

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS MEETING  
AUGUST 20, 2014**

# **CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA August 20, 2014 at 3:30 p.m.**

**Lakes Regional Library, Room A, located at 15290 Bass Road, Fort Myers, FL 33919**

<b>District Board of Supervisors</b>	J. Keith Sherman John Kirkbride Floyd "Butch" Johnston James Ratz Richard Bonito	Chairman Vice Chairman Assistant Secretary Assistant Secretary Board Supervisor
<b>District Manager</b>	Molly Syvret	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Hopping Green & Sams, P.A.
<b>District Engineer</b>	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**

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August 12, 2014

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, August 20, 2014 at 3:30 p.m.** at Lakes Regional Library, Room A, located at 15290 Bass Road, Fort Myers, FL 33919. 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 Board of Supervisor's Meeting held on May 21, 2014 ..... Tab 1
  - B. Consideration of the Operation and Maintenance Expenditures For the Months of May, June, and July 2014 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation by Leigh Simmons of Lee County Division of Natural Resources Concerning Watershed Protection
  - B. Public Hearings Related to Adoption of the Final Budget For Fiscal Year 2014/2015 and Assessments ..... Tab 3
    1. Consideration of Resolution 2014-06, Annual Appropriations and Adopting the Final Budget For Fiscal Year 2014/2015..... Tab 4
    2. Consideration of Resolution 2014-07, Imposing Assessments and Providing for Collection of Same ..... Tab 5
  - C. Presentation Concerning Request of Partial Easement Vacation At Lot 72 ..... Tab 6
  - D. Discussion Concerning Proposals for Lake Maintenance
  - E. Consideration of Audit for Fiscal Year End September 30, 2013, as Prepared by Grau & Associates
  - F. Appointment of an Audit Committee and Setting the First Meeting of the Committee
  - G. Consideration of Resolution 2014-04, Declaring Vacancies In Certain Seats on the Board of Supervisors ..... Tab 7
  - H. Consideration of Resolution 2014-05, Setting a Meeting Schedule for Fiscal Year 2014/2015 ..... 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. Syvret*

Molly Syvret  
District Manager

cc: Charles Bowen, Hopping Green & Sams, PA

# Tab 1

**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, May 21, 2014 at 3:35 p.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Keith Sherman	<b>Board Supervisor, Chairman</b>
John Kirkbride	<b>Board Supervisor, Vice Chairman (via speaker phone)</b>
Butch Johnston	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>
James Ratz	<b>Board Supervisor, Assistant Secretary</b>
Dick Bonito	<b>Board Supervisor</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Chuck Bowen	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Syvret opened the floor for public comment. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Special Board of Supervisors' Meeting  
held on April 3, 2014**

Ms. Syvret presented the minutes of the Special Board of Supervisors' Meeting held on April 3, 2014. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board approved the Minutes of the Special Board of Supervisors' Meeting held on April 3, 2014, for the Catalina at Winkler Preserve Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of March and April 2014**

Ms. Syvret presented the operations and maintenance expenditures for the period of March 1-31, 2014 which total \$4,207.81 and the period of April 1-30, 2014 which total \$16,168.38. She asked if there were any questions. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of March and April 2014, for the Catalina at Winkler Preserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Concerning Partial Easement  
Vacation at Lot 67**

Ms. Elizabeth Fountain of JR Evans Engineering, representing the property owners of lot 67, provided an overview of the property owner's request for a variance and partial vacation of drainage easement. She asked that the District provide a letter of no objection allowing the deck to extend four feet into the drainage easement. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board approved a variance and partial vacation of drainage easement at lot 67, subject to confirmation by the District Engineer that the deck will not negatively effect drainage flow, and the property owners to bear all expenses including District Engineer, District Counsel, and permitting, for the Catalina at Winkler Preserve Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Aquatic  
Maintenance Services**

Ms. Syvret provided an overview of the proposals received for Aquatic Maintenance. Discussion ensued regarding items to be included in the contract. The Board tabled this item to the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Barraco & Associates  
Contract Addendum No. 03 Related to  
NPDES MS4 Year 3 Annual Report**

Mr. Kayne provided an overview of the Contract Addendum related to the NPDES MS4 Year 3 Annual Report. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board approved Contract Addendum No. 03 to the Barraco & Associates Contract related to NPDES MS4 Year 3 Annual Report, for the Catalina at Winkler Preserve Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2014/2015  
Proposed Budget**

Ms. Syvret provided an overview of the proposed budget for fiscal year 2014/2015, highlighting the line items experiencing a change from the current year budget. Discussion ensued.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03,  
approving a Proposed Budget for Fiscal  
Year 2014/2015 and Setting a Public  
Hearing Thereon**

Ms. Syvret provided an overview of the resolution advising adoption of the resolution would approve the proposed budget, as amended on the record, and also set the public hearing on the final budget. Discussion ensued concerning the location of the public hearing in order to accommodate all persons who may attend.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board adopted Resolution 2014-03, Approving a Proposed Budget for Fiscal Year 2014/2015 and Setting a Public Hearing Thereon to be held on August 20, 2014 at 3:30 p.m. at Lakes Regional Library, Room A, located at 15290 Bass Road, Fort Myers, Florida 33919, for the Catalina at Winkler Preserve Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Bowen provided an overview of legislative updates.
  
- B. District Engineer  
Mr. Kayne advised Barraco & Associates will commence the annual inspection for NPDES MS4 Year 3 reporting cycle.

The Board requested that the Engineer inspect the lake bank repairs mid process, in addition to final inspection.

- C. District Manager  
Ms. Syvret announced that the next meeting of the Board of Supervisors is scheduled for Wednesday, August 20, 2014 at 3:30pm.

Ms. Syvret advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Ms. Syvret announced that as of April 15, 2014 there are currently 452 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District.



Ms. Syvret also announced the qualifying period for persons interested in running for election for the Board of Supervisors begins at Noon on June 16 and closes at Noon on June 20. She further advised anyone interested in running as a candidate should contact the Supervisor of Elections for Lee County. Ms. Syvret also stated the seats up for election in November are seats four and five.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Syvret 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. Johnston, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 5:08 p.m. for the Catalina at Winkler Preserve Community Development District.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# Tab 2

# CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures May 2014 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2014 through May 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$25,224.96**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Catalina at Winkler Community Development District

## Paid Operation & Maintenance Expenses

May 1, 2014 Through May 31, 2014

10101 - Cash-Operating Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Allstate Resource Management, Inc.	0808	100862	Aerator System Cabinet-Lake #3	\$ 1,140.00
Allstate Resource Management, Inc.	0818	102190	Lake & Mitigation Maintenance 05/14	\$ 450.00
Allstate Resource Management, Inc.	0818	102814	Lake & Mitigation Maintenance	\$ 450.00
Aquatic Systems, Inc.	0812	0000274202	Fountain Repair	\$ 148.69
Aquatic Systems, Inc.	0814	0000274293	Aerator Repair	\$ 188.00
Aquatic Systems, Inc.	0814	0000274296	Aerator Repair	\$ 107.50
Aquatic Systems, Inc.	0817	0000274422	Quarterly Aerator Maintenance	\$ 227.00
Aquatic Systems, Inc.	0817	0000274423	Quarterly Fountain Maintenance	\$ 107.00
Barraco and Associates, Inc.	0819	14759	Engineering Services 05/14	\$ 1,035.00
Breeze Corporation	0815	95818	Acct # L00993 Legal Advertising 05/14	\$ 44.00
Catalina at Winkler Homeowner's Association, Inc.	0813	Apr-14	Reimb Electric Util to CDD Aerator Sys 04/14	\$ 140.00
Crocker Land Development, LLC	0820	051914 Crocker	Lake Bank Restoration Project 20% Down	\$ 14,696.00
Florida Power and Light Company	0809	09846-68343 04/14	17043 Tremont St #Aerator 04/14	\$ 93.50
Florida Power and Light Company	0809	11246-08348 04/14	17213 Wrigley Cir #Aerator 04/14	\$ 60.82
Hopping Green & Sams	0810	75777	General/Monthly Legal Services 03/14	\$ 1,114.95
Nature's Blueprint of SW FL LLC	0807	7084	Initial Treatment 1st Quarterly Maintenance	\$ 1,865.00
Rizzetta & Company, Inc.	0811	16600	District Management Fees 05/14	\$ 3,357.50
<b>Report Total</b>				<b><u>\$ 25,224.96</u></b>



# Invoice

100862

## Bill To

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

## Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

**Due Date** 2/11/2014  
**Terms** Due on receipt  
**Account #** 1728  
**PO #**

Description	Amount Due
Aerator System Cabinet- Standard, Aeration Part 3-Valve Outlet Manifold on Lake #3	990.00
1X Fountain / Aerator Maintenance Service Call Lake # 1	150.00

**Total** \$1,140.00

RECEIVED

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

Date Rec'd Rizzetta & Co., Inc. MAY - 1 2014  
D/M approval MD Date 5/8/14  
Date entered \_\_\_\_\_  
Fund 001 GL 53800 OC 4601  
Check # 0808 MAY - 8 PAID

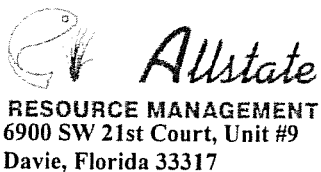
**Invoice #** 100862

**Account #** 1728

**Amount Enclosed:** \$ \_\_\_\_\_

ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21st Court, Unit #9  
Davie, Florida 33317

Please return this portion with your payment



# Invoice

102190

## Bill To

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

## Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

Due Date 5/1/2014

Terms

Account # 1728

PO #

Description	Amount Due
Lake Management Services	325.00
Lake Management Services-Littoral Shelves	125.00

APR 17 2014

**Total** \$450.00

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MRS Date 4/23/14  
Date entered 4/18/14  
Fund 001 GL 538000 4105  
Check# 0818 MAY 29 PAID

Invoice # 102190

Account # 1728

ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21st Court, Unit #9  
Davie, Florida 33317

Amount Enclosed: \$ 450.00

Please return this portion with your payment



# Invoice

102814

## Bill To

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

## Contact Us

info@allstatemanagement.com  
Phone: (954) 382-9766  
Fax: (954) 382-9770

Please retain this portion for your records

**Due Date** 6/1/2014

## Terms

**Account #** 1728

**PO #**

Description	Amount Due
Lake Management Services	325.00
Lake Management Services-Littoral Shelves	125.00
MAY 16 REC'D	
Date Rec'd Rizzetta & Co., Inc. _____	
D/M approval <u>mas</u> Date <u>5/21/14</u>	
Date entered <u>MAY 16 ENT'D</u>	
Fund <u>001</u> GL <u>53800</u> OC <u>4605</u>	
Check # <u>0818</u> MAY 29 PAID	
<b>Total</b>	<b>\$450.00</b>

