117	78.12%
Website Fees & Maintenance	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	10,000	1,667	2,014	(347)	79.86%
Electric Utility Services					
Utility-Fountains	2,500	417	395	22	84.21%
Stormwater Control					
Fountain Service Repairs & Maintenance	3,500	583	377	206	89.22%
Lake/Pond Bank Maintenance	42,083	7,014	0	7,014	100.00%
Aquatic Maintenance	6,820	1,137	870	267	87.24%
Mitigation Area Monitoring & Maintenance	6,000	1,000	4,643	(3,643)	22.61%
Aquatic Plant Replacement	711	119	0	119	100.00%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 11/30/2017

(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	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>33,885</u>	<u>30,211</u>	<u>3,674</u>	<u>80.70%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>122,626</u>	<u>126,414</u>	<u>3,789</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>122,626</u>	<u>126,414</u>	<u>3,789</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	243,554	243,554	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>122,626</u></u>	<u><u>369,968</u></u>	<u><u>247,343</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 11/30/2017

(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	13	13	0.00%
Special Assessments				
Tax Roll	20,350	20,350	0	0.00%
Total Revenues	<u>20,350</u>	<u>20,363</u>	<u>13</u>	<u>0.06%</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	20,363	20,363	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,363	20,363	0.00%
Fund Balance, Beginning of Period	0	50,420	50,420	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>70,783</u></u>	<u><u>70,783</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 11/30/2017

(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	357	357	0.00%
Special Assessments				
Tax Roll	243,152	243,308	156	0.06%
Total Revenues	<u>243,152</u>	<u>243,665</u>	<u>513</u>	<u>0.21%</u>
Expenditures				
Debt Service				
Interest	158,152	78,260	79,892	50.51%
Principal	85,000	0	85,000	100.00%
Total Expenditures	<u>243,152</u>	<u>78,260</u>	<u>164,892</u>	<u>67.81%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>165,405</u>	<u>165,405</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(3,144)	(3,144)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>162,261</u>	<u>162,261</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	239,502	239,502	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>401,763</u></u>	<u><u>401,763</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 10/1/2017 Through 11/30/2017

(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	4	4	0.00%
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	3,144	3,144	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3,148</u>	<u>3,148</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,903	2,903	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>6,052</u></u>	<u><u>6,052</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
November 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 98
SunTrust Escrow	Money Market Account	35,174
	Total General Fund Investments	\$ 35,272
The Bank of Tampa	Money Market Account	\$ 50,443
	Total Reserve Fund Investments	\$ 50,443
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 97,416
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	61,039
	Total Debt Service Fund Investments	\$ 158,455
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 6,052
	Total Capital Project Fund Investments	\$ 6,052

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2017 Through 11/30/2017

<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>124,521.01</u>
		Total 001 - General Fund	124,521.01

Catalina at Winkler Preserve Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2017 Through 11/30/2017

<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>171,196.13</u>
		Total 200 - Debt Service Fund	<u>171,196.13</u>
Report Balance			<u><u>295,717.14</u></u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2017

001 - General Fund

From 11/1/2017 Through 11/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Florida Power and Light Company	11/28/2017	11246-08348 11/17	17213 Wrigley Cir #Aerator 11/17	63.00
Hopping Green & Sams	11/30/2017	97273	General/Monthly Legal Services 10/17	1,358.12
Catalina at Winkler Homeowner's Association, Inc.	11/30/2017	Nov-17	Reimb HOA for Electric Service for Aerator System 11/17	140.00
Barraco and Associates, Inc.	12/15/2017	17972	Engineering Services 10/17	602.41
			Total 001 - General Fund	2,163.53
Report Total				2,163.53

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
November 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 11/30/17.
2. See EMMA (Electronic Municipal Market Access) at <http://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 – Payments for Invoice FY17-18 in the amount of \$102,328.01 were received in December 2017.
6. Debt Service Fund – Payments for Invoice FY17-18 in the amount of \$140,684.39 were received in December 2017.