

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS MEETING
MAY 6, 2015**

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA May 6, 2015 at 3:30 p.m.

At the office Rizzetta & Company, Inc., located at 9530 Marketplace Rd., Ste. 206, Ft. Myers, FL 33912

District Board of Supervisors	J. Keith Sherman John Kirkbride Floyd "Butch" Johnston Richard Bonito Louis Sanchez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Molly Maggiano	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Hopping Green & Sams, P.A.
District Engineer	Carl Barraco	Barraco & Associates, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **3:30 p.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 • 9530 MARKETPLACE ROAD, SUITE 206 • FORT MYERS, FL 33912

April 28, 2015

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, May 06, 2015 at 3:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the advance agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee Meeting held on March 18, 2015 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisor's Meeting held on March 18, 2015 Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures For the Month of March 2015 Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Hopping Green & Sams Fee Letter Tab 4
 - B. Presentation of Proposed Budget for Fiscal Year 2015/2016 Tab 5
 1. Consideration of Resolution 2015-02, Approving a Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Tab 6
 - C. Consideration of Resolution 2015-03, Adopting a Meeting Schedule for Fiscal Year 2015/2016 Tab 7
 - D. Consideration of Resolution 2015-04, Designating Public Depository Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 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,

Molly A. Maggiano

Molly A. Maggiano
District Manager

Cc: Lindsay Whelan, Hopping Green & Sams, PA

Tab 1

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee of the Catalina at Winkler Preserve Community Development District was held on **Wednesday, March 18, 2015 at 3:35 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	Committee Member
John Kirkbride	Committee Member
Butch Johnston	Committee Member
Richard Bonito	Committee Member
Louis Sanchez	Committee Member

Also present were:

Molly Maggiano	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A.
	(via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Proposals Received in
Response to the RFP for Auditing Services**

Ms. Maggiano provided an overview of the ranking process and reviewed the evaluation criteria. She distributed ranking sheets to each of the Committee Members and asked that they each rank the proposals received from Berger, Toombs, Elam, Gaines & Frank; Carr, Riggs & Ingram; Grau & Associates; McDirmit Davis & Company, LLC; and Stroemer & Company, LLC. Ms. Whelan advised of the process for treatment of the industry discount by Stroemer & Company; she advised the proposed fee is prior to the industry discount and the fee must be ranked prior to deduction of the discount. Ms. Maggiano collected the ranking sheets and announced the results as follows: Grau & Associates ranked highest, followed by, Berger, Toombs, Elam Gaines & Frank, ranked second; Stroemer & Company, LLC, ranked third; McDirmit Davis, ranked fourth; and Carr, Riggs & Ingram, ranked fifth.

<p>On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Audit Committee recommended that the Board of Supervisors of the Catalina at Winkler Preserve Community Development District enter into a contract with Grau & Associates, as the highest ranked submitting firm for Auditing Services for Fiscal Year End September 30, 2015 with two optional renewlas, for the Audit Committee of the Catalina at Winkler Preserve Community Development District.</p>

THIRD ORDER OF BUSINESS

Adjournment

Ms. Maggiano stated there are no other agenda items to come before the Committee. She asked for a motion to adjourn the meeting.

<p>On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Audit Committee adjourned the meeting at 3:53 p.m. for the Audit Committee of the Catalina at Winkler Preserve Community Development District.</p>

Tab 2

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, March 18, 2015 at 3:55 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
John Kirkbride
Butch Johnston
Dick Bonito
Louis Sanchez

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret
Lindsay Whelan

District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green & Sams, P.A.
(via speaker phone)
District Engineer, Barraco & Associates, Inc.
Barraco & Associates, Inc.