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

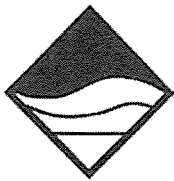
**Invoice #** 102814

**Account #** 1728

ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21st Court, Unit #9  
Davie, Florida 33317

**Amount Enclosed:** \$ 450.00

Please return this portion with your payment



Vertex Water Features  
A Division Of Aquatic Systems  
2100 NW 33rd Street  
Pompano Beach FL 33069  
Phone: 800-432-4302

## INVOICE

DATE

4/30/2014

INVOICE #

0000274202

CUST #

0589180

**BILL TO:**

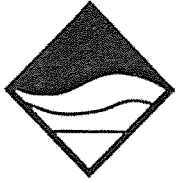
Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

**SHIP TO:**

Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30	0048	
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
1.00	Fountain Repair - On arrival found fountain cable pipe broken where power supply comes through - Added coupler and two hose clamps to repair pipe - 4/17/2014		148.69	148.69
Thank you for your business.				
Date Rec'd Rizzetta & Co., Inc. <u>MAY - 5 REC'D</u>				
D/M approval <u>mo</u> Date <u>5/8/14</u>				
Date entered <u>MAY - 6 ENT'D</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4601</u>				
Check # <u>0812</u> <u>MAY - 8 PAID</u>				
TOTAL				\$148.69





Vertex Water Features  
A Division Of Aquatic Systems  
2100 NW 33rd Street  
Pompano Beach FL 33069  
Phone: 800-432-4302

## INVOICE

**DATE**

4/30/2014

**INVOICE #**

0000274293

**CUST #**

0589180

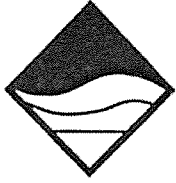
**BILL TO:**

Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

**SHIP TO:**

Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30	0048	
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
1.00	Aerator Repair - No power to cabinet in center pond - Found metal wiring in j-box near cabinet - Locate power source on other side of pond - Repaired wiring and restarted - One compressor had bad capacitor - Will not run - Replaced both filters - Blew debris from cabinet - 4/22/2014		188.00	188.00
Thank you for your business.				
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>MR</u> Date <u>5/14/14</u>				
Date entered <u>MAY 1 2 ENT'D</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4601</u>				
Check # <u>0814</u> <u>MAY 1 5 PAID</u>				
TOTAL				\$188.00



Vertex Water Features  
A Division Of Aquatic Systems  
2100 NW 33rd Street  
Pompano Beach FL 33069  
Phone: 800-432-4302

## INVOICE

**DATE**

4/30/2014

**INVOICE #**

0000274296

**CUST #**

0589180

**BILL TO:**

Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

**SHIP TO:**

Catalina@Winkler Preserve CDD  
C/O Rizzetta & Company, Inc.  
9530 Marketplace Rd. #206  
Fort Myers FL 33912

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30	0048	
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
1.00	Aerator Repair - Center Pond - Returned to site to install new capacitor on vane compressor - Restarted system - Purged airlines - Balanced airflow - All now operating but voltage is abnormally low - Distance from power supply is too far for wire size - Will send quote - 4/28/2014		107.50	107.50
Thank you for your business.				
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>mm</u> Date <u>5/14/14</u>				
Date entered <u>MAY 1 2 ENT'D</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4601</u>				
Check # <u>0814</u> <u>MAY 1 5 PAID</u>				
TOTAL				\$107.50



# Vertex Water Features

Floating Fountains & Lake Aeration Systems

A DIVISION OF AQUATIC SYSTEMS, INC.

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Catalina@Winkler CDD-AM  
C/O Rizzetta & Company  
9530 Market Place Rd #206  
Ft Myers, FL 33912

## Invoice

INVOICE DATE: 5/9/2014

INVOICE NUMBER: 0000274422

CUSTOMER NUMBER: 0590680

PO NUMBER:

PAYMENT TERMS: Net 30

SHIP TO

Catalina@Winkler CDD-AM  
C/O Rizzetta & Company  
9530 Market Place Rd #206  
Ft Myers, FL 33912

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Aerator Maintenance - May		227.00	227.00

Date Rec'd Rizzetta & Co., Inc. MAY 15 REC'D

D/M approval MMB Date 5/21/14

Date entered MAY 16 ENT'D

Fund 001 GL 53800 OC 4601

Check # 0817 MAY 21 PAID

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$227.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*



# Vertex Water Features

Floating Fountains & Lake Aeration Systems

A DIVISION OF AQUATIC SYSTEMS, INC.

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Catalina@Winkler CDD-FM  
C/O Rizzetta & Company  
9530 Market Place Rd #206  
Ft Myers, FL 33912

## Invoice

INVOICE DATE: 5/9/2014

INVOICE NUMBER: 0000274423

CUSTOMER NUMBER: 0590780

PO NUMBER:

PAYMENT TERMS: Net 30

SHIP TO

Catalina@Winkler CDD-FM  
C/O Rizzetta & Company  
9530 Market Place Rd #206  
Ft Myers, FL 33912

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Fountain Maintenance - May		107.00	107.00

Date Rec'd Rizzetta & Co., Inc. MAY 15 REC'D

D/M approval MRS Date 5/21/14

Date entered \_\_\_\_\_

Fund 001 GL 53800 OC 4601

Check # 0817 MAY 21 PAID

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$107.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

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

Catalina @ Winkler Preserve CDD  
 9530 Marketplace Rd  
 Suite 206  
 Fort Myers, FL 33912

Invoice number 14759  
 Date 05/20/2014

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	1,082.91	43,316.50	42,281.50	1,035.00
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 (TM) Out of Scope Services	0.00	0.00	13,908.50	13,908.50	0.00
15 (TM) Reimbursables	0.00	0.00	158.40	158.40	0.00
<b>Total</b>	<b>34,500.00</b>	<b>262.89</b>	<b>90,698.40</b>	<b>89,663.40</b>	<b>1,035.00</b>

**01 (TM) General Consultation**

	Hours	Rate	Billed Amount
Senior Construction Observer	5.00	90.00	450.00
<i>CDD meeting and preparation.</i>			
<i>Coordination with contractor</i>			
<i>On-site meeting with Crocker Land Development and CDD board member Keith Sherman</i>			
Senior Professional Engineer	3.00	195.00	585.00
<i>Preapre for and attend meeting with Rizzetta &amp; Co., Inc.</i>			
D/M approval	8.00		1,035.00
subtotal			1,035.00
Phase subtotal			1,035.00
Invoice total			1,035.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
14759	05/20/2014	1,035.00	1,035.00				
Total		1,035.00	1,035.00	0.00	0.00	0.00	0.00

**Classified/Legal Advertising Invoice****The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

**CATALINA AT WINKLER PRESERVE CDD****9530 MARKETPLACE ROAD****SUITE 206****FORT MYERS, FL**

05/14/2014 9:15:57AM

**33912****No: 95818****Phone: 239 936-0913**

Ad No <b>95818</b>	Customer No: <b>L00993</b>	Start Date <b>05-14-2014</b>	Stop Date <b>05-14-2014</b>	Category: <b>Legals</b>		Classification: <b>MISCELLANEOUS</b>				
Order No	Rate: <b>LA</b>	Lines: <b>88</b>	Words: <b>300</b>	Inches: <b>8.56</b>		Cost <b>44.00</b>	Payments <b>.00</b>	Balance <b>44.00</b>		
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number		Card Expire		
		<table border="1"><tr><td>Identifier</td></tr><tr><td>Notice of Special Meeting Catalina at Winkler Preserve Community Development District  The regular meeting of the Board of Supervisors of the</td></tr></table>							Identifier	Notice of Special Meeting Catalina at Winkler Preserve Community Development District  The regular meeting of the Board of Supervisors of the
									Identifier	
Notice of Special Meeting Catalina at Winkler Preserve Community Development District  The regular meeting of the Board of Supervisors of the										
		<div style="text-align: right;">MAY 16 REC'D</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>MD</u> Date <u>5/21/14</u> Date entered <u>MAY 16 ENT'D</u> Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # <u>0815</u> <u>5/21/14</u>								
		*=Extend Expiration Date								


**CAPE CORAL BREEZE  
PUBLISHED CAPE CORAL, FLA**

**Affidavit of Publication**

State of Florida

County of Lee

Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Special Meeting Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, May 14, 2014. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

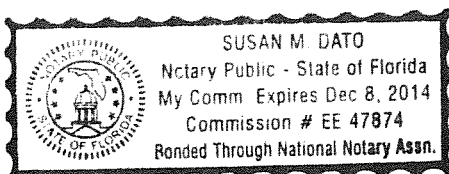


SWORN TO AND SUBSCRIBED before me this

May 14, 2014

Notary Public

  
95818



**Notice of Special Meeting  
Catalina at Winkler Preserve  
Community Development  
District**

The regular meeting of the Board of Supervisors of the Catalina at Winkler Preserve Community Development District will be held

on Thursday, May 21, 2014 at 3:30 p.m., at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by calling (239) 936-0913.

This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when a Board Supervisor may participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 936-0913 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Molly Syvret  
District Manager  
Run date: 05/14/2014  
95818

# INVOICE

Catalina at Winkler  
12650 Whitehall Drive  
Fort Myers, FL 33907

DATE: April 1, 2014  
INVOICE # Apr-14  
FOR: Electric Service

**Bill To:**

Catalina @ Winkler Preserve  
Rizzetta & Company, Inc  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

DESCRIPTION	AMOUNT
Apr - Areator electrial service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>5/14/14</u> D/M approval <u>MRD</u> Date <u>5/14/14</u> Date entered <u>MAY 1 2 ENT'D</u> Fund <u>001</u> GL <u>53100</u> OC <u>4301</u> Check # <u>0813</u> <u>MAY 1 5 PAID</u></div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
<b>TOTAL</b>	<b>\$140.00</b>



**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

---

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

**Check Request**

Amount: \$14,696.00

Project: Lake bank restoration

Date: May 19, 2014

Payable to: Crocker Land Development, LLC

Address: 9780 Littleton Road  
North Fort Myers, FL 33903

Reason: 20% initial payment per contract

Requestor: Molly Syvret

Directions for check:

MAY 19 REC'D

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval MMS Date 5/21/14

Date entered MAY 20 ENT'D

Fund 001 GL 53800 OC 4610

Check # 0816 5/21/14 Void

0820 5/29/14 Reissue

your electric statement

Account number: 09846-68343

For: Mar 27 2014 to Apr 28 2014 (32 days)  
Customer name: CATALINA AT WINKLER  
Service address: 17043 TREMONT ST # AERATOR

Statement date: Apr 28 2014  
Next meter reading: May 28 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
25.20 CR	0.00	0.00	25.20 CR	118.70	\$93.50	May 19 2014

**Meter reading** - Meter ACD7513  
Current reading 31307  
Previous reading - 30248  
Wh used 1059

Customers who enroll in FPL E-Mail Bill in April will have a tree planted on their behalf. Visit [FPL.com/ArborDay](http://FPL.com/ArborDay) to learn more.

