



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting May 9, 2023

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.catalinacdd.org

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Board of Supervisors	Keith Sherman Joseph Molon Butch Johnston Dick Bonito Douglas Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk PLLC
District Engineer	Carl Barraco	Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.catalinacdd.org

May 1, 2023

Board of Supervisors
**Catalina at Winkler Preserve
Community Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Wednesday, March 29, 2023 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 29, 2023 Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for March 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of the Proposed Budget for Fiscal Year 2023/2024 Tab 3
 - B. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon..... Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 5
 - 1. Presentation of the Registered Voter Count Tab 6
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

Cc: Lauren Gentry, Kilinski | VanWyk PLLC

Tab 1

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MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, March 29, 2023 at 2:31 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
Joe Molon	Board Supervisor, Vice Chairman
Dick Bonito	Board Supervisor, Assistant Secretary
Butch Johnston	Board Supervisor, Assistant Secretary
Douglas Thompson	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Kilinski I VanWyk PLLC
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Ean Sims	Solitude Lake Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to audience comments. There were none.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on February 14, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 14, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 14, 2023, for the Catalina at Winkler Preserve Community Development District.

48 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for
January and February 2023**

49
50
51
52 Ms. Bandon provided an overview of the operations and maintenance
53 expenditures for the months of August 2022 through February 2023. She reviewed the
54 Intaact account system that will allow Board members to access the invoices received
55 and paid. She asked if there were any questions. There were none.
56

57 On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board
58 Approved the Operations and Maintenance Expenditures for the Months of August 2022
59 through February 2023, for the Catalina at Winkler Preserve Community Development
60 District.

61 **FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of
Board Supervisor, John Kirkbride**

62
63
64
65 Ms. Bandon presented the letter of resignation received from Board Supervisor
66 John Kirkbride and asked if there were any questions. There were none.
67

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board
Accepted the Resignation of Board Supervisor John Kirkbride, for the Catalina at
Winkler Preserve Community Development District.

68
69 **SIXTH ORDER OF BUSINESS**

**Appointment of Board Supervisor to
Fill Seat #5, with a Term to Expire
November 2024**

70
71
72
73 Ms. Bandon asked if the Board had someone to appoint to fill the vacancy
74 created by the resignation of Mr. Kirkbride. Mr. Sherman nominated Mr. Doug
75 Thompson.
76

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board
Appointed Mr. Douglas Thompson to the Board of Supervisors, Seat #5, with a Term
to Expire November 2024, for the Catalina at Winkler Preserve Community
Development District.

77
78 Ms. Bandon administered the Oath of Office to Mr. Thompson and advised Mr.
79 Thompson that he may elect to receive or waive compensation for his attendance at
80 meetings. Mr. Thompson advised that he would like to receive compensation.
81

82 Ms. Gentry provided a brief overview of the Sunshine and Public Records Laws
83 as well as ethics considerations.
84

85 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,
Redesignating Officers of the District**

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87
88
89
90

Ms. Bandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2023-02, Redesignating Officers of the District as Follows: Mr. J Keith Sherman to Serve as Chairman, Mr. Joe Molon to Serve as Vice Chairman, and Mr. Butch Johnston, Mr. Richard Bonito, Mr. Douglas Thompson, Ms. Belinda Bandon, Ms. Melissa Dobbins, and Mr. Matthew Huber to Serve as Assistant Secretaries, for the Catalina at Winkler Preserve Community Development District.

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EIGHTH ORDER OF BUSINESS

**Discussion Regarding O&M
Expenditures and Approval of Prior
Months**

This item was discussed in the Fourth Order of Business.