Wes Kayne
Doug Tarn

FIRST ORDER OF BUSINESS

Call to Order

Ms. Maggiano called the meeting to order and conducted roll call. She stated for the record that she administered the Oath of Office to Mr. Sanchez prior to the onset of the meeting. Ms. Whelan provided an overview of public records, sunshine, and ethics laws. Mr. Sanchez elected to receive supervisor compensation.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Maggiano stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Audit
Committee Meeting held on November
19, 2014**

Ms. Maggiano presented the minutes of the Audit Committee Meeting held on November 19, 2014. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on November 19, 2014, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 19, 2014**

Ms. Maggiano presented the minutes of the Board of Supervisors' Meeting held on November 19, 2014. She asked if there were any revisions to the minutes. 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 November 19, 2014, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of November and December 2014
and January and February 2015**

Ms. Maggiano presented the operations and maintenance expenditures for the period of November 1-30, 2014 which total \$5,238.56, the period of December 1-31, 2014 which total \$7,282.91, the period of January 1-31, 2015 which totaled \$8,750.94, and the period of February 1-28, 2015 which total \$10,352.25. She asked if there were any questions. Discussion ensued regarding notice from LakeMasters prior to their visits for treatment of the lakes.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of November and December 2014 and January and February 2015, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Ms. Maggiano advised that prior to the onset of this meeting, the Audit Committee held a meeting to evaluate and rank the proposals received in response to the RFP for Auditing Services. She advised that the Committee recommends the Board enter into a contract/engagement letter with Grau & Associates as the highest ranked firm.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board accepted the recommendation of the Audit Committee to enter into a contact with Grau & Associates as the highest ranked responding firm, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Website Contract

Ms. Maggiano provided an overview of the Brochure and Contract provided by Rizzetta Technology Services for website development and maintenance as required by Senate Bill 1632; which requires special districts to maintain an official web site effective October 1, 2015. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board approved the Contract with Rizzetta Technology Services, in substantial form, for a new website with ongoing monthly hosting and establishment of email accounts for the Board members, along with ongoing email services, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Lake Bank Remediation

Ms. Maggiano advised she received proposals from Copeland Southern Enterprises, Inc. and Crocker Land Development, LLC for remediation of lake banks 1 and 3. She further advised the line item budget is \$60,000 for lake bank remediation in the current year.

Mr. Tarn provided an overview of the proposals and entertained questions from the Board. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board approved a contract with Crocker Land Development, LLC for lake bank restoration in the amount of \$64,200, subject to being able to start work no later than April 15, 2015, otherwise the contract would terminate, and further authorizing District Staff to negotiate access and staging with the Homeowners Association and/or individual property owners, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Contract Renewals with Vertex Water Features for Fountain and Aerator Maintenance

Ms. Maggiano provided an overview of the renewal quotes received from Vertex Water Features; advising that Vertex is proposing an increase of \$3.00 to the Quarterly Fountain Maintenance portion and an increase of \$11.00 to the Quarterly Aeration Maintenance.

Ms. Whelan provided an overview of the contract she drafted which would incorporate the increases into one contract for both services.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board approved the contract for Aerator and Fountain Maintenance with Vertex Water Features, including the increase proposed by Vertex Water Features, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.
- B. District Engineer
Mr. Kayne advised he has completed the year 3 NPDES Annual Report, and anticipates submitting it by the end of the week.
- C. District Manager
Ms. Maggiano announced that the next meeting of the Board of Supervisors is scheduled for Wednesday, May 6, 2015 at 3:30pm, at which time the proposed budget for Fiscal Year 2015/2016 will be presented.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Maggiano opened the floor for Supervisor requests and comments. There were none.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Maggiano stated there are no other agenda items to come before the Board. She asked for a motion to adjourn the meeting.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board adjourned the meeting at 5:17 p.m. for the Catalina at Winkler Preserve Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures March 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2015 through March 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,129.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2015 Through March 31, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	0913	15307	Engineering Services 01/15	900.00
Catalina at Winkler Homeowner's Association, Inc.	000916	Feb-15	Reimb Electric Util to CDD Aerator Sys 02/15	140.00
Florida Power and Light Company	000915	09846-68343 02/15	17043 Tremont St #Aerator 02/15	124.47
Florida Power and Light Company	000915	11246-08348 02/15	17213 Wrigley Cir #Aerator 02/15	59.56
Floyd Johnston	000918	FJ031815	Board of Supervisors Meeting 03/18/15	200.00
John E. Kirkbride	000919	JK031815	Board of Supervisors Meeting 03/18/15	200.00
Keith Sherman	000922	KS031815	Board of Supervisors Meeting 03/18/15	200.00
Lake Masters Aquatic Weed Control, Inc.	000920	15-01770	Monthly Aquatic Weed Control 03/15	435.00
Louis G. Sanchez	000921	LS031815	Board of Supervisors Meeting 03/18/15	200.00
Richard Bonito	000917	RB031815	Board of Supervisors Meeting 03/18/15	200.00
Rizzetta & Company, Inc.	0914	17681	District Management Fees 03/15	<u>3,470.65</u>
Report Total				<u>6,129.68</u>

