



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

**Financial Statements
(Unaudited)**

August 31, 2019

Prepared by: Rizzetta & Company, Inc.

catalinacdd.org
rizzetta.com

Catalina at Winkler Preserve Community Development District

Balance Sheet

As of 8/31/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund - Series 2005/2017	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	121,662	0	0	121,662	0	0
Investments	185,670	0	124,466	310,136	0	0
Investments--Reserves	0	53,061	0	53,061	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	583	0	0	583	0	0
Deposits	426	0	0	426	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	124,466
Amount To Be Provided Debt Service	0	0	0	0	0	2,560,534
Fixed Assets	0	0	0	0	3,849,083	0
Total Assets	<u>308,341</u>	<u>53,061</u>	<u>124,466</u>	<u>485,867</u>	<u>3,849,083</u>	<u>2,685,000</u>
Liabilities						
Accounts Payable	172	0	0	172	0	0
Accrued Expenses Payable	1,713	0	0	1,713	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,685,000
Total Liabilities	<u>1,886</u>	<u>0</u>	<u>0</u>	<u>1,886</u>	<u>0</u>	<u>2,685,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	248,620	25,345	128,587	402,553	3,849,083	0
Net Change in Fund Balance	57,835	27,716	(4,121)	81,429	0	0
Total Fund Equity & Other Credits	<u>306,455</u>	<u>53,061</u>	<u>124,466</u>	<u>483,982</u>	<u>3,849,083</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>308,341</u>	<u>53,061</u>	<u>124,466</u>	<u>485,867</u>	<u>3,849,083</u>	<u>2,685,000</u>

See Notes to Unaudited Financial Statements

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	384	384	0.00%
Special Assessments					
Tax Roll	163,432	163,432	164,618	1,186	(0.72)%
Total Revenues	163,432	163,432	165,002	1,570	(0.96)%
Expenditures					
Legislative					
Supervisor Fees	4,000	3,667	4,000	(333)	0.00%
Financial & Administrative					
Administrative Services	5,400	4,950	4,950	0	8.33%
District Management	20,000	18,333	18,333	0	8.33%
District Engineer	13,500	12,375	13,786	(1,411)	(2.11)%
Disclosure Report	1,000	1,000	0	1,000	100.00%
Trustees Fees	3,500	3,500	2,917	583	16.66%
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	4,583	4,583	0	8.33%
Accounting Services	13,150	12,054	12,054	0	8.33%
Auditing Services	3,200	3,200	3,323	(123)	(3.84)%
Printed Agendas	1,200	1,100	0	1,100	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Miscellaneous Mailings	400	367	1,095	(728)	(173.65)%
Bank Fees	300	275	0	275	100.00%
Dues, Licenses & Fees	735	735	175	560	76.19%
Website Fees & Maintenance	2,100	1,925	1,925	0	8.33%
Legal Counsel					
District Counsel	10,000	9,167	4,312	4,854	56.87%
Electric Utility Services					
Utility-Fountains	2,500	2,292	3,268	(976)	(30.70)%
Stormwater Control					
Fountain Service Repairs & Maintenance	6,544	5,999	3,019	2,979	53.86%
Lake/Pond Bank Maintenance	42,083	38,576	1,740	36,836	95.86%
Aquatic Maintenance	5,220	4,785	6,258	(1,473)	(19.88)%
Mitigation Area Monitoring & Maintenance	10,026	9,191	8,256	935	17.65%

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	711	652	3,272	(2,620)	(360.19)%
Stormwater System Maintenance	2,500	2,292	0	2,292	100.00%
Other Physical Environment					
Property Insurance	131	131	119	12	9.16%
General Liability Insurance	2,475	2,475	2,250	225	9.09%
Total Expenditures	<u>163,432</u>	<u>151,379</u>	<u>107,167</u>	<u>44,212</u>	<u>34.43%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>12,053</u>	<u>57,835</u>	<u>45,782</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>12,053</u>	<u>57,835</u>	<u>45,782</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	248,620	248,620	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>12,053</u></u>	<u><u>306,455</u></u>	<u><u>294,402</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 8/31/2019

(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	616	616	0.00%
Special Assessments				
Tax Roll	<u>27,100</u>	<u>27,100</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>27,100</u>	<u>27,716</u>	<u>616</u>	<u>2.27%</u>
Expenditures				
Contingency				
Capital Reserves	<u>27,100</u>	<u>0</u>	<u>27,100</u>	<u>100.00%</u>
Total Expenditures	<u>27,100</u>	<u>0</u>	<u>27,100</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>27,716</u>	<u>27,716</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>27,716</u>	<u>27,716</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	25,345	25,345	0.00%
Fund Balance, End of Period	<u>0</u>	<u>53,061</u>	<u>53,061</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 10/1/2018 Through 8/31/2019
 (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	3,108	3,108	0.00%
Special Assessments				
Tax Roll	<u>209,795</u>	<u>210,336</u>	<u>540</u>	<u>0.25%</u>
Total Revenues	<u>209,795</u>	<u>213,444</u>	<u>3,648</u>	<u>1.74%</u>
Expenditures				
Debt Service				
Interest	94,795	92,565	2,230	2.35%
Principal	<u>115,000</u>	<u>125,000</u>	<u>(10,000)</u>	<u>(8.69)%</u>
Total Expenditures	<u>209,795</u>	<u>217,565</u>	<u>(7,770)</u>	<u>(3.70)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,121)</u>	<u>(4,121)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(4,121)</u>	<u>(4,121)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	128,587	128,587	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>124,466</u></u>	<u><u>124,466</u></u>	<u><u>0.00%</u></u>

Catalina at Winkler Preserve CDD
Investment Summary
August 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2019</u>
State Board of Administration	Local Government Investment Pool	\$ 103
SunTrust Escrow	Money Market Account	35,239
The Bank of Tampa	Money Market Account	150,328
	Total General Fund Investments	<u>\$ 185,670</u>
The Bank of Tampa ICS Program:		
United Bank	Money Market Account	\$ 53,061
	Total Reserve Fund Investments	<u>\$ 53,061</u>
Hancock Bank Series 2017 COI	Federated Gov Oblig #5	\$ 60,899
Hancock Bank Series 2017 Revenue	Federated Gov Oblig #5	63,539
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	3
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	8
Hancock Bank Series 2017 Reserve	Federated Gov Oblig #5	17
	Total Debt Service Fund Investments	<u>\$ 124,466</u>

Catalina at Winkler Preserve Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2019

001 - General Fund

From 8/1/2019 Through 8/31/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Florida Power and Light Company	8/27/2019	11246-08348 08/19	17213 Wrigley Cir #Aerator 07/26/19-08/27/19	64.79
Hopping Green & Sams	8/30/2019	109533	General/Monthly Legal Services 07/19	107.50
			Total 001 - General Fund	172.29
Report Total				172.29

Catalina at Winkler Preserve Community Development District
Notes to Unaudited Financial Statements
August 31, 2019

Balance Sheet

1. Trust statement activity has been recorded through 08/31/19.
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.