**Energy usage**

	Last Year	This Year
Wh this month	1232	1059
Service days	30	32
Wh per day	41	33

Amount of your last bill	25.20 CR
Balance before new charges	\$25.20 CR
<b>New charges</b> (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)	
Electric service amount	109.26**
Storm charge	1.28
Gross receipts tax	2.83
Franchise charge	5.33
<b>Total new charges</b>	<b>\$118.70</b>
<b>Total amount you owe</b>	<b>\$93.50</b>

**\*The electric service amount includes the following charges:**  
Customer charge: \$7.46  
Fuel: \$34.66  
( \$0.032730 per kWh)  
Non-fuel: \$67.14  
( \$0.063400 per kWh)

- Payment received after **July 17, 2014** is considered **LATE**; a late payment charge of 1% will apply.

0986-68343 04/14

MAY - 3 REC'D  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval mao Date 5/8/14  
Date entered MAY - 5 ENT'D  
Fund 001 GL 53100 OC 4301  
Check # 0809 MAY - 8 PAID



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](http://www.fpl.com)

# Your electric statement

Account number: 11246-08348

For: Mar 27 2014 to Apr 28 2014 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: Apr 28 2014

Next meter reading: May 28 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
10.43 CR	0.00	0.00	10.43 CR	71.25	\$60.82	May 19 2014

## Meter reading - Meter ACD7626

Current reading 13189  
Previous reading - 12584  
kWh used 605

## Energy usage

	Last Year	This Year
kWh this month	547	605
Service days	30	32
kWh per day	18	19

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

Customer charge: \$7.46  
Fuel: \$19.80  
( \$0.032730 per kWh)  
Non-fuel: \$38.36  
( \$0.063400 per kWh)

Customers who enroll in FPL E-Mail Bill in April will have a tree planted on their behalf. Visit [FPL.com/ArborDay](http://FPL.com/ArborDay) to learn more.

Amount of your last bill	10.43CR
Balance before new charges	\$10.43CR
<b>New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)</b>	
Electric service amount	65.62**
Storm charge	0.73
Gross receipts tax	1.70
Franchise charge	3.20
Total new charges	\$71.25
<b>Total amount you owe</b>	<b>\$60.82</b>

- Payment received after **July 17, 2014** is considered **LATE**; a late payment charge of **1%** will apply.

11246-08348 04/14

MAY - 3 REC'D

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval mad Date 5/8/14

Date entered MAY - 5 ENT'D

Fund 001 GL 531000C 4301

Check # 0809 MAY - 8 PAID

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)



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

April 28, 2014

Catalina at Winkler Preserve CDD  
c/o Rizzetta & Company, Inc  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 75777  
Billed through 03/31/2014

## General Counsel/Monthly Meeting

CATCDD 00001 JLE

### FOR PROFESSIONAL SERVICES RENDERED

03/04/14	KEM	Prepare letter regarding notice of election qualifying period.	0.10 hrs
03/12/14	CBO	Confer with Syvret regarding March board meeting; analyze issues relating to easement variance and encroachment on district easement; review minutes and tentative agenda.	1.10 hrs
03/13/14	CBO	Research issue regarding request for drainage easement variance.	0.60 hrs
03/14/14	CBO	Prepare partial release of drainage easement; confer with district staff regarding same; review and revise minutes from previous meeting.	1.10 hrs
03/18/14	CBO	Confer with Syvret regarding lake bank repair and construction within district easements; follow up on same; prepare for March board meeting.	1.20 hrs
03/19/14	CBO	Prepare for and attend by teleconference March board meeting; follow up on same.	2.30 hrs
Total fees for this matter			\$1,114.50

### DISBURSEMENTS

Long Distance	0.45
Total disbursements for this matter	\$0.45

### MATTER SUMMARY

Bowen, Chuck	6.30 hrs	175 /hr	\$1,102.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00

TOTAL FEES	\$1,114.50
TOTAL DISBURSEMENTS	\$0.45

TOTAL CHARGES FOR THIS MATTER	<u>\$1,114.95</u>
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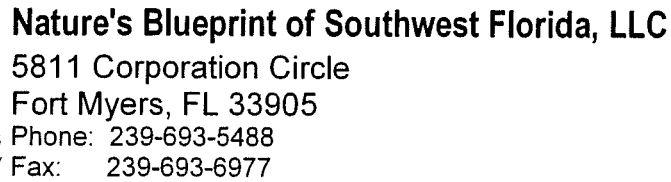
### BILLING SUMMARY

Bowen, Chuck	6.30 hrs	175 /hr	\$1,102.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00
TOTAL FEES			\$1,114.50
TOTAL DISBURSEMENTS			\$0.45
TOTAL CHARGES FOR THIS BILL			<u>\$1,114.95</u>

Please include the bill number on your check.

MAY - 1 2014

Date Rec'd Rizzetta & Co., Inc. MAY - 3 REC'D  
D/M approval mmj Date 5/8/14  
Date entered MAY - 5 ENT'D  
Fund 001 GL 51400 OC 3107  
Check # 0810 MAY - 8 PAID



Date	Invoice #
4/22/2014	7084

## Catalina At Winkler Preserve CDD

By accepting delivery of goods, services and/or signing a copy hereof, customer agrees that all goods or services have been complete unless otherwise noted by customer. Delinquent invoices will be charged a service charge on invoices not paid within terms at the rate of 1-1/2% per month (18% APR) or the highest amount allowed by law. Claims made based on defective material or service must be made in writing within five (5) days after delivery and/or installation. Customer agrees to pay all court costs, damages and attorney's fees if collection efforts become necessary.

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2014	16600

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
	<b>PROFESSIONAL FEES:</b>			
DM	District Management Services		1,820.00	1,820.00
ADMIN	Administrative Services		490.00	490.00
ACTG	Accounting Services		962.50	962.50
FC	Financial Consulting Services		85.00	85.00
	<b>Services for the period May 1, 2014 through May 31, 2014</b>			
	<p>RECEIVED</p> <p>APR 28 2014</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>DM approval <u>MMO</u> Date <u>5/8/14</u></p> <p>Date entered <u>APR 29 2014</u></p> <p>Fund <u>001</u> GL <u>51300 OC</u> <u>SEE ABOVE</u></p> <p>Check # <u>0811</u> <u>MAY - 8 PAID</u></p>			
			<b>Total</b>	<b>\$3,357.50</b>

3101  
3100  
3201  
3111

# CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures June 2014 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2014 through June 30, 2014. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$68,725.73**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# Catalina at Winkler Community Development District

## Paid Operation & Maintenance Expenses

June 1, 2014 Through June 30, 2014

10101 - Cash-Operating Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Breeze Corporation	0822	95917	Acct # L00993 Legal Advertising 05/14	\$ 36.50
Catalina at Winkler Homeowner's Association, Inc.	0831	May-14	Reimb Electric Util to CDD Aerator Sys 05/14	\$ 140.00
Crocker Land Development, LLC	0828	1463	Balance Due on Lake Bank Restoration Project	\$ 58,786.50
Crocker Land Development, LLC	0828	1464	Lake Bank Restoration Project Materials	\$ 1,100.00
Crocker Land Development, LLC	0832	1465	Lake Bank Restoration Project Materials	\$ 2,500.00
Florida Power and Light Company	0829	09846-68343 05/14	17043 Tremont St #Aerator 05/14	\$ 141.61
Florida Power and Light Company	0829	11246-08348 05/14	17213 Wrigley Cir #Aerator 05/14	\$ 66.44
Floyd Johnston	0823	FJ052114	Board of Supervisors Meeting 05/21/14	\$ 200.00
Hopping Green & Sams	0830	76191	General/Monthly Legal Services 04/14	\$ 1,597.18
James Ratz	0825	JR052114	Board of Supervisors Meeting 05/21/14	\$ 200.00
John E. Kirkbride	0824	JK052114	Board of Supervisors Meeting 05/21/14	\$ 200.00
Keith Sherman	0827	KS052114	Board of Supervisors Meeting 05/21/14	\$ 200.00
Richard Bonito	0821	RB052114	Board of Supervisors Meeting 05/21/14	\$ 200.00
Rizzetta & Company, Inc.	0826	16709	District Management Fees 06/14	\$ 3,357.50

**Report Total**

**\$ 68,725.73**

**Classified/Legal Advertising Invoice****The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

**CATALINA AT WINKLER PRESERVE CDD****9530 MARKETPLACE ROAD****SUITE 206****FORT MYERS, FL**

05/27/2014 2:19:01PM

**33912****No: 95917****Phone: 239 936-0913**

Ad No <b>95917</b>	Customer No: <b>L00993</b>	Start Date <b>05-28-2014</b>	Stop Date <b>05-28-2014</b>	Category: <b>Legals</b>	Classification: <b>MISCELLANEOUS</b>		
Order No	Rate: <b>LA</b>	Lines: <b>73</b>	Words: <b>244</b>	Inches: <b>7.10</b>	Cost <b>36.50</b>	Payments <b>.00</b>	Balance <b>36.50</b>
Publications ... Runs <b>Breeze Legals ... 1</b> <b>Online Legals ... 1</b>		Solicitor: <b>SM</b>	Origin: <b>17</b>	Sales Rep: <b>3</b>	Credit Card	Credit Card Number	Card Expire
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Identifier  NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT</div> <div style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. <u>MAY 30</u> REC'D D/M approval <u>MMA</u> Date <u>6/4/14</u> Date entered <u>MAY 30</u> ENT'D Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____</div>					
		*=Extend Expiration Date					