Barraco and Associates
 2271 McGregor Boulevard, Suite 100
 Fort Myers, FL 33901

Catalina @ Winkler Preserve CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33544

Invoice number 15307
 Date 02/13/2015
 Project 22271 Catalina @ Winkler CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 (TM) General Consultation	4,000.00	1,104.91	44,196.50	44,196.50	0.00
02 (LS) Engineer's Report	6,000.00	100.00	6,000.00	6,000.00	0.00
03 (TM) Document Review	4,000.00	170.38	6,815.00	6,815.00	0.00
04 (LS) Meeting Representation - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
05 (LS) SOP - Addendum 1	3,500.00	100.00	3,500.00	3,500.00	0.00
06 (LS) TMDL Prior Rpt Monitoring - Addendum 1	3,000.00	100.00	3,000.00	3,000.00	0.00
07 (LS) Inspection & docum. of Fac. - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
08 (LS) Proactive Discharge Insp - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
09 (LS) Annual Report - Addendum 1	2,500.00	100.00	2,500.00	2,500.00	0.00
10 (LS) Meeting Representation - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
11 (LS) Inspection & Docum of Fac. - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
12 (LS) Proactive Illicit Disch. Inspections - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
13 (LS) Annual Report - Add 2	2,500.00	100.00	2,500.00	2,500.00	0.00
14 (LS) Meeting Representation - Add 3	1,500.00	80.00	1,200.00	1,050.00	150.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
17 (LS) TMDL Rpt - Add 3	0.00	0.00	0.00	0.00	0.00
18 (LS) Annual Report - Add 3	2,500.00	40.00	1,000.00	250.00	750.00
19 (TM) Out of Scope Services	0.00	0.00	19,638.50	19,638.50	0.00
20 (TM) Reimbursables	0.00	0.00	158.40	158.40	0.00
Total	42,500.00	243.55	103,508.40	102,608.40	900.00

Invoice total **900.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15307	02/13/2015	900.00	900.00				
Total		900.00	900.00	0.00	0.00	0.00	0.00

REC'D HERRICK RIZZETTA & CO., INC.

IM approval mrm Date 3/3/15

date entered FEB 24 2015

and 001 GL 51300.00 3103

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: February 28, 2015
INVOICE # Feb-15
FOR: Electric Service

Bill To:

Catalina at Winkler Preserve CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
February - Aerator electrical service running of pool electric at Catalina	\$140.00
<div>RECEIVED MAR 09 2015 J. J. Riccio & Co., Inc. M approval <u>mram</u> Date <u>3/18/15</u> re entered <u>MAR 12 2015</u> nd <u>001</u> GL <u>53100</u> OC <u>4311</u></div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00



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Please request changes on the back.
Notes on the front will not be detected.

