

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2017	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$209,035.20	\$209,035.20
TOTAL REVENUES	\$209,035.20	\$209,035.20
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$209,035.20	\$209,035.20
Administrative Subtotal	\$209,035.20	\$209,035.20
TOTAL EXPENDITURES	\$209,035.20	\$209,035.20
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts: 4.0%

Gross assessments \$217,745.00

Notes:

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$197,761.00
⁽¹⁾ Lee County 4.0% Collection Cost:	\$8,240.04
⁽¹⁾ Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$408.90
2019/2020 Total:	<u><u>\$206,409.94</u></u>

2018/2019	\$190,532.00
2019/2020	\$197,761.00
Total Difference:	<u><u>\$7,229.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		Proposed Increase / Decrease	
	<u>2018/2019</u>	<u>2019/2020</u>	\$	%
Series 2017 Debt Service - Single Fami	\$791.80	\$791.80	\$0.00	0.00%
Operations/Maintenance - Single Famil	\$705.25	\$731.95	\$26.70	3.79%
Total	<u><u>\$1,497.05</u></u>	<u><u>\$1,523.75</u></u>	<u><u>\$26.70</u></u>	<u><u>1.78%</u></u>

⁽¹⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$197,761.00
EARLY PAYMENT DISCOUNT	4.0%	\$8,240.04
⁽⁵⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		\$408.90
TOTAL O&M ASSESSMENT		<u>\$206,409.94</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017</u>		<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>DEBT</u>	
		<u>SERVICE</u> ^{(1) (2)}		<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>		<u>SERVICE</u> ⁽³⁾	<u>TOTAL</u> ^{(4) (5)}
SINGLE FAMILY	282	275	1.00	282.00	100.00%	\$206,409.94	\$731.95	\$791.80	\$1,523.75
	<u>282</u>	<u>275</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$206,409.94</u>			
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						<u>(\$8,648.94)</u>			
Net Revenue to be Collected						<u>\$197,761.00</u>			

⁽¹⁾ Reflects seven (7) Series 2017 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2017 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2019 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁵⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.