**CAPE CORAL BREEZE  
PUBLISHED CAPE CORAL, FLA**

**Affidavit of Publication**

State of Florida

County of Lee

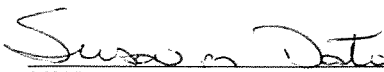
Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Qualifying Period for Candidates for the Board of Supervisors of the Catalina At Winkler Preserve Community Development District, as published in said newspaper in the issues, May 28, 2014. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

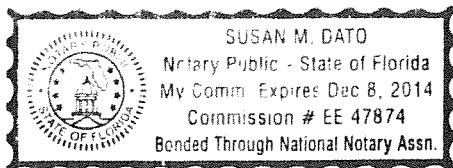


SWORN TO AND SUBSCRIBED before me this

May 28, 2014

Notary Public

  
95917



**NOTICE OF QUALIFYING PERIOD  
FOR CANDIDATES FOR THE  
BOARD  
OF SUPERVISORS OF THE  
CATALINA AT WINKLER PRE-  
SERVE COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Catalina at Winkler Preserve Community Development District will commence at noon on June 16, 2014, and close at noon on June 20, 2014. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Catalina at Winkler Preserve Community Development District has two (2) seats up for election, specifically seats three (3) and four (4). Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 4, 2014, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Molly Syvret  
District Manager  
Run Date 05-28-2014  
95917

# INVOICE

Catalina at Winkler  
12650 Whitehall Drive  
Fort Myers, FL 33907

DATE: May 1, 2014  
INVOICE # May-14  
FOR: Electric Service

**Bill To:**

Catalina @ Winkler Preserve  
Rizzetta & Company, Inc  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

DESCRIPTION	AMOUNT
May - Areator electrial service running of pool electric at Catalina	\$140.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JUN 1 2 REC'D</u> D/M approval <u>mas</u> Date <u>6/17/14</u> Date entered <u>JUN 1 3 ENT'D</u> Fund <u>001</u> GL <u>53100</u> OC <u>4301</u> Check # _____</p>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
<b>TOTAL</b>	<b>\$140.00</b>

Crocker Land Development, LLC.  
9780 Littleton Road  
North Fort Myers, FL 33903

# Invoice

Date 6/3/2014  
Invoice # 1463

## Bill To

Catalina Isles Community  
Attention : Barraco & Assoc.  
Option #2

## Ship To

P.O. #

Terms

Ship Date 6/3/2014

Due Date 6/3/2014

Other

Item	Description	Qty	Price	Amount
Estimate	<p>Provide materials, labor, equipment and supervision to repair the eroded lake bank (west lake - 2,375 l.f. approximately 6' wide).</p> <p>Scope of work: Install trucked in fill dirt ( maintain a 4:1 slope where possible) compact, install coconut erosion mat, and flortam sod to match existing. Repair all damaged yards ( within work areas) with dirt and or sod. The existing planted littorals around lake will not be disturbed.</p> <p>* All required permits to be provided by owner or their designee.</p> <p>* This estimate is based on the following: Community providing Crocker Land Development (CLD) a material/equipment staging area with access to the lake within 200' of the west lake. Also, a 15' to 20' access around the lake for work, equipment/material hauling.</p> <p>* Hours of operation from 8:00 A.M. to 5:00 P.M. Monday thru Friday, for deliveries, performing work, etc.</p>	2,375	30.94	73,482.50

Make checks payable to: Crocker Land Development, LLC.

**Crocker Land Development, LLC.**  
cbhservice@aol.com

239-229-8003  
239-997-5129

Subtotal  
Sales Tax (0.0%)  
Total  
Payments/Credits  
Balance Due

Crocker Land Development, LLC.  
9780 Littleton Road  
North Fort Myers, FL 33903

Date 6/3/2014  
Invoice # 1463

**Bill To**

Catalina Isles Community  
Attention : Barraco & Assoc.  
Option #2

**Ship To**

P.O. #  
Terms

Ship Date 6/3/2014  
Due Date 6/3/2014  
Other

Item	Description	Qty	Price	Amount
------	-------------	-----	-------	--------

\* Due to mother nature and potential infrastructure failures, CLD can not guarantee/warranty their scope of work after project completion and acceptance that future erosion and will not occur ( excessive rains, flooding, drainage problems, etc.)  
\* Community to locate and temporarily remove where possible all sprinkler heads within work areas to help minimize damage to irrigation system. CLD will repair any sprinkler heads that they damage.  
\* CLD will not be held responsible for the new sod after project acceptance /completion ( Proper watering to be provided by others).Also, if sprinklers are removed from project area, CLD will not be held responsible for grass drying out/dying in areas outside the designated work areas. Irrigation system must be turned off within the area of construction until the work is completed to prevent erosion.  
\* Prior to work commencement, deposit, payment draws, and final payment schedule can be discussed/determined if proposal is accepted  
\* Estimate does not include any floating protective barriers or silt fence. CLD will provide an estimate upon request.

JUN - 5 REC'D  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MMA Date 6/11/14  
Date entered JUN - 5 ENT'D  
Fund 001 GL 53800 OC 4610  
Check # \_\_\_\_\_

Make checks payable to: Crocker Land Development, LLC.

Subtotal	\$73,482.50
Sales Tax (0.0%)	\$0.00
Total	\$73,482.50
Payments/Credits	\$0.00
Balance Due	\$73,482.50

**Crocker Land Development, LLC.**  
cbhservice@aol.com

239-229-8003  
239-997-5129

less 20% downpayment (14,696.00)  
Page 2 (ck # 820 5/29/14)  
Balance Due \$58,786.50

Crocker Land Development, LLC.  
9780 Littleton Road  
North Fort Myers, FL 33903

*Invoice*

Date 6/3/2014  
Invoice # 1464

**Bill To**

Catalina Isles Community  
Attention : Barraco & Assoc.  
Option #2

**Ship To**

P.O. #  
Terms

Ship Date 6/3/2014  
Due Date 6/3/2014  
Other

Item	Description	Qty	Price	Amount
Materials	Materials and labor to prepare & install rip rap stone at the lake bank area located on the east side of the club house parking lot to help prevent future erosion due to water run off to lake. Recommended and approved by project engineer & the CDD.		1,100.00	1,100.00

JUN - 5 REC'D  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MRS Date 6/11/14  
Date entered JUN - 5 ENT'D  
Fund 001 GL 53800 OC 4610  
Check # \_\_\_\_\_

Make checks payable to: Crocker Land Development, LLC.

**Crocker Land Development, LLC.**  
cbhservice@aol.com

239-229-8003  
239-997-5129

Subtotal	\$1,100.00
Sales Tax (0.0%)	\$0.00
Total	\$1,100.00
Payments/Credits	\$0.00
Balance Due	\$1,100.00

Crocker Land Development, LLC.  
9780 Littleton Road  
North Fort Myers, FL 33903

# Invoice

Date 6/5/2014  
Invoice # 1465

**Bill To**

Catalina at Winkler Preserve CDD  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

**Ship To**

P.O. #  
Terms

Ship Date 6/5/2014  
Due Date 6/5/2014  
Other

Item	Description	Qty	Price	Amount
yard damage	<p>Change order requested due to the May 27th rain storm ( 3-4 inches of heavy down pour in a short period of time) causing major washouts in both the finished graded fill dirt and the completed sod areas. Additional cost for the installation of the silt fence ( recommended by project engineer and approved by Project Manager Keith Sherman) and additional labor to repair damaged areas.</p> <p>Total cost for the repairs after the severe rain event is \$6,400.00, however, to remain in good standings we are only requesting \$2,500.00</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JUN 20 REC'D</u> D/M approval <u>mm</u> Date <u>6/25/14</u> Date entered <u>JUN 20 ENT'D</u> Fund <u>001</u> GL <u>53800</u> OC <u>4610</u> Check # _____</p>		2,500.00	2,500.00

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal	\$2,500.00
Sales Tax (0.0%)	\$0.00
Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00

**Crocker Land Development, LLC.**  
cbhservice@aol.com

239-229-8003  
239-997-5129





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

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AUTO \*\*R1 1270  
1 118507

CATALINA AT WINKLER  
PRESERVE CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

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	\$141.61	Jun 18 2014	\$

### Your electric statement

Account number: 09846-68343

For: Apr 28 2014 to May 28 2014 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Statement date:

May 28 2014

Next meter reading:

Jun 26 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
93.50	93.50 CR	0.00	0.00	141.61	\$141.61	Jun 18 2014

### Meter reading - Meter ACD7513

Current reading 32585  
Previous reading - 31307  
kWh used 1278

Amount of your last bill 93.50  
Payment received - Thank you 93.50 CR  
Balance before new charges \$0.00

### Energy usage

	Last Year	This Year
kWh this month	1411	1278
Service days	33	30
kWh per day	43	43

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

Electric service amount	130.32**
Storm charge	1.55
Gross receipts tax	3.38
Franchise charge	6.36
Total new charges	\$141.61

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

Customer charge: \$7.46  
Fuel: \$41.83  
( \$0.032730 per kWh)  
Non-fuel: \$81.03  
( \$0.063400 per kWh)

### Total amount you owe

\$141.61

- Payment received after **August 18, 2014** is considered **LATE**; a late payment charge of **1%** will apply.
  - A routine quarterly storm adjustment will apply to your bill beginning June 2.
- Learn more about the latest rates and charges on your bill: [FPL.com/rates](http://FPL.com/rates).

Date Rec'd Rizzetta & Co., Inc. JUN - 2 RECD  
D/M approval MAZ Date 6/11/14  
Date entered JUN - 5 ENT'D  
Fund 001 GL 53100 OC 4301  
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](http://www.FPL.com)





FPL

2 118507

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5319112460834894466000000

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

B 5,7,8 5319 9

CATALINA AT WINKLER  
PRESERVE CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

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	\$66.44	Jun 18 2014	\$

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

For: Apr 28 2014 to May 28 2014 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: May 28 2014

Next meter reading: Jun 26 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
60.82	60.82 CR	0.00	0.00	66.44	\$66.44	Jun 18 2014

**Meter reading** - Meter ACD7626

Current reading 13748  
Previous reading - 13189  
kWh used 559

Amount of your last bill 60.82  
Payment received - Thank you 60.82 CR  
Balance before new charges \$0.00

**Energy usage**

	Last Year	This Year
kWh this month	565	559
Service days	33	30
kWh per day	17	19

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

Electric service amount	61.20**
Storm charge	0.67
Gross receipts tax	1.59
Franchise charge	2.98
<b>Total new charges</b>	<b>\$66.44</b>

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

Customer charge: \$7.46  
Fuel: \$18.30  
( \$0.032730 per kWh)  
Non-fuel: \$35.44  
( \$0.063400 per kWh)

**Total amount you owe \$66.44**

- Payment received after **August 18, 2014** is considered **LATE**; a late payment charge of 1% will apply.
- A routine quarterly storm adjustment will apply to your bill beginning June 2. Learn more about the latest rates and charges on your bill: [FPL.com/rates](http://FPL.com/rates).