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AUTO **C0 1459
1 128624



CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$124.47	Mar 18 2015	\$

Your electric statement**Account number: 09846-68343**

For: Jan 28 2015 to Feb 25 2015 (28 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Statement date: Feb 25 2015

Next meter reading: Mar 27 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
143.37	143.37 CR	0.00	0.00	124.47	\$124.47	Mar 18 2015

Meter reading - Meter ACD7513

Current reading 44400
Previous reading - 43273
kWh used 1127

Energy usage

	Last Year	This Year
kWh this month	1272	1127
Service days	28	28
kWh per day	45	40

****The electric service amount includes the following charges:**

Customer charge: \$7.46
Fuel: \$38.53
(\$0.034190 per kWh)
Non-fuel: \$69.05
(\$0.061260 per kWh)

Amount of your last bill 143.37
Payment received - Thank you 143.37 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 115.04**
Storm charge 0.87
Gross receipts tax 2.97
Franchise charge 5.59
Total new charges \$124.47

Total amount you owe \$124.47

- Payment received after **May 18, 2015** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment that will apply to your bill beginning in March. Visit FPL.com/rates to learn more about the rates and charges on your bill.

RECEIVED

MAR 03 2015

Date REC'd RIZZETTA & CO., INC.

WM approval mem Date 3/11/15Date entered MAR 06 2015und 601 GL 53100 OC 431

Check #



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



FPL

2 128624

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5319112460834856595000000

Please request changes on the back.
Notes on the front will not be detected.

B 5,7,8 5319 5

CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
11246-08348	\$59.56	Mar 18 2015	\$

Your electric statement**Account number: 11246-08348**

For: Jan 28 2015 to Feb 25 2015 (28 days)

Customer name: CATALINA AT WINKLER

Statement date: Feb 25 2015

Service address: 17213 WRIGLEY CIR # AERATOR

Next meter reading: Mar 27 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
67.73	67.73 CR	0.00	0.00	59.56	\$59.56	Mar 18 2015

Meter reading - Meter ACD7626

Current reading 18843

Previous reading - 18344

kWh used 499

Amount of your last bill 67.73

Payment received - Thank you 67.73 CR

Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	543	499
Service days	28	28
kWh per day	19	18

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	55.09**
Storm charge	0.38
Gross receipts tax	1.42
Franchise charge	2.67
Total new charges	\$59.56

****The electric service amount****includes the following charges:**

Customer charge: \$7.46

Fuel: \$17.06

(\$0.034190 per kWh)

Non-fuel: \$30.57

(\$0.061260 per kWh)

Total amount you owe \$59.56

- Payment received after **May 19, 2015** is considered **LATE**; a late payment charge of **1%** will apply.

- The Florida Public Service Commission approved a quarterly storm charge adjustment that will apply to your bill beginning in March. Visit FPL.com/rates to learn more about the rates and charges on your bill.

MAR 03 REC'D

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval mmDate 3/11/15**MAR 06 2015**

Date entered _____

Fund 001 GL 53100 OC 4311

Check # _____



FPL

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

CATALINA AT WINKLER PRESERVE SUPERVISORS PAY REQUEST

Date of Meeting: March 18, 2015

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	X	
John Kirkbride	X	
Floyd "Butch" Johnston	X	
Richard "Dick" Bonito	X	
<i>Louis Sanhueza</i>	X	

Date Rec'd Rizzetta & Co., Inc. MAR 24 REC'D

D/M approval *MAN* Date 3/18/15

Date entered MAR 24 2015

Fund 001 GL 51100 OC 1101

Check # _____

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
3/1/2015	15-01770

Bill To:
CATALINA AT WINKLER PRESERVE CDD 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30	JLM	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
<div style="text-align: right;"> RECEIVED MAR 03 2015 Lake Masters Aquatic Weed Control, Inc. M/M approval <u>MM</u> Date <u>3/11/15</u> Date entered <u>MAR 06 2015</u> Fund <u>601</u> GL <u>53800</u> <u>4005</u> Check # _____ </div>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

Total \$435.00

****NEW** - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288.
Monthly invoice number **MUST** be included on each transaction.
In addition, If you would like to receive your invoice via email, please send to
susan.oraczewski@lakemasters.com.