NINTH ORDER OF BUSINESS

**Update Regarding Lake Water
Quality/Test Results**

Mr. Sims provided an update on recent test results; he advised that all lakes are below the acceptable minimum for e-coli although there has been not change in the salinity. Mr. Sims responded to questions from the Board and advised that there is still no project that will negate salinity.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Gentry reviewed items to be discussed at the next Legislative Session that could affect CDD's, which is scheduled to end May 5th.
- B. District Engineer
Mr. Kayne advised that he reached out to Lee County regarding the surface water restoration project as discussed by the Board and Lee County is willing to work with the community in these unprecedented times. He advised that he has also reached out MRI related to operational procedures and the proposal provided did not include fuel and so that cost would fall to the District; he further advised that mobilization time would be approximately one week. He emphasized that this would be a large expenditure on a project that is experimental in nature. It is uncertain whether the project will reduce salinity levels to a level appropriate for irrigation.

Mr. Sherman advised that he spoke with an HOA Board Member and the HOA has decided to turn the irrigation system back on although it is having difficulty sustaining itself. Mr. Sherman advised that the HOA has found a

126 product called Carbon 1 which negates salinity in the soil and the HOA
127 intends to spray the product on the property to offset the salinity from the
128 water. Mr. Sherman advised that the process the CDD is considering
129 undertaking has unknown results and so unless something changes he
130 recommends not moving forward with this project as the impact is unknown.
131 Board discussion ensued.
132

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Suspended the Lake Isolation and Pumping Project, and Further Authorized Mr. Sherman to Communicate this to the HOA, for the Catalina at Winkler Preserve Community Development District.

133
134 The Board directed Staff to have Solitude continue with Salinity testing of
135 Lake 1, with samples taken from the bottom of the lake, once per month.
136

137 C. District Manager

138 Ms. Blandon advised that the next regular meeting of the Board of
139 Supervisors is scheduled for Tuesday, May 9, 2023 at 2:30 p.m.
140

141 Ms. Blandon provided an update related to the FEMA process. Discussion
142 ensued.
143

144 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

145
146 Ms. Blandon opened the floor to Supervisor requests and comments.
147

148 Mr. Sherman addressed Ms. Knecht regarding the issue behind her home and
149 advised that it is not a CDD issue; he advised that he has reviewed the documentation
150 provided by Ms. Knecht and nothing has changed, it is not a CDD issue.
151

152 **TWELFTH ORDER OF BUSINESS**

Adjournment

153
154 Ms. Blandon stated there are no other agenda items to come before the Board and
155 asked for a motion to adjourn the meeting.
156

On a Motion by Mr. Johnston, seconded by Mr. Molon, with all in favor, the Board adjourned the meeting at 3:31 p.m. for the Catalina at Winkler Preserve Community Development District.

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160

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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Operation and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **18,224.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100065	25466	Engineering Services Through 02/16/23	\$ 600.00
Barraco and Associates, Inc.	100065	25467	Engineering Services Through 02/16/23	\$ 4,938.75
EarthBalance	100066	45301	Preserve Maintenance 02/23	\$ 2,495.00
Florida Power & Light Company	100069	09846-68343 02/23	17043 Tremont St #Aerator 02/23	\$ 26.85
Kilinski / Van Wyk, PLLC	100067	5695	Legal Service 01/23	\$ 2,575.25
Kilinski / Van Wyk, PLLC	100071	6166	Legal Service 02/23	\$ 2,932.02
Rizzetta & Company, Inc.	100064	INV0000078021	District Management Fees 03/23	\$ 4,264.09
Solitude Lake Management, LLC	100070	PSI-47246	Lake & Pond Monthly- Fountain Maint 02/01/23 - 04/30/23	\$ 129.00
Solitude Lake Management, LLC	100070	PSI-47247	Aerator Maintenance 02/01/23 - 04/30/23	\$ 264.00
Report Total				<u>\$ 18,224.96</u>

Tab 3



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

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Proposed Budget for Fiscal Year 2023/2024

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	1
Reserve Fund Budget for Fiscal Year 2022/2023	2
Debt Service Fund Budget for Fiscal Year 2022/2023	3
Assessments Charts for Fiscal Year 2022/2023	4
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13