Date Rec'd Rizzetta & Co., Inc. JUN - 2 REC'D  
D/M approval mmz Date 6/11/14  
Date entered JUN - 5 ENT'D  
Fund 001 GL 53100 OC 4301  
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](http://www.FPL.com)

FPL

FLOYD "BUTCH" JOHNSTON

**CATALINA AT WINKLER PRESERVE  
SUPERVISORS PAY REQUEST**

Date of Meeting: May 21, 2014

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd "Butch" Johnston	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
James Ratz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard "Dick" Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

FS052114

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval mmz Date 6/4/14

Date entered MAY 30 ENT'D

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

May 28, 2014

Catalina at Winkler Preserve CDD  
c/o Rizzetta & Company, Inc  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 76191  
Billed through 04/30/2014

Date Rec'd Rizzetta & Co., Inc. - 2 REC'D

D/M approval MDR Date 6/11/14

Date entered JUN - 5 ENT'D

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_

**General Counsel/Monthly Meeting**  
**CATCDD 00001 JLE**

### FOR PROFESSIONAL SERVICES RENDERED

04/01/14	RVW	Research electronic meeting issues.	0.10 hrs
04/01/14	CBO	Follow up on issues for special meeting; confer with Sherman regarding same.	0.50 hrs
04/02/14	CBO	Review agenda and prepare for special board meeting.	0.80 hrs
04/03/14	CBO	Prepare for, attend by teleconference, and follow up on special board meeting; research issue regarding bid thresholds.	2.20 hrs
04/07/14	CBO	Prepare short form agreement for conservation area maintenance.	0.40 hrs
04/08/14	CBO	Confer with Syvret regarding conservation area agreement; prepare agreement for lake bank repairs.	1.20 hrs
04/09/14	CBO	Confer with Syvret regarding lake bank repairs and fountain and aerator maintenance; prepare agreement for fountain and aerator maintenance; draft correspondence regarding partial release of drainage easement.	1.30 hrs
04/14/14	KEM	Prepare letter to clerk regarding recording release of easement.	0.20 hrs
04/23/14	KEM	Prepare budget approval resolution, budget notice and appropriation resolution.	0.20 hrs
04/24/14	KEM	Prepare budget approval resolution, budget notice and appropriation resolution.	0.10 hrs
04/25/14	CBO	Follow up on recording of release of easement; prepare correspondence regarding same.	0.20 hrs
04/28/14	CBO	Review correspondence regarding changes to lake bank repair agreement; review and revise same.	0.70 hrs
04/30/14	CBO	Confer with Syvret regarding upcoming board meeting and lake bank repair agreement; revise agreement and draft correspondence regarding same.	1.10 hrs

Total fees for this matter

\$1,551.00

### DISBURSEMENTS

Copying Charges

2.00

=====

Long Distance	0.18
Recording Fees	44.00
Total disbursements for this matter	\$46.18

**MATTER SUMMARY**

Bowen, Chuck	8.40 hrs	175 /hr	\$1,470.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	120 /hr	\$60.00
Van Wyk, Roy	0.10 hrs	210 /hr	\$21.00

TOTAL FEES	\$1,551.00
TOTAL DISBURSEMENTS	\$46.18

**TOTAL CHARGES FOR THIS MATTER** **\$1,597.18**

**BILLING SUMMARY**

Bowen, Chuck	8.40 hrs	175 /hr	\$1,470.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	120 /hr	\$60.00
Van Wyk, Roy	0.10 hrs	210 /hr	\$21.00

TOTAL FEES	\$1,551.00
TOTAL DISBURSEMENTS	\$46.18

**TOTAL CHARGES FOR THIS BILL** **\$1,597.18**

**Please include the bill number on your check.**

# **CATALINA AT WINKLER PRESERVE SUPERVISORS PAY REQUEST**

Date of Meeting: May 21, 2014

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd "Butch" Johnston	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
James Ratz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard "Dick" Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

JROS 2114

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval MMA Date 6/4/14  
 Date entered MAY 30 ENT'D  
 Fund 001 GL 51100 OC 1101  
 Check # \_\_\_\_\_

# CATALINA AT WINKLER PRESERVE SUPERVISORS PAY REQUEST

Date of Meeting: May 21, 2014

JK052114

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd "Butch" Johnston	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
James Ratz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard "Dick" Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval MRS Date 6/4/14

Date entered MAY 30 ENT'D

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

# **CATALINA AT WINKLER PRESERVE SUPERVISORS PAY REQUEST**

Date of Meeting: May 21, 2014

KS052114

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd "Butch" Johnston	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
James Ratz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard "Dick" Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval mmz Date 6/4/14

Date entered MAY 30 ENT'D

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_



Richard "Dick" Bonito

**CATALINA AT WINKLER PRESERVE  
SUPERVISORS PAY REQUEST**

Date of Meeting: May 21, 2014

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd "Butch" Johnston	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
James Ratz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard "Dick" Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MRB Date 6/4/14  
Date entered MAY 30 ENT'D  
Fund 001 GL 51100 OC 1101  
Check # \_\_\_\_\_

**DIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
6/1/2014	16709

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
	<b>PROFESSIONAL FEES:</b>			
DM	District Management Services		1,820.00	1,820.00
ADMIN	Administrative Services		490.00	490.00
ACTG	Accounting Services		962.50	962.50
FC	Financial Consulting Services		85.00	85.00
	<b>Services for the period June 1, 2014 through June 30, 2014</b>			
	<p>Date Rec'd <u>Dizzetta &amp; Co. Inc. 28 2014</u></p> <p>D/M approval <u>MMA</u> Date <u>6/4/14</u></p> <p>Date entered <u>MAY 30 ENT'D</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101 DM</u>  <u>3100 ADM</u>  <u>3201 ACTG</u>  <u>3111 FCS</u></p> <p>Check # _____</p>			
			<b>Total</b>	<b>\$3,357.50</b>

# **CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

## **Operation and Maintenance Expenditures July 2014 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2014 through July 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$17,883.81**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Catalina at Winkler Community Development District

## Paid Operation & Maintenance Expenses

July 1, 2014 Through July 31, 2014

10101 - Cash-Operating  
Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Allstate Resource Management, Inc.	0839	103440	Lake & Mitigation Maintenance 07/14	450.00
Barraco and Associates, Inc.	0833	14819	Engineering Services 06/14	5,605.00
Catalina at Winkler Homeowner's Association, Inc.	0834	Jun-14	Reimb Electric Util to CDD Aerator Sys 06/14	140.00
Crocker Land Development, LLC	0840	1484	Remove Grass/Install Filter Fabric 300 sq. ft	2,486.00
Florida Power and Light Company	0835	09846-68343 06/14	17043 Tremont St #Aerator 06/14	135.41
Florida Power and Light Company	0835	11246-08348 06/14	17213 Wrigley Cir #Aerator 06/14	62.16
Grau & Associates P.A.	0838	11904	Audit Services FY 12/13	3,400.00
Hopping Green & Sams	0836	76624	General/Monthly Legal Services 05/14	2,247.74
Rizzetta & Company, Inc.	0837	16823	District Management Fees 07/14	3,357.50
<b>Report Total</b>				<b><u>17,883.81</u></b>



# Invoice

103440

## Bill To

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

## Contact Us

info@allstatemanagement.com  
Phone: (954) 382-9766  
Fax: (954) 382-9770

Please retain this portion for your records

**Due Date** 7/1/2014

**Terms**

**Account #** 1728

**PO #**

Description	Amount Due
Lake Management Services	325.00
Lake Management Services-Littoral Shelves	125.00
Date Rec'd Rizzetta & Co., Inc. JUN 20 REC'D	
D/M approval <u>MRS</u> Date <u>6/25/14</u>	
Date entered JUN 20 ENT'D	
Fund <u>001</u> GL <u>53800</u> OC <u>4605</u>	
Check # _____	

**Total** \$450.00

Catalina at Winkler C.D.D.  
Rizzetta & Company, Inc.  
9530 Marketplace Road  
Suite 206  
Fort Myers, Florida 33912

**Invoice #** 103440

**Account #** 1728

ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21st Court, Unit #9  
Davie, Florida 33317

**Amount Enclosed:** \$ \_\_\_\_\_

Please return this portion with your payment

**Barraco and Associates**

2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901

Catalina @ Winkler Preserve CDD  
9530 Marketplace Rd  
Suite 206  
Fort Myers, FL 33912

Invoice number 14819  
Date 06/30/2014

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	1,089.79	43,591.50	43,316.50	275.00
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	10.00	150.00	0.00	150.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	75.00	1,875.00	0.00	1,875.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	75.00	1,125.00	0.00	1,125.00
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	0.00	0.00	0.00	0.00
19 (TM) Out of Scope Services	0.00	0.00	16,088.50	13,908.50	2,180.00
20 (TM) Reimbursables	0.00	0.00	158.40	158.40	0.00
<b>Total</b>	<b>42,500.00</b>	<b>226.60</b>	<b>96,303.40</b>	<b>90,698.40</b>	<b>5,605.00</b>

**01 (TM) General Consultation**

	Hours	Rate	Billed Amount
Project Engineer	2.50	110.00	275.00

*Prepare for and attend CDD BOS meeting.*

**19 (TM) Out of Scope Services**

	Hours	Rate	Billed Amount
Project Engineer	4.00	110.00	440.00

*Construction easement exhibit.*

*Review Lot 67 drainage modification plan for easement vacate.*

*Review drainage plans and sketch and description of easement vacation for lot 67. Correspondence regarding review.*

Senior Construction Observer	15.00	90.00	1,350.00
------------------------------	-------	-------	----------

Catalina @ Winkler Preserve CDD  
 Project 22271 Catalina @ Winkler CDD

Invoice number 14819  
 Date 06/30/2014

# 19 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Coordination with Crocker Land Development (CLD). Coordinate with CLD and CDD. Lake bank repair coordination. Check erosion repair progress and yard damage. Check lake bank repairs and pipe size on rear yard inlet. Met on-site with CLD to discuss erosion caused by yesterday's rain event (05/27/14). Check progress of lake bank repair.			
Senior Professional Engineer	2.00	195.00	390.00
Assist with lake slope contract. Assist with lake slope repairs.			
subtotal	21.00		2,180.00
Out of Scope Services subtotal			2,180.00
Invoice total			5,605.00

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
14819	06/30/2014	5,605.00	5,605.00				
	Total	5,605.00	5,605.00	0.00	0.00	0.00	0.00

JUL - 2 REC'D  
 Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval MMO Date 7/9/14  
 Date entered JUL - 3 ENT'D  
 Fund 001 GL 51300 OC 3103  
 Check # \_\_\_\_\_

# INVOICE

Catalina at Winkler  
12650 Whitehall Drive  
Fort Myers, FL 33907

DATE: June 1, 2014  
INVOICE # Jun-14  
FOR: Electric Service

**Bill To:**

Catalina @ Winkler Preserve  
Rizzetta & Company, Inc  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

DESCRIPTION	AMOUNT
June- Areator electrial service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>JUL - 1 REC'D</u> D/M approval <u>MMQ</u> Date <u>7/9/14</u> Date entered <u>JUL - 2 ENT'D</u> Fund <u>001</u> GL <u>53100</u> OC <u>4301</u> Check # _____</div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
<b>TOTAL</b>	<b>\$140.00</b>



Crocker Land Development, LLC.  
9780 Littleton Road  
North Fort Myers, FL 33903

# Invoice

Date 7/21/2014  
Invoice # 1484

**Bill To**

Catalina at Winkler Preserve CDD  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

**Ship To**

P.O. #  
Terms

Ship Date 7/21/2014  
Due Date 7/21/2014  
Other

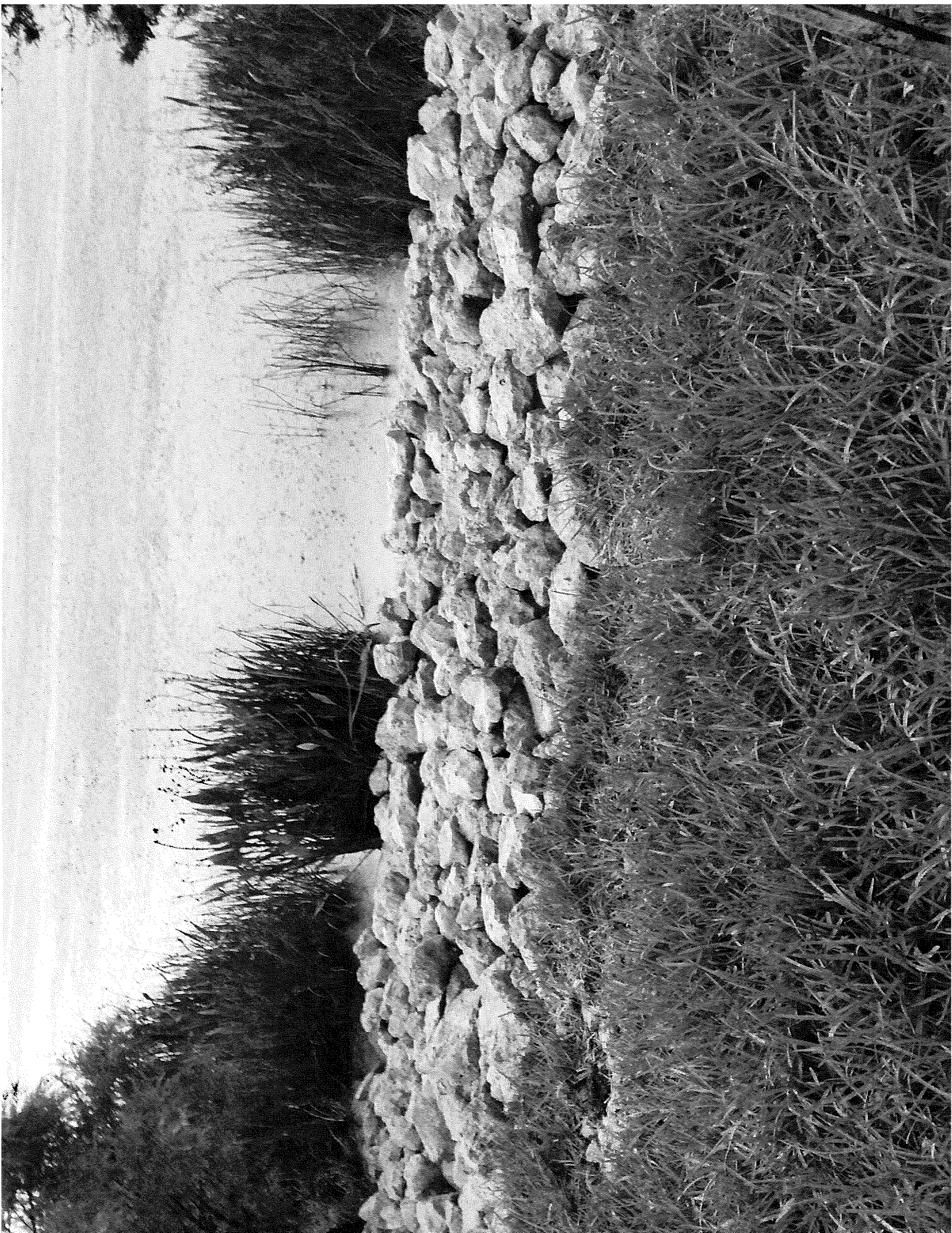
Item	Description	Qty	Price	Amount
Estimate	<p>Project location: Catalina at Winkler Preserve</p> <p>Remove the existing grass/dirt (approx. 300 sq.ft.) and install filter fabric and rip rap in that area. Area located on the east end of the club house parking lot.</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. <u>7/24/2014</u> D/M approval <u>[Signature]</u> Date <u>7/30/14</u> Date entered <u>7/25/2014</u> Fund <u>001</u> GL <u>53800</u> OC <u>4610</u> Check # _____</p>		2,486.00	2,486.00

Make checks payable to: Crocker Land Development, 9780 Littleton rd., North Fort Myers, FL 33903

Subtotal	\$2,486.00
Sales Tax (0.0%)	\$0.00
Total	\$2,486.00
Payments/Credits	\$0.00
Balance Due	\$2,486.00

**Crocker Land Development, LLC.**  
cbhservice@aol.com

239-229-8003  
239-997-5129





/ 27

590 5319098466834351453100000

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

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AUTO \*\*R1 1270  
1 102940



CATALINA AT WINKLER  
PRESERVE CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

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	\$135.41	Jul 17 2014	\$

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

For: May 28 2014 to Jun 26 2014 (29 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Statement date: Jun 26 2014

Next meter reading: Jul 28 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
141.61	141.61 CR	5.90 CR	5.90 CR	141.31	\$135.41	Jul 17 2014

**Meter reading** - Meter ACD7513

Current reading 33860  
Previous reading - 32585  
kWh used 1275

**Energy usage**

	Last Year	This Year
kWh this month	1265	1275
Service days	28	29
kWh per day	45	44

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

Customer charge: \$7.46  
Fuel: \$41.73  
( \$0.032730 per kWh)  
Non-fuel: \$80.84  
( \$0.063400 per kWh)

Amount of your last bill 141.61  
Payment received - Thank you 141.61 CR  
Additional activity:  
Deposit interest 5.90CR  
Balance before new charges \$5.90CR

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

Electric service amount 130.03\*\*  
Storm charge 1.57  
Gross receipts tax 3.37  
Franchise charge 6.34  
Total new charges \$141.31

**Total amount you owe \$135.41**

- Payment received after **September 17, 2014** is considered **LATE**; a late payment charge of 1% will apply.
- Eligible customers can choose between the standard smart meter, for no additional fees, or a non-standard meter, for an enrollment fee of \$95 and a monthly surcharge of \$13. The option has been approved but is under review by the PSC. Learn more at [FPL.com/meteroption](http://FPL.com/meteroption)

Date Rec'd Rizzetta &amp; Co., Inc. JUL - 1 ENT'D

D/M approval MD Date 7/9/14  
JUL - 2 ENT'DDate entered \_\_\_\_\_  
Fund 001 GL 53100 OC 4301

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](http://www.FPL.com)

FPL



FPL

2 102940 / 27

262 5319112460834826126000000

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

B 5,8 5319 2

CATALINA AT WINKLER  
PRESERVE CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

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	\$62.16	Jul 17 2014	\$

## Your electric statement

Account number: 11246-08348

For: May 28 2014 to Jun 26 2014 (29 days)  
Customer name: CATALINA AT WINKLER  
Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: Jun 26 2014  
Next meter reading: Jul 28 2014

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
66.44	66.44 CR	2.62 CR	2.62 CR	64.78	\$62.16	Jul 17 2014

### Meter reading - Meter ACD7626

Current reading 14291  
Previous reading - 13748  
kWh used 543

Amount of your last bill 66.44  
Payment received - Thank you 66.44 CR  
Additional activity:  
Deposit interest 2.62CR  
Balance before new charges \$2.62CR

**Energy usage**

	Last Year	This Year
kWh this month	501	543
Service days	28	29
kWh per day	18	19

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

Electric service amount 59.65\*\*  
Storm charge 0.67  
Gross receipts tax 1.55  
Franchise charge 2.91  
Total new charges \$64.78

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

Customer charge: \$7.46  
Fuel: \$17.77  
( \$0.032730 per kWh)  
Non-fuel: \$34.42  
( \$0.063400 per kWh)

**Total amount you owe \$62.16**

- Payment received after **September 17, 2014** is considered **LATE**; a late payment charge of 1% will apply.
- Eligible customers can choose between the standard smart meter, for no additional fees, or a non-standard meter, for an enrollment fee of \$95 and a monthly surcharge of \$13. The option has been approved but is under review by the PSC. Learn more at [FPL.com/meteroption](http://FPL.com/meteroption).