Payments/Credits \$0.00

Balance Due \$435.00

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
3/1/2015	17681

BILL TO
CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	327 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		* 3101 1,874.58	1,874.58
ADMIN	Administrative Services		3100 504.66	504.66
ACTG	Accounting Services		3201 991.41	991.41
FC	Financial Consulting Services		3111 100.00	100.00
	Services for the period March 1, 2015 through March 31, 2015			
<div style="text-align: right;"> RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>FEB 25 2015</u> VM approval <u>mrm</u> Date <u>3/3/15</u> Date entered <u>FEB 26 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>46</u> Check # _____ </div>				
Total				\$3,470.65

Tab 4

Hopping Green & Sams

Attorneys and Counselors

February 13, 2015

RECEIVED
FEB 17 2015

BY:.....

Catalina at Winkler Community Development District
c/o Molly Maggiano, District Manager
Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Re: Catalina at Winkler Community Development District

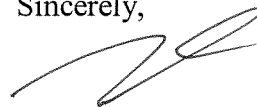
Dear Molly:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The firm has not increased rates for the District since 2009 and is respectfully submitting this notification well in advance of the budget planning process. For Fiscal Year 2015/2016, our firm is proposing to increase our standard hourly rates in accordance with the enclosed schedule. My hourly rate is proposed to adjust from \$245 to \$290, which is an increase of \$45 per hour. The hourly rate of the associate most likely to provide services to the District, is proposed to adjust from \$190 to \$225. The rate for paralegal services will increase from \$120 to \$125. The new hourly rates are proposed to take effect on October 1, 2015.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Michael C. Eckert

MCE/lk

cc: Keith Sherman, Board Chairman

Hopping Green & Sams, P.A.
2015 Billing Rates

<u>Attorney</u>	<u>Billing Rate</u>
Frank E. Matthews	440
Richard S. Brightman	440
Peter C. Cunningham	430
William H. Green	425
Vicki L. Weber	425
James S. Alves	405
David L. Powell	400
Eric T. Olsen	395
Douglas S. Roberts	390
Ralph A. DeMeo	385
Susan L. Stephens	375
Michael P. Petrovich	370
Gary V. Perko	370
Gary K. Hunter	370
Cheryl G. Stuart	355
Diane W. Carr	355
Winston K. Borkowski	355
Robert A. Manning	345
Jonathan T. Johnson	320
D. Kent Safriet	320
Brian A. Crumbaker	310
Douglas M. Smith	305
Jason E. Merritt	305
Vinette D. Godelia	300
Miguel Collazo	300
Michael C. Eckert	290
Brooke E. Lewis	290
Carl Eldred	280
David W. Childs	280
Amelia A. Savage	280
Jere L. Earlywine	275
Wes S. Haber	275
Mohammad O. Jazil	275
Roy Van Wyk	265
Timothy M. Riley	265
Jason M. Walters	260
Joseph A. Brown	260
H. French Brown	250
Katie S. Buchanan	245
A. Tucker Mackie	245
Jon Harris Maurer	225
Lindsay C. Whelan	225
Sarah R. Sandy	225
Jennifer L. Kilinski	220
Andrew Holway	220
Erin J. Coburn	215
Sarah S. Warren	215
Alyssa L. Cameron	215
Michael A. Alao - J.D.	195
New Associates	215
Paralegals	125
Clerks	110
Legal Assistants	100

Tab 5

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
Budget Proposal Packet for Fiscal Year 2015/2016**

The following are enclosed in this Budget Proposal Packet:

- Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2015/2016.
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2015/2016 if budget were to be adopted as proposed.
- General Fund Budget & Debt Service Fund Budget Account Category Description for Fiscal Year 2015/2016.

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2015/2016 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE COMPLETED AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.