Rizzetta & Company

**Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 826	\$ 1,652	\$ -	\$ 1,652	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 151,271	\$ 151,271	\$ 151,203	\$ (68)	\$ 150,350	\$ (853)	
8								
9	TOTAL REVENUES	\$ 152,097	\$ 152,923	\$ 151,203	\$ 1,584	\$ 150,350	\$ (853)	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 152,097	\$ 152,923	\$ 151,203	\$ 1,584	\$ 150,350	\$ (853)	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
21	Financial & Administrative							
22	Administrative Services	\$ 2,950	\$ 5,899	\$ 5,900	\$ 1	\$ 6,136	\$ 236	COL Increase
23	District Management	\$ 10,926	\$ 21,852	\$ 21,852	\$ -	\$ 22,727	\$ 875	COL Increase
24	District Engineer	\$ 16,074	\$ 32,148	\$ 13,500	\$ (18,648)	\$ 13,500	\$ -	
25	Trustees Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	As per Hancock
26	Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,682	\$ 219	COL Increase
27	Financial & Revenue Collections	\$ 2,732	\$ 5,463	\$ 5,463	\$ -	\$ 5,382	\$ (81)	COL Increase
28	Accounting Services	\$ 7,927	\$ 15,854	\$ 15,854	\$ -	\$ 16,488	\$ 634	COL Increase
29	Auditing Services	\$ -	\$ -	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	As per agreement with BTEGF
30	Miscellaneous Mailings	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	Est.
31	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,280	\$ 230	As per estimate provided by Egis
32	Legal Advertising	\$ 620	\$ 1,240	\$ 400	\$ (840)	\$ 400	\$ -	
33	Dues, Licenses & Fees	\$ 924	\$ 924	\$ 735	\$ (189)	\$ 1,000	\$ 265	Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Florida Department of Economic Opportunity Annual Fee \$ 175.00.
34	Misc Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Tax Collector /Property Appraiser Fees	\$ 282	\$ 282	\$ 282	\$ -	\$ 282	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel
36	Website Hosting, Maintenance, Backup (and	\$ 1,050	\$ 3,000	\$ 3,000	\$ -	\$ 3,300	\$ 300	Per contract costs ADASC costs \$ 900.00 per year
37	Legal Counsel	\$ 9,792	\$ 19,584	\$ 10,000	\$ (9,584)	\$ 10,000	\$ -	Lauren to confirm
38	District Counsel							
39								
40	Administrative Subtotal	\$ 68,973	\$ 121,942	\$ 96,699	\$ (25,243)	\$ 99,377	\$ 2,678	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Electric Utility Services							
45	Utility-Fountains	\$ 302	\$ 604	\$ 4,800	\$ 4,196	\$ 4,800	\$ -	
46	Stormwater Control							
47	Aquatic Maintenance	\$ 2,648	\$ 5,296	\$ 5,585	\$ 289	\$ 5,809	\$ 223	Solitude Lake Management Increase Included
48	Fountain Service Repairs & Maintenance	\$ 1,267	\$ 2,534	\$ 5,840	\$ 3,306	\$ 6,716	\$ 876	Solitude Lake Management Increase Included plus \$ 2,000 for repairs
49	Lake/Pond Bank Maintenance	\$ 6,140	\$ 12,280	\$ 20,000	\$ 7,720	\$ 15,122	\$ (4,878)	To be discussed with Supevisors
50	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 13,280	\$ 13,280	\$ 13,280	\$ -	4 Maintenance Events @ \$ 2, 495.00 each. Plus allowance for buffer plantings \$ 3, 300.00.
51	Stormwater System Maintenance	\$ -	\$ -	\$ 1,764	\$ 1,764	\$ 1,764	\$ 0	
52	Other Physical Environment							
53	General Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,280	\$ 230	As per estimate provided by Egis
54	Property Insurance	\$ 169	\$ 169	\$ 185	\$ 16	\$ 203	\$ 18	As per estimate provided by Egis
55	Hurricane Related Expenses	\$ 10,358	\$ 10,358	\$ -	\$ (10,358)	\$ -	\$ -	
56	Field Operations Subtotal	\$ 23,617	\$ 33,974	\$ 54,504	\$ 20,530	\$ 50,973	\$ (3,531)	
57								
58	Contingency for County TRIM Notice							
59								
60	TOTAL EXPENDITURES	\$ 92,588	\$ 155,916	\$ 151,203	\$ (4,713)	\$ 150,350	\$ (853)	
61								
62	EXCESS OF REVENUES OVER	\$ 59,509	\$ (2,993)	\$ -	\$ (3,129)	\$ -	\$ (0)	

**Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for	Budget for 2023/2024	Budget Increase (Decrease) vs	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1,983	\$ 3,966	\$ -	\$ 3,966	\$ -	\$ -	
6	Special Assessments						\$ -	
7	Tax Roll*	\$ 29,913	\$ 29,913	\$ 29,184	\$ 729	\$ 30,661	\$ 1,477	Increase as per Reserve Study Recommendations
8							\$ -	
9	TOTAL REVENUES	\$ 31,896	\$ 29,913	\$ 29,184	\$ 4,695	\$ 30,661	\$ 1,477	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 31,896	\$ 29,913	\$ 29,184	\$ 4,695	\$ 30,661	\$ 1,477	
14								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ -	\$ -	\$ 29,184	\$ (29,184)	\$ 30,661	\$ 1,477	
21								
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 29,184	\$ (29,184)	\$ 30,661	\$ 1,477	
23								
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 31,896	\$ 29,913	\$ -	\$ 33,879	\$ -	\$ -	

**Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2017	Budget for 2023/2024
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 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$181,010.82
Lee County Early Payment Discount @:	4%	\$7,542.12
Tax Collector Fee (\$1.84 PER PARCEL / LINE)		\$518.88
2023/2024 Total:		<u>\$189,071.81</u>

2022/2023 O&M Budget	\$181,116.00
2023/2024 O&M Budget	\$181,010.82
Total Difference:	<u>-\$105.18</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2017 Debt Service - Single Family	\$791.80	\$791.80	\$0.00	0.00%
Operations/Maintenance - Single Family	\$670.47	\$670.47	\$0.00	0.00%
Total	\$1,462.27	\$1,462.27	\$0.00	0.00%

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$181,010.82
EARLY PAYMENT DISCOUNT	4.0%	\$7,542.12
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE) ⁽⁵⁾		\$518.88
TOTAL O&M ASSESSMENT		<u>\$189,071.81</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 DEBT SERVICE</u> ^{(1) (2)}		<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
				<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>			
SINGLE FAMILY	282	275	1.00	282.00	100.00%	\$189,071.81	\$670.47	\$791.80	\$1,462.27
	<u>282</u>	<u>275</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$189,071.81</u>			

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%): **(\$8,061.00)**

Net Revenue to be Collected **\$181,010.82**

⁽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 early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2023 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 fee increased to \$1.84 per parcel for 2023. Collection fee in 2022 was \$1.45 per parcel.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



Rizzetta & Company

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 4

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Catalina at Winkler Preserve Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 8, 2023
HOUR:	2:30 p.m.
LOCATION:	Rizzetta & Company, Inc. 9530 Marketplace Road, Suite 206 Fort Myers, Florida 33912

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or

any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF MAY, 2023.

ATTEST:

**CATALINA AT WINKLER PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget

Tab 5



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 8, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 1, 2, & 5):** November 5, 2024

May 1

**District
Manager's
Report**

2023

FINANCIAL SUMMARY

3/31/2023

General Fund Cash & Investment Balance	\$124,565
Reserve Fund Investment Balance	\$301,343
Debt Service Fund Investment Balance	\$284,826
Total Cash and Investment Balances	\$710,734
General Fund Expense Variance:	\$13,637 Over budget

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FEMA Update: A new program delivery manager has been assigned. We have completed upload and submittal of all requested information this is a work in progress.

Tab 6

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
[REDACTED]	[REDACTED]
Catalina @ Winkler Preserve	526
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com