Date Rec'd Rizzetta & Co., Inc. JUL - 1 ENT'D

D/M approval mm Date 7/9/14

Date entered JUL - 2 ENT'D

Fund 001 GL 53100 OC 4301

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](http://www.FPL.com)

# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Catalina at Winkler Preserve Comm. Dev. District  
3800 Colonial Blvd.  
Suite 103  
Fort Myers FL 33966

Invoice #: 11904

Date: 7/1/2014

Client ID: Catalina at Winkler Preserve Community  
Development District

## For Professional Services Rendered:

Audit for fiscal year ended September 30, 2013

New Charges: \$3,400.00

Outstanding Balance: \$0.00

New Balance: \$3,400.00

*This invoice is due upon receipt*

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MMZ Date 7/16/14  
Date entered JUL 13 ENT'D  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_



# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431 -  
Tel: (561) 994-9299 Fax: (561) 994-5823  
www.graucpa.com

Statement

Printed on: 7/1/2014

Page 1 of 1

Catalina at Winkler Preserve Comm. Dev. District  
3800 Colonial Blvd.  
Suite 103  
Fort Myers, FL 33966

**Client ID:** Catalina at Winkler Preserve Community Development District - Catalina at Winkler Preserve Co

Inv Num	Inv Date	Bill Amt	Pay Date	Amt Paid	Inv Balance
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**Project ID:** Catalina at Winkler Preserve Audit 2013: - Audit for fiscal year ended September 30, 2013

11904	7/1/2014	\$3,400.00		\$0.00	\$3,400.00
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**Project (Catalina at Winkler Preserve Audit 2013:) Balance:** \$3,400.00

**Client Balance:** \$3,400.00

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 23, 2014

Catalina at Winkler Preserve CDD  
c/o Rizzetta & Company, Inc  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 76624  
Billed through 05/31/2014

## General Counsel/Monthly Meeting

CATCDD 00001 JLE

### FOR PROFESSIONAL SERVICES RENDERED

05/01/14	CBO	Prepare budget approval resolution, notice of public hearing and annual appropriation resolution.	0.80 hrs
05/02/14	CBO	Review minutes and tentative agenda for May board meeting.	0.50 hrs
05/06/14	KEM	Confer with district manager regarding budget documents.	0.10 hrs
05/07/14	CBO	Confer with district staff regarding May meeting agenda; confer with Syvret regarding lake bank repairs; review comments on lake bank repair agreement from contractor; revise agreement and draft correspondence regarding same.	1.80 hrs
05/12/14	CBO	Confer with Syvret regarding inspection schedule and payment procedures for lake bank repairs; follow up regarding same.	0.30 hrs
05/13/14	CBO	Review resident request for partial vacation of drainage easement; confer with Syvret regarding lake bank repairs.	0.80 hrs
05/14/14	CBO	Confer with Syvret and Sherman regarding resident request for easement variance; confer with Syvret regarding lake bank repairs.	0.40 hrs
05/15/14	CBO	Revise lake bank repair agreement to accommodate engineer inspection and revised payment schedule; draft correspondence regarding same.	0.80 hrs
05/20/14	CBO	Prepare for and travel to May board meeting; review agenda package and prepare agenda memorandum for same.	1.90 hrs
05/21/14	CBO	Prepare for, travel to and from and attend May board meeting.	3.50 hrs
05/29/14	CBO	Analyze issue and confer with district staff regarding mailed notices.	0.20 hrs
05/30/14	CBO	Follow up on items from May board meeting; draft correspondence regarding same.	0.60 hrs

Total fees for this matter

\$2,042.00

### DISBURSEMENTS

Postage

0.32

Travel	188.29
Travel - Meals	10.17
United Parcel Service	6.96
Total disbursements for this matter	\$205.74

**MATTER SUMMARY**

Bowen, Chuck	11.60 hrs	175 /hr	\$2,030.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00
TOTAL FEES			\$2,042.00
TOTAL DISBURSEMENTS			\$205.74

**TOTAL CHARGES FOR THIS MATTER****\$2,247.74****BILLING SUMMARY**

Bowen, Chuck	11.60 hrs	175 /hr	\$2,030.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00
TOTAL FEES			\$2,042.00
TOTAL DISBURSEMENTS			\$205.74

**TOTAL CHARGES FOR THIS BILL****\$2,247.74****Please include the bill number on your check.**

Date Rec'd Rizzetta & Co., Inc. JUL - 2 REC'D  
D/M approval MMO Date 7/9/14  
Date entered JUL - 3 ENT'D  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_



**PIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
7/1/2014	16823

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
	<b>PROFESSIONAL FEES:</b>			
DM 3101	District Management Services		1,820.00	1,820.00
ADMIN 3100	Administrative Services		490.00	490.00
ACTG 3201	Accounting Services		962.50	962.50
FC 3111	Financial Consulting Services		85.00	85.00
	<b>Services for the period July 1, 2014 through July 31, 2014</b>			
	<p><b>RECEIVED</b></p> <p>JUL - 1 REC'D</p> <p>Date Rec'd Pizzetta &amp; Co., Inc. JUN 27 2014</p> <p>D/M approval <u>MMO</u> Date <u>7/9/14</u></p> <p>Date entered <u>JUL - 2 ENT'D</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See Above</u></p> <p>Check #</p>			
			<b>Total</b>	<b>\$3,357.50</b>

# Tab 3

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
Approved Budget Proposal Packet for Fiscal Year  
2014/2015**

The following are enclosed in this Approved Budget Proposal Packet:

- Approved Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2014/2015.
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2014/2015 if budget were to be adopted as proposed.
- General Fund Budget & Debt Service Fund Budget Account Category Description for Fiscal Year 2014/2015.

***THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2014/2015 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.***

**Proposed Final Budget**  
**Catalina at Winkler Community Development District**  
**General Fund**  
**Fiscal Year 2014/2015**

	Chart of Accounts Classification	Actual YTD through 06/30/14	Projected Annual Totals 2013/2014	Annual Budget for 2013/2014	Projected Budget variance for 2013/2014	Budget for 2014/2015	Budget Increase (Decrease) vs 2013/2014	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 113,875	\$ 113,875	\$ 110,212	\$ 3,663	\$ 176,860	\$ 66,648	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ 113,875</b>	<b>\$ 113,875</b>	<b>\$ 110,212</b>	<b>\$ 3,663</b>	<b>\$ 176,860</b>	<b>\$ 66,648</b>	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 113,875</b>	<b>\$ 113,875</b>	<b>\$ 110,212</b>	<b>\$ 3,663</b>	<b>\$ 176,860</b>	<b>\$ 66,648</b>	
12								
13	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
14								
15	<b>EXPENDITURES - ADMINISTRATIVE</b>							
16								
17	Legislative							
18	Supervisor Fees	4,000	5,000	4,000	(1,000)	4,000	0	Qtrly meetings (\$200*5*4)
19	Financial & Administrative							
20	Administrative Services	4,410	5,880	5,880	0	6,056	176	Rizzetta - 3% Increase
21	District Management	16,380	21,840	21,840	0	22,495	655	Rizzetta - 3% Increase
22	District Engineer	15,172	20,229	10,500	(9,729)	10,500	0	
23	Disclosure Report	1,000	5,000	5,000	0	5,000	0	
24	Trustees Fees	3,233	3,500	3,500	0	3,500	0	
25	Financial Consulting Services	5,765	6,020	6,020	0	6,200	180	Rizzetta - 3% Increase
26	Accounting Services	8,663	11,550	11,550	0	11,897	347	Rizzetta - 3% Increase
27	Auditing Services	0	3,400	3,400	0	3,500	100	Grau & Associates - Renewal of Contract
28	Public Officials Liability Insurance	2,026	2,026	2,330	304	2,050	(280)	
29	Legal Advertising	569	750	500	(250)	750	250	
30	Bank Fees	327	436	400	(36)	400	0	
31	Dues, Licenses & Fees	800	800	800	0	800	0	\$175 Annual DCA; \$525 NPDES; \$100 Amort
32	Miscellaneous Fees	0	0	0	0	0	0	
33	Tax Collector /Property Appraiser Fees	282	282	282	0	282	0	Lee County Tax Collector - \$1/unit on tax roll
34	Website Fees & Maintenance	0	0	0	0	3,000	3,000	\$1,500 build; \$100/web host & site mgmt
35	Legal Counsel							
36	District Counsel	8,538	11,384	7,500	(3,884)	7,500	0	
37								
38	<b>Administrative Subtotal</b>	<b>\$71,165</b>	<b>\$98,097</b>	<b>\$83,502</b>	<b>(\$14,595)</b>	<b>\$87,930</b>	<b>\$4,428</b>	
39								
40	<b>EXPENDITURES - FIELD OPERATIONS</b>							
41								
42	Electric Utility Services							
43	Utility-Fountains	2,949	3,932	5,000	1,068	5,000	0	
44	Stormwater Control							
45	Aquatic Maintenance	4,050	5,400	5,400	0	9,500	4,100	Mid-range of proposals
46	Fountain Service Repairs & Maintenance	2,563	2,900	2,500	(400)	3,800	1,300	Vertex - \$334 Qtrly + Allowance for repairs
47	Pond Bank Repair/Maintenance	77,083	77,083	5,775	(71,308)	60,000	54,225	If complete easterly lake in next year
48	Mitigation Area Monitoring & Maintenance	5,220	6,500	2,500	(4,000)	5,120	2,620	Nature's Blueprint - \$1,280 Qtrly
49	Aquatic Plant Replacement	0	0	500	500	500	0	
50	Stormwater System Maintenance	510	1,710	2,500	790	2,500	0	
51	Miscellaneous Expense	0	0	0	0	0	0	
52	Other Physical Environment							
53	General Liability Insurance	355	355	400	45	410	10	Current year actual + 15%
54	Property Insurance	1,827	1,827	2,135	308	2,100	(35)	Current year actual + 15%
55	Contingency							
56	Miscellaneous Contingency	0	0	0	0	0	0	
57	Capital Reserves	0	0	0	0	0	0	
58	Capital Outlay	0	0	0	0	0	0	
59								
60	<b>Field Operations Subtotal</b>	<b>\$94,557</b>	<b>\$99,707</b>	<b>\$26,710</b>	<b>(\$72,997)</b>	<b>\$88,930</b>	<b>\$62,220</b>	
61								
62	Contingency for County TRIM Notice							
63								
64	<b>TOTAL EXPENDITURES</b>	<b>\$165,722</b>	<b>\$197,804</b>	<b>\$110,212</b>	<b>(\$87,592)</b>	<b>\$176,860</b>	<b>\$66,648</b>	
65								
66	<b>EXCESS OF REVENUES OVER</b>	<b>(\$51,847)</b>	<b>(\$83,929)</b>	<b>\$0</b>	<b>\$91,255</b>	<b>\$0</b>	<b>\$0</b>	

**Catalina at Winkler Preserve Community Development District**  
**Debt Service**  
**Fiscal Year 2014/2015**

Chart of Accounts Classification	Series 2005A	Budget for 2014/2015
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$244,027.79	\$244,027.79
<b>TOTAL REVENUES</b>	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>EXPENDITURES</b>		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$244,027.79	\$244,027.79
Administrative Subtotal	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>TOTAL EXPENDITURES</b>	<b>\$244,027.79</b>	<b>\$244,027.79</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county: 4.5%

**Gross assessments** **\$255,526.48**

**Notes:**

Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

Catalina at Winkler Preserve Community Development District

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$176,860.00
Lee County 4.5% Collection Cost:	<u>\$8,333.72</u>
2014/2015 Total:	<u><b>\$185,193.72</b></u>

2013/2014 O&M Budget	\$110,212.00
2014/2015 O&M Budget	\$176,860.00
Total Difference:	<u><u><b>\$66,648.00</b></u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2013/2014</u>	<u>2014/2015</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$919.16	\$919.16	\$0.00	0.00%
Operations/Maintenance - Single Family	\$409.24	\$656.72	\$247.48	60.47%
<b>Total</b>	<u><b>\$1,328.40</b></u>	<u><b>\$1,575.88</b></u>	<u><b>\$247.48</b></u>	<u><b>18.63%</b></u>

# CATALINA AT WINKLER PRESERVE

## FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET  
COLLECTION COSTS @ 4.5%  
TOTAL O&M ASSESSMENT

\$176,860.00  
\$8,333.72  
\$185,193.72

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT	
	O&M	SERIES 2005A DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE <sup>(2)(4)</sup> TOTAL <sup>(3)</sup>
SINGLE FAMILY	282	278	1.00	282.00	100.00%	\$185,193.72	\$255,526.48	\$656.72	\$919.16
	<u>282</u>	<u>278</u>		<u>282.00</u>	<u>100.00%</u>	<u>\$185,193.72</u>	<u>\$255,526.48</u>		
LESS: Lee County Collection Costs and Early Payment Discount Costs						<u>(\$8,333.72)</u>	<u>(\$11,498.69)</u>		
Net Revenue to be Collected						<u>\$176,860.00</u>	<u>\$244,027.79</u>		
								\$656.72	\$1,575.88

<sup>(1)</sup> Reflects the number of total lots with Series 2005A debt outstanding.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2014 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.

<sup>(4)</sup> Reduced per lot debt service assessment by 3% to account for Lee County reduction in collection costs.

## **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 4

## **RESOLUTION 2014-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2014, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Catalina at Winkler Preserve Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 20, 2014, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Lee County for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s

Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, attached hereto as Exhibit "A," is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2014 and/or revised projections for Fiscal Year 2015.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Catalina at Winkler Preserve Community Development District for the Fiscal Year Ending September 30, 2015," as adopted by the Board of Supervisors on August 20, 2014.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Lee County for posting on its website.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Catalina at Winkler Preserve Community Development District, for the fiscal year beginning October 1, 2014, and ending September 30, 2015, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND, SERIES 2005	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

Pursuant to Section 189.418(6), Florida Statutes, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.418 of the Florida Statutes, among other applicable laws.

Introduced, considered favorably, and adopted this 20<sup>TH</sup> day of August, 2014.

ATTEST:

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

Exhibit A: Fiscal Year 2014-2015 Budget

# Tab 5

## **RESOLUTION 2014-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Catalina at Winkler Preserve Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2014-2015 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Catalina at Winkler Preserve Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessments pursuant to the Uniform Method, as indicated on Exhibits “A” and “B.” The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future



years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Catalina at Winkler Preserve Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Catalina at Winkler Preserve Community Development District.

**PASSED AND ADOPTED** this 20<sup>TH</sup> day of August, 2014.

ATTEST:

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** District Assessment Lien Roll  
Assessment Roll (Uniform Method)

# Tab 6



August 11, 2014

Ms. Molly A. Syvret  
Ms. Kari Hardwick  
RIZZETTA & COMPANY, INC.  
9530 Marketplace Road, Suite 206  
Fort Myers, FL 33912

**Re: Mr. and Mrs. Kevin Yorgensen: Proposed Partial Drainage Easement Vacation  
Catalina Isles at Winkler: Lot 72**

Ms. Syvret:

This request package is being submitted in support of a 5 ft. drainage easement vacation within the Catalina Isles at Winkler community. The owner intends to expand his lanai 23.5 ft. to accommodate the fitment of a pool and accompanying deck with retaining wall. The permitting process for this expansion includes facilitating a partial drainage easement vacation application through Lee County. Since the existing drainage easement is dedicated to the Catalina at Winkler CDD, the County requires a "Letter of No Objection" from the CDD or an "Easement Agreement" between the CDD and the property owner.

This partial drainage easement vacation request is similar in nature to the partial drainage easement vacation requests recently approved for two (2) lots located in the community north of the Yorgensen's property, Lot 72. The improvement plan also includes rear yard drainage infrastructure that will connect to an existing drainage inlet located at the northeast property corner. Currently there is approximately 18.5 ft. from the back of the house to the front of the existing 18 ft. drainage easement. The additional room is needed to accommodate adequate space for a typically sized pool and deck with retaining wall. The limited room of 18.5 ft. is inadequate according to the pool contractors/designers. We believe that the addition of this pool and deck will cause no adverse impacts to the drainage system, or access within the existing drainage easement. With the submittal of this package, we respectfully request for the CDD Board's review and issuance of a "Letter of No Objection" to the proposed partial drainage easement vacation along with establishing an "Easement Agreement" with the property owner.

Included with this cover letter are the following submittal items:

1. Signed and Sealed Limited Review Development Order Plans .....8 Copies
2. Signed and Sealed Legal Description of Proposed Easement Vacation.....8 Copies
3. Signed and Sealed Sketch of 5' Drainage Easement Vacation Area.....8 Copies

If you have any questions, please feel free to contact me.

Sincerely,

Elizabeth Fountain, P.E., CFM  
Vice President

**EASEMENT VACATION:  
PORTION OF DRAINAGE EASMENT ON LOT 72 OF CATALINA ISLES AT WINKLER  
SECTION 10, TOWNSHIP 46 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA**


DESCRIPTION: A parcel of land lying in Section 10, Township 46 South, Range 24 East, also being the West 5 feet of the East 18 feet of Lot 72 of Catalina Isles at Winkler according to the Plat Book 83, Pages 34 through 40, of the Public Records of Lee County Florida and being more particularly described as follows:

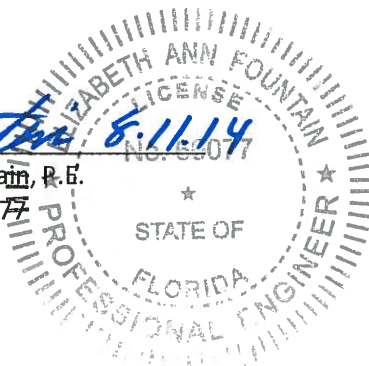
Commencing at the Southeast corner of Lot 72 of said Catalina Isles at Winkler, thence run N 89°05'02" W, 13.00 feet along the Southerly boundary of said Lot 72 to the Point of Beginning; Thence continue along said boundary of Lot 72, N 89°05'02" W, 5.00 feet; thence along the West boundary of an 18 foot Drainage Easement, N 00°54'58" E, 76.10 feet to a point in the Southerly boundary of said a 15 foot Drainage Easement; thence along said 15 foot Drainage Easement's Southerly boundary, S 89°05'02" E, 5.00 feet; thence S 00°54'58" W, 76.10 feet to the POINT OF BEGINNING.

Containing 358 SqFt, more or less.

Prepared by:

J.R. Evans Engineering, P.A.  
23150 Fashion Drive, Suite 242  
Estero, FL 33928

  
Elizabeth A. Fountain, P.E.  
FL License No. 60077



W:\PROJECTS 2010\136. YORGENSEN, KEVIN\13614-1 LOT 72 CATALINA AT WINKLER\01 DRAWINGS\SUBMITTAL\LD0\13614-1.DWG 8/11/2014 10:41 AM

WRIGLEY CIRCLE

LOT 73

15' DRAINAGE EASEMENT

S89°05'02"E  
5.00'

LOT 72

N00°54'58"E - 71.60'

S00°54'58"W - 71.60'

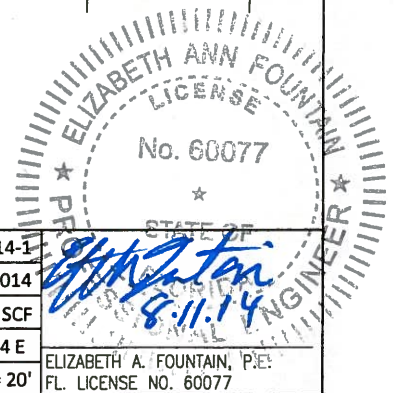
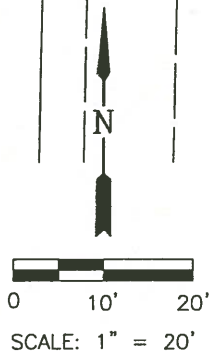
358 SF

POINT OF BEGINNING

N89°05'02"W  
5.00'

N89°05'02"W  
13.00'

LOT 71



**J.R. EVANS ENGINEERING, P.A.**  
23150 FASHION DRIVE, SUITE 242  
ESTERO, FLORIDA 33928  
PHONE: (239) 405-9148  
FAX: (239) 288-2537  
WWW.JREVAENGINEERING.COM  
FL. COA # 29226

**LOT 67  
CATALINA ISLES AT WINKLER**

**SKETCH OF 5 FOOT PARTIAL  
DRAINAGE EASEMENT VACATION**

PROJECT #:	12314-1
FILE DATE:	4/2014
DESIGN BY:	SCF
SEC.10, TOWN.46 S, R.24 E	
SCALE:	1" = 20'

ELIZABETH A. FOUNTAIN, P.E.  
FL. LICENSE NO. 60077

# Tab 7

## **RESOLUTION 2014-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Catalina at Winkler Preserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 4, 2014, two (2) members of the Board of Supervisors (the “Board”) are to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period there were no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

**SECTION 1.** The following seats are hereby declared vacant effective as of November 18, 2014:

Seat #3 (currently held by James Ratz)

Seat #4 (currently held by Richard Bonito)

**SECTION 2.** Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board members of those respective seats shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2014.

ATTEST:

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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Molly A. Syvret, Assistant Secretary

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Chairperson



# Tab 8

**RESOLUTION 2014-05**

**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 20<sup>TH</sup> DAY OF AUGUST, 2014.**

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**CATALINA AT WINKLER PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2014/2015**

November 19, 2014  
February 18, 2015  
May 20, 2015  
August 19, 2015

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.