Catalina at Winkler Preserve
Community Development District
General Fund
Fiscal Year 2015/2016
Proposed Budget

	Chart of Accounts Classification	Actual YTD through 03/01/15	Projected Annual Totals 2014/2015	Annual Budget for 2014/2015	Projected Budget variance for 2014/2015	Budget for 2015/2016	Budget Increase (Decrease) vs 2014/2015	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	8	19	0	19	0	0	
14	Special Assessments							
15	Tax Roll	177,024	177,024	176,860	164	176,860	0	
31								
32	TOTAL REVENUES	\$177,032	\$177,043	\$176,860	\$183	\$176,860	\$0	
33								
36	TOTAL REVENUES AND BALANCE FORWARD	\$177,032	\$177,043	\$176,860	\$183	\$176,860	\$0	
38	EXPENDITURES - ADMINISTRATIVE							
39								
40	Legislative							
41	Supervisor Fees	800	2,800	4,000	1,200	4,000	0	\$200x5 members x 4 mtgs
42	Financial & Administrative							
43	Administrative Services	2,523	6,056	6,056	0	5,400	(656)	Rizzetta & Co.
44	District Management	9,373	22,495	22,495	(0)	19,248	(3,247)	Rizzetta & Co.
45	District Engineer	3,058	7,339	10,500	3,161	10,500	0	
46	Disclosure Report	1,000	1,000	5,000	4,000	1,000	(4,000)	Prager & Co.
47	Trustees Fees	3,771	3,771	3,500	(271)	3,500	0	
49	Financial Consulting Services	5,500	6,200	6,200	0	10,000	3,800	Rizzetta & Co. (incl assess roll prep)
50	Accounting Services	4,957	11,897	11,897	0	12,000	103	Rizzetta & Co.
51	Auditing Services	3,000	3,000	3,500	500	3,200	(300)	Contract - Grau & Assoc
57	Public Officials Liability Insurance	2,026	2,026	2,050	24	2,300	250	Current Yr Actual Prem + 15%
58	Legal Advertising	160	425	750	325	750	0	
59	Bank Fees	104	250	400	150	350	(50)	
60	Dues, Licenses & Fees	872	872	800	(72)	800	0	\$175 DCA; \$525 NPDES; \$100 Amort
61	Miscellaneous Fees	0	0	0	0	500	500	Misc recording fees, etc
62	Tax Collector /Property Appraiser Fees	282	282	282	0	282	0	Lee County \$1/unit assessed on roll
64	Website Fees & Maintenance	0	2,000	3,000	1,000	2,100	(900)	website \$100/mo; email \$15/mo x 5
65	Legal Counsel							
66	District Counsel	1,589	3,814	7,500	3,686	7,500	0	Note incr in hourly rate
71								
72	Administrative Subtotal	\$ 39,015	\$ 74,226	\$ 87,930	\$ 13,704	\$ 83,430	\$ (4,500)	
73								
74	EXPENDITURES - FIELD OPERATIONS							
75								
88	Electric Utility Services							
92	Utility-Fountains	1,754	4,210	5,000	790	5,000	0	
109	Stormwater Control							
111	Aquatic Maintenance	6,227	9,272	9,500	228	7,200	(2,300)	LakeMasters \$435/mo + allow add'l services
112	Fountain Service Repairs & Maintenance	653	1,567	3,800	2,233	3,500	(300)	Vertex \$110/Qtr fountain;\$238/Qtr aerator + repairs
113	Lake/Pond Bank Maintenance	0	64,200	60,000	(4,200)	50,000	(10,000)	
115	Mitigation Area Monitoring & Maintenance	3,840	5,120	5,120	0	6,000	880	Qtrly events; contractor to be determined
116	Aquatic Plant Replacement	0	0	500	500	500	0	
117	Stormwater System Maintenance	0	0	2,500	2,500	2,500	0	
123	Other Physical Environment							
128	General Liability Insurance	396	396	410	14	455	45	Current Yr Actual Prem + 15%
129	Property Insurance	1,829	1,829	2,100	271	2,100	0	Current Yr Actual Prem + 15%
215	Contingency							
217	Miscellaneous Contingency	0	0	0	0	6,175	6,175	
218	Capital Reserves	0	0	0	0	10,000	10,000	
220								
221	Field Operations Subtotal	\$ 14,699	\$ 86,594	\$ 88,930	\$ 2,336	\$ 93,430	\$ 4,500	
222								
223	Contingency for County TRIM Notice							
224								
225	TOTAL EXPENDITURES	\$53,714	\$160,820	\$176,860	\$16,040	\$176,860	\$0	
226								
227	EXCESS OF REVENUES OVER EXPENDITURES	\$123,318	\$16,223	\$0	(\$15,857)	\$0	\$0	
228								

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2005A	Budget for 2015/2016
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$243,149.99	\$243,149.99
TOTAL REVENUES	\$243,149.99	\$243,149.99
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$243,149.99	\$243,149.99
Administrative Subtotal	\$243,149.99	\$243,149.99
TOTAL EXPENDITURES	\$243,149.99	\$243,149.99
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county: 4.5%

Gross assessments \$254,607.32

Notes:

Tax Roll Collection Costs for Lee County is 4.5% 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 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$176,860.00
Lee County 4.5% Collection Cost:	\$8,333.72
2015/2016 Total:	<u>\$185,193.72</u>

2014/2015 O&M Budget	\$176,860.00
2015/2016 O&M Budget	\$176,860.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Single Family	\$919.16	\$919.16	\$0.00	0.00%
Operations/Maintenance - Single Family	\$656.72	\$656.72	\$0.00	0.00%
Total	\$1,575.88	\$1,575.88	\$0.00	0.00%

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$176,860.00
COLLECTION COSTS @	4.5%	<u>\$8,333.72</u>
TOTAL O&M ASSESSMENT		<u><u>\$185,193.72</u></u>

LOT SIZE	UNITS ASSESSED ⁽¹⁾		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	DEBT SERVICE ⁽²⁾		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
SINGLE FAMILY	282	277	1.00	282.00	100.00%	\$185,193.72	\$254,607.32	\$656.72	\$919.16	\$1,575.88
	<u>282</u>	<u>277</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$185,193.72</u>	<u>\$254,607.32</u>			
LESS: Lee County Collection Costs and Early Payment Discount Costs							<u>(\$8,333.72)</u>	<u>(\$11,457.33)</u>		
Net Revenue to be Collected							<u>\$176,860.00</u>	<u>\$243,149.99</u>		

⁽¹⁾ Reflects five (5) prepayments.

⁽²⁾ Reflects the number of total lots with Series 2005A debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2005A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2015 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.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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:

Operations & Maintenance Assessments

The District levies Non-Ad Valorem 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. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement

The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution

The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental

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

Event Rental

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

Interlocal Agreement

The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous

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

EXPENDITURES:

ADMINISTRATIVE

Legislative

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.

Financial and Administrative

Administrative Services

The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls.

Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Manager

The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

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.

Financial Consulting Services

The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses. Also, additional financial consulting services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a

Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district. This also includes all preparations necessary for the fiscal year end audits to be done.

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.

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.

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 & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs, along with other items which may require licenses or permits, etc.

Miscellaneous

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

Website Development and Maintenance

The District may incur fees as they relate to the development and ongoing maintenance of its own website.

Legal Counsel

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.

FIELD OPERATIONS

Electric Utilities

Electric Utility Services

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

Electric Service-Recreation Facility

The District may budget separately for its recreation and or amenity electric separately.

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.

Gas Utility Service

Gas-Recreation Facility

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

Garbage/Solid Waste Control

Garbage Collection-Recreation Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Combination Services

Water Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Water-Reclaimed

The District may incur expenses related to the use of reclaimed water for irrigation.

Water-Recreation Facility

The District may incur water and sewer charges for its recreation facilities

Water-Pool

The District may incur charges for water for its pool if metered separately.

Stormwater Control

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 Districts boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Contract

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

Mitigation 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.

Lake/Pond Repair

Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

Aquatic Plant Replacement

The expenses related to replacing beneficial aquatic plants, that may or may not have been required by other governmental entities.

Other Physical Environment

Employee-Salaries

The District may incur salary expenses for a field manager of site superintendent who oversees daily activity within the field operations of the District's facilities.

Employee-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.

Employee-Health Insurance

Expenses related to providing health insurance coverage if the District elects to offer same.

General Liability Insurance

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

Property Casualty 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 Repairs & Maintenance

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

Clock Maintenance Contract

Expenses incurred for such things as entry clocks if they exist.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees

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

Road & Street Facilities**Gate Phone**

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

Street 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 Maintenance

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

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways 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.

Miscellaneous Maintenance

Expenses which may not fit into any defined category in this section of the budget.

Parks & Recreation**Employees-Salaries**

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

Employees P/R Taxes

Expenses related to an employers portion of payroll taxes such as FICA, etc.

Employee-Workers' Comp

Expenses related to Workers' Comp Insurance

Employees-Health Insurance

Expenses related to health insurance coverage for employees if the District elects to over same.

Management Contract

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

Clubhouse Facility Maintenance

The District may incur expenses to maintain its recreation facilities

Clubhouse Telephone, Fax, Internet

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

Clubhouse Facility Landscaping

The District may wish to budget separately for this item from its other landscaping needs.

Clubhouse 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.

Clubhouse Facility Irrigation

The District may wish to budget separately for this item from its other irrigation needs.

Pool/Water Park/Fountain Repairs and Maintenance

Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

Security System

The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous

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.

Law Enforcement

Off Duty Deputy Services

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

Security Operations

Security Contract

The District may incur expenses for providing security at entries, neighborhood patrols etc.

Guard & Gate Facility Maintenance

The District may choose to have its entry gates manned with personnel. Also, any ongoing gate repairs and maintenance would be included in this line item.

Special Events

Special Events

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

Contingency

Miscellaneous Contingency

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

Capital Improvements

Capital Improvements

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

Capital Reserves

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.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
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:

Debt Service 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

Financial and Administrative

Bank Fees

The District may incur bank service charges during the year.

Interest Payment

The District may incur interest payments on the debt related to its various bond issues.

Principal Payment

This would be the portion of the payment to satisfy the repayment of the bond issue debt.

Tab 6

RESOLUTION 2015-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Catalina at Winkler Preserve Community Development District ("**Board**") prior to June 15, 2015, proposed budgets for Fiscal Year 2015/2016; and

WHEREAS, the Board has considered the proposed budgets 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. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

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

DATE: August 26, 2015

HOUR: 3:30 p.m.

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

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

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District's Secretary is directed to transmit the approved budgets to the manager or administrator of Lee County for posting on its website.

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

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

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2015.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2015/2016 Proposed Budget

Tab 7

RESOLUTION 2015-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Catalina at Winkler Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Lee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY, 2015.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2015/2016

November 18, 2015
February 17, 2016
May 18, 2016
August 17, 2016

All meetings will convene at 3:30 p.m. and will be held at the office of Rizzetta & Company, Inc., District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Tab 8

RESOLUTION 2015-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Catalina at Winkler Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to select a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the State Treasurer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to designate a public depository for District funds.

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

Section 1. The Board hereby designates SunTrust Bank as the public depository for funds of the District.

Section 2. In accordance with Section 280.17(6), Florida Statutes, the District's Secretary is directed to furnish to the State Treasurer, prior to the deposit of any public funds, the District's official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts.

Section 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish to the State Treasurer annually, not later than November 15, the information required in accordance with Section 280.17(3), Florida Statutes.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2015.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY