



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting August 8, 2017

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

www.catalinacdd.org

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

August 8, 2017 at 2:30 p.m.

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

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

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

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **2:30 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 711, 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

www.catalinacdd.org

July 31, 2017

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 **Tuesday, August 8, 2017 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the advance agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Special Board of Supervisor's Meeting held on May 9, 2017 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures For the Months of April, May, and June 2017..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budgets Tab 3
 1. Presentation of the Fiscal Year 2017/2018 Proposed Final Budget
 2. Consideration of Resolution 2017-06, Annual Appropriations and Adopting the Budgets for Fiscal Year 2017/2018
 3. Consideration of Resolution 2017-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll
 - B. Consideration of Resolution 2017-08, Designating Primary Administrative Office Tab 4
 - C. Consideration of Resolution 2017-09, Fiscal Year 2017/2018 Meeting Schedule..... Tab 5
 - D. Consideration of Audit for Fiscal Year 2016, as Prepared by Grau Associates Tab 6
 - E. Consideration of Proposal from Barraco & Associates for Year 6 NPDES MS4 Permit Requirements Tab 7
 - F. Consideration of Proposals for Preserve Maintenance Tab 8
 1. EarthBalance
 2. Earth Tech Environmental

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,
Belinda Blandon
Belinda Blandon
District Manager

Cc: Gregory Pierson, Hopping Green & Sams, PA

Tab 1

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, May 09, 2017 at 2:04 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman
John Kirkbride
Butch Johnston
Dick Bonito
Louis Sanchez

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

Also present were:

Belinda Blandon
Jere Earlywine
Wes Kayne

District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green & Sams, P.A.
District Engineer, Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Board of Supervisors' Meeting
held on April 12, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on April 12, 2017 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on April 12, 2017, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of March 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of March 1-31, 2017 which totals \$5,378.94. She asked if there were any questions regarding any item of expenditure. Discussion ensued regarding the checks for Supervisor Compensation.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2017 which totals \$5,378.94, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2017/2018**

Ms. Blandon reviewed each line item of the budget and provided an overview of the reasons for the decreases and increases. Discussion ensued.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2017/2018, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Approving a Proposed Budget for Fiscal
Year 2017/2018 and Setting a Public
Hearing Thereon**

Ms. Blandon advised adoption of the resolution would set the public hearing on the final budget for Tuesday, August 8, 2017 at 2:30 pm.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2017-05, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon for Tuesday, August 8, 2017 at 2:30 p.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report but would answer any questions the Board may have.

Mr. Sherman commented on the signs for the preserve.

B. District Engineer

Mr. Kayne advised the public facilities report draft should be available soon. He further advised the lake bank restoration project is approximately 80 percent complete and should be done at the end of the week. Mr. Kayne advised the NPDES MS4 permit was petitioned for the Cycle 4 permit causing the end of year cycle report to be off by a few months, so this year they will institute a cycle 6 report which will be due October 1st. He further advised Barraco & Associates will provide a proposal for the cycle 6 report. Discussion ensued.

Mr. Sherman advised of a water pump that was purchased in order to maintain the sod on the lake banks. Discussion ensued.

Mr. Sherman advised of changes made to the staging areas for the lake bank repairs which has created a possible need to replace sod in order to create a uniform and aesthetically appealing appearance. He advised the cost for the sod would be \$1,500.00. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Approved \$1,500 for Replacement of Additional Sod on the Northeast Corner of the Lake Bank Repair Staging Area, for the Catalina at Winkler Preserve Community Development District.

C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2017 there were 523 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, August 08, 2017 at 2:30pm.

Ms. Blandon advised a letter was received from the South Florida Water Management District regarding preserve maintenance because they received a complaint from a resident or residents regarding the preserve and that letter was forwarded to Mr. Kayne. She further advised she has reached out to Shane Johnston of Passarella & Associates to provide a proposal to review the preserve and provide a report; she has also reached out to Earth Tech so that the Board can make a decision as to whether or not they want to cancel the contract with Nature's Blue Print and hire another vendor to perform the preserve maintenance. Discussion ensued. Ms. Blandon advised she will reach out to Woods and Wetlands as well as Earth Tech for proposals. Mr. Earlywine suggested the District provide a response to South Florida Water Management District.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Approved a Not to Exceed amount of \$2,000.00 for Pasarella & Associates to Review and Provide a Report of the Current Conditions of the Preserve Area, and further Provided Authorization to the Chairman to Execute the Contract, for the Catalina at Winkler Preserve Community Development District.

After discussion, Mr. Earlywine advised three letters will be provided; one to the South Florida Water Management District, one to Nature's Blueprint, and one to residents who live along the boundary. He further advised he will provide a draft policy related to the natural areas.

Ms. Bandon advised of a letter received from a resident regarding tree trimming. She advised the trees were discussed with Mr. Sherman and it is the position of the District that it is not the responsibility of the District to trim the trees. She advised the homeowners believe the District is responsible because they were installed within the District's tracts. Ms. Bandon advised that although they were installed there they are not owned by the District. Mr. Earlywine advised that if the trees are in an easement they are not owned by the District but if they are in a tract owned by the District then the District does own the trees. Discussion ensued. Mr. Earlywine suggested researching the HOA documents to see if tree trimming is covered. He further suggested the District adopt a policy related to tree trimming and identify whether the District should trim the trees or place the responsibility on the homeowner. Discussion ensued regarding the obligation of the District to trim the tree. Mr. Earlywine advised the District does not have an obligation to trim the tree, and the homeowner has a self help remedy which allows for the homeowner to trim the tree. Ms. Bandon asked that the District Engineer review the area to determine the location of the tree and report back to the Board and Staff; he will also review the Deep Lake Management Plan and report back to the Board and Staff.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Bandon opened the floor to Supervisor requests and comments.

Mr. Kirkbride requested notification when vendors will be on site.

NINTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board adjourned the meeting at 3:43 p.m. for the Catalina at Winkler Preserve Community Development District.

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures

April 2017

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2017 through April 30, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,066.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2017 Through April 30, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	000298	17392	Engineering Services 03/17	\$ 2,662.50
Catalina at Winkler Homeowner's Association, Inc.	000300	Mar-17	Reimb HOA for Electric Service for Aerator System 3/17	\$ 140.00
Florida Power and Light Company	000294	11246-08348 3/17	17213 Wrigley Cir #Aerator 3/17	\$ 75.30
Floyd Johnston	000303	BJ041217	Board of Supervisors Meeting 4/12/17	\$ 200.00
John E. Kirkbride	000304	JK041217	Board of Supervisors Meeting 4/12/17	\$ 200.00
Keith Sherman	000307	KS041217	Board of Supervisors Meeting 4/12/17	\$ 200.00
Lake Masters Aquatic Weed Control, Inc.	000305	17-02738	Monthly Aquatic Weed Control 4/17	\$ 435.00
Louis G. Sanchez	000306	LS041217	Board of Supervisors Meeting 4/12/17	\$ 200.00
Richard Bonito	000302	RB041217	Board of Supervisors Meeting 4/12/17	\$ 200.00
Rizzetta & Company, Inc.	000296	18165	District Management Fees 4/17	\$ 3,470.67
Rizzetta Technology Services, LLC	000297	INV0000002215	Website & Email Hosting Services 4/17	\$ 175.00
The Breeze Corporation	000299	106115 3.29.17	Acct #L00993 Legal Advertising 3/29/17	\$ 54.00
The Breeze Corporation	000301	106196 4.05.17	Acct #L00993 Legal Advertising 4/5/17	\$ 54.00
Report Total				<u>\$ 8,066.47</u>

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

Date Rec'd Dist Office APR 05 2017
 Catalina @ Winkler Preserve CDD
 c/o Rizetta & Co
 9530 Market Place Rd., Suite 206
 Fort Myers, FL 33912
 Date 4-10-17 Invoice number 17392
 Date APR 07 2017
 Date Entered APR 07 2017
 Fund 001 GL 51300 OC 3103 Project 22271 Catalina @ Winkler CDD
 Check # _____

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 (TM) General Consultation	4,000.00	1,229.48	49,179.00	48,691.50	487.50
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	186.50	7,460.00	7,460.00	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	100.00	1,500.00	1,500.00	0.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
17 (LS) TMDL Rpt - Add 3	0.00	0.00	0.00	0.00	0.00
18 (LS) Annual Report - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
19 (LS) Meeting Representation - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
20 (LS) Inspection & Docum of Fac - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
21 (LS) Proactive Illicit Disch Inspec - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
22 (LS) Annual Report Preparation - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
23 (LS) Meeting Representation- Add 5	1,500.00	30.00	450.00	300.00	150.00
24 (LS) Inspection & Docu of Fac - Add 5	2,500.00	100.00	2,500.00	2,500.00	0.00
25 (LS) Poractive Illicit Disch Inspec - Add 5	1,500.00	100.00	1,500.00	1,500.00	0.00
26 (LS) TMDL Rpt - Add 5	0.00	0.00	0.00	0.00	0.00
27 (LS) Annual Report Prepration - Add 5	2,500.00	80.00	2,000.00	500.00	1,500.00
23 (TM) Out of Scope Services	0.00	0.00	28,248.50	27,723.50	525.00
24 (TM) Reimbursables	0.00	0.00	197.33	197.33	0.00
Total	58,500.00	229.12	134,034.83	131,372.33	2,662.50

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Professional Engineer	2.50	195.00	487.50

01 (TM) General Consultation

Hours	Rate	Billed Amount
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Prepare for and attend CDD BOS meeting.

23 (TM) Out of Scope Services

Hours	Rate	Billed Amount
3.50	150.00	525.00

Senior Construction Observer

*Request bids for lake bank repair
 Check drainage run
 Review lake No. 2 on-site*

Out of Scope Services subtotal 525.00

Invoice total 2,662.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17392	04/05/2017	2,662.50	2,662.50				
	Total	2,662.50	2,662.50	0.00	0.00	0.00	0.00

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: March 31, 2017
INVOICE # Mar-17
FOR: Electric Service

email to: dmurphy@rizzetta.com

Bill To:

Catalina at Winkler Preserve CDD
9428 Camden Field Parkway
Riverview FL 33578

DESCRIPTION	AMOUNT
March - Aerator electrical service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Dist Office <u>APR 10 2017</u> DM Approval <u>[Signature]</u> Date <u>4-11-17</u> Date Entered <u>APR 10 2017</u> Fund <u>001</u> GL <u>53100</u> OC <u>4311</u> Check # _____</div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00



FPL

/ 27

5319112460834850357000000

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

B 5,7,8 5319 5

AUTO **R2 1280
097765



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	\$75.30	Apr 18 2017	\$

Your electric statement

For: Feb 24 2017 to Mar 28 2017 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Account number: 11246-08348

Statement date: Mar 28 2017

Next meter reading: Apr 26 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
59.32	59.32 CR	0.00	0.00	75.30	\$75.30	Apr 18 2017

Meter reading - Meter ACD7626

Current reading 31109
Previous reading - 30463
kWh used 646

Energy usage

	Last Year	This Year
kWh this month	615	646
Service days	33	32
kWh per day	19	20

Amount of your last bill 59.32
Payment received - Thank you 59.32 CR
Balance before new charges \$0.00

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

Electric service amount	69.50**
Storm charge	0.72
Gross receipts tax	1.80
Franchise charge	3.28
Total new charges	\$75.30

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

Customer charge: \$10.00
Fuel: \$18.22
(\$0.028200 per kWh)
Non-fuel: \$41.28
(\$0.063890 per kWh)

Total amount you owe \$75.30

- Payment received after **June 19, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

Date Rec'd Dist Office MAR 31 2017
DM Approval [Signature] Date 4/4
Date Entered MAR 31 2017
Fund 001 GL 53100 OC 4311
Check # _____

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FPL

Catalina at Winkler Preserve CDD

Meeting Date: April 12, 2017

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid	
Keith Sherman	X	X	KS 041217
John Kirkbride	X	X	JK 041217
Butch Johnston	X	X	BJ 041217
Richard Bonito	X	X	RB 041217
Louis Sanchez	X	X	LS 041217

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:04
Meeting End Time:	2:58 PM
Total Meeting Time:	54 mins

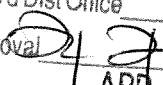
Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

PRINTING OF AGENDA BOOKS

Total # of books printed	5
Cost per book	\$ 28.50
Total cost	\$ 142.50

DM Signature: _____

Date Rec'd Dist Office APR 18 2017
DM Approval  Date 4-24/17
Date Entered APR 21 2017
Fund 001 GL 51100 OC 1101
Check # _____

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

Invoice

DATE	INVOICE #
4/1/2017	17-02738

Bill To:
CATALINA AT WINKLER PRESERVE CDD C/O RIZZETTA 9530 MARKET PLACE ROAD STE. 206 FT. MYERS, FL 33912

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
<div>Date Rec'd Dist Office <u>APR 03 2017</u> DM Approval <u>[Signature]</u> Date <u>4-10-17</u> Date Entered <u>APR 07 2017</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____</div>			

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

Total \$435.00

Payments/Credits \$0.00

Balance Due \$435.00

RIZZETTA & COMPANY, INC.


Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice

DATE	INVOICE NO.
4/1/2017	18165

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

TERMS	PROJECT
Due Upon Rec't	327 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services 3101		1,604.00	1,604.00
ADMIN	Administrative Services 3100		450.00	450.00
ACTG	Accounting Services 3201		1,000.00	1,000.00
FC	Financial Consulting Services 3111		416.67	416.67
	 Services for the period April 1, 2017 through April 30, 2017			
	 Date Rec'd Dist Office MAR 24 2017			
	DM Approval  Date 3-28-17			
	Date Entered MAR 24 2017			
	Fund <u>001</u> GL <u>51300</u> OC <u>VARIOUS</u>			
	Check# _____			

Total	\$3,470.67
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Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
4/1/2017	INV0000002215

Bill To:

CATALINA AT WINKLER PRESERVE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April		00327

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">Date Rec'd Dist Office <u>MAR 27 2017</u> DM Approval <u>[Signature]</u> Date <u>3-28-17</u> Date Entered <u>MAR 27 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

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**

03/28/2017 9:29:18AM

33912**No: 106115****Phone: 239 936-0913**

Ad No 106115	Customer No: L00993	Start Date 03-29-2017	Stop Date 03-29-2017	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 108	Words: 357	Inches: 10.50		Cost 54.00	Payments .00	Balance 54.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		Identifier						
		NOTICE OF SPECIAL PUBLIC MEETING CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT						
		Date Rec'd Dist Office <u>APR 03 2017</u> DM Approval <u>[Signature]</u> Date <u>4-10-17</u> Date Entered <u>APR 07 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____						
		*=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 Deborah Carletti, 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 Public Meeting Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, of March 29, 2017. 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.

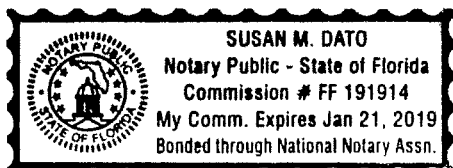
Deborah Carletti

SWORN TO AND SUBSCRIBED before me this
March 29, 2017

Notary Public

Susan M. Dato

106115



**NOTICE OF SPECIAL PUBLIC
MEETING
CATALINA AT WINKLER PRE-
SERVE
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District ("District") will hold a Special meeting on Wednesday, April 5, 2017, at 2:00 p.m. at the offices of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.catalinacdd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 based.

Belinda Blandon
District Manager
Run Date: 03/29/2017
106115

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

2510 DEL PRADO BLVD.

CAPE CORAL, FL

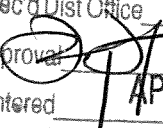
33904

(239) 574-1110

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

04/04/2017 2:04:28PM

33912**No: 106196****Phone: 239 936-0913**

Ad No 106196	Customer No: L00993	Start Date 04-05-2017	Stop Date 04-05-2017	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 108	Words: 357	Inches: 10.50		Cost 54.00	Payments .00	Balance 54.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire	
		<div style="border: 1px solid black; padding: 5px; margin: 5px;"><div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;">Identifier</div>NOTICE OF SPECIAL PUBLIC MEETING CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT</div> <div style="margin-top: 20px; text-align: right;">Date Rec'd Dist Office APR 10 2017 DM Approval  Date 4-17-17 Date Entered APR 14 2017 Fund 001 GL 51300 OC 4801 Check # _____</div>						
		*=Extend Expiration Date						

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

Affidavit of Publication

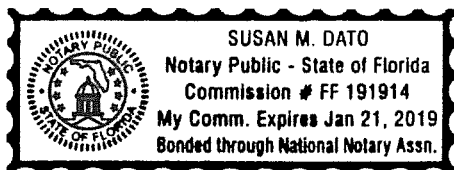
State of Florida
County of Lee

Before the undersigned authority personally appeared Deborah Carletti, 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 Public Meeting Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, of April 5, 2017. 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.

Deborah Carletti

SWORN TO AND SUBSCRIBED before me this
April 5, 2017
Notary Public

Susan M. Dato
106196



**NOTICE OF SPECIAL PUBLIC
MEETING
CATALINA AT WINKLER PRE-
SERVE
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District ("District") will hold a Special meeting on Wednesday, April 12, 2017, at 2:00 p.m. at the offices of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.catalinacdd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 based.

Belinda Blandon
District Manager
Run Date: 04/05/2017
106196

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2017 through May 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,478.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2017 Through May 31, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	000314	17437	Engineering Services 04/17	\$ 2,349.60
Catalina at Winkler Homeowner's Association, Inc.	000317	Apr-17	Reimb HOA for Electric Service for Aerator System 1/17	\$ 140.00
Crocker Land Development, LLC	000309	1727	Lake Bank Repair Service 25% Deposit	\$ 12,312.50
Crocker Land Development, LLC	000318	1731	Repair 1600 Ft Eroded Lake Bank - Balance Due	\$ 38,237.50
Florida Power and Light Company	000310	11246-08348 4/17	17213 Wrigley Cir #Aerator 4/17	\$ 74.29
Floyd Johnston	000320	050917	Reimbursement for Supplies for Lake Repair	\$ 566.45
Floyd Johnston	000320	BJ050917	Board of Supervisors Meeting 5/09/17	\$ 200.00
Grau & Associates P.A.	000319	15154	Progress Billing Audit Services FYE 09/30/16	\$ 700.00
John E. Kirkbride	000321	JK050917	Board of Supervisors Meeting 5/09/17	\$ 200.00
Keith Sherman	000323	KS050917	Board of Supervisors Meeting 5/09/17	\$ 200.00
Louis G. Sanchez	000322	LS050917	Board of Supervisors Meeting 5/09/17	\$ 200.00
Office Dynamics	000315	0021419	5 Agenda Books Copied/Bound/Shipped	\$ 103.90
Richard Bonito	000316	RB050917	Board of Supervisors Meeting 5/09/17	\$ 200.00
Rizzetta & Company, Inc.	000311	INV00000022074	District Management Fees 5/17	\$ 3,470.67
Rizzetta Technology Services, LLC	000312	INV0000002295	Website & Email Hosting Services 5/17	\$ 175.00
The Breeze Corporation	000308	106368 4/26/17	Acct #L00993 Legal Advertising 4/26/17	\$ 53.50
Vertex Water Features	000313	880020212	Aerator Repairs	\$ 295.58
Report Total				<u>\$ 59,478.99</u>

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

Date Rec'd Dist Office **MAY 03 2017**
DM Approval *[Signature]* Date 5-5-17
Date Entered **MAY 05 2017**
Fund 001 GL 51300 OC 3103
Check # _____

Catalina @ Winkler Preserve CDD
c/o Rizetta & Co
9530 Market Place Rd., Suite 206
Fort Myers, FL 33912

Invoice number 17437
Date 05/03/2017

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	1,229.48	49,179.00	49,179.00	0.00
02 (LS) Engineer's Report	6,000.00	100.00	6,000.00	6,000.00	0.00
03 (TM) Document Review	4,000.00	186.50	7,460.00	7,460.00	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	100.00	1,500.00	1,500.00	0.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
17 (LS) TMDL Rpt - Add 3	0.00	0.00	0.00	0.00	0.00
18 (LS) Annual Report - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
19 (LS) Meeting Representation - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
20 (LS) Inspection & Docum of Fac - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
21 (LS) Proactive Illicit Disch Inspec - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
22 (LS) Annual Report Preparation - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
23 (LS) Meeting Representation- Add 5	1,500.00	50.00	750.00	450.00	300.00
24 (LS) Inspection & Docu of Fac - Add 5	2,500.00	100.00	2,500.00	2,500.00	0.00
25 (LS) Poractive Illicit Disch Inspec - Add 5	1,500.00	100.00	1,500.00	1,500.00	0.00
26 (LS) TMDL Rpt - Add 5	0.00	0.00	0.00	0.00	0.00
27 (LS) Annual Report Prepration - Add 5	2,500.00	100.00	2,500.00	2,000.00	500.00
23 (TM) Out of Scope Services	0.00	0.00	29,797.25	28,248.50	1,548.75
24 (TM) Reimbursables	0.00	0.00	198.18	197.33	0.85
Total	58,500.00	233.14	136,384.43	134,034.83	2,349.60

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Professional Engineer	5.25	195.00	1,023.75

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
<i>Lake maintenance coordination and correspondence.</i>			
<i>Conference call regarding lake bank remediation.</i>			
<i>Research and correspondence regarding lake tracts.</i>			
<i>Prepare for and attend CDD BOS meeting.</i>			
<i>Correspondence regarding lake maintenance agreement.</i>			
Senior Construction Observer	3.50	150.00	525.00
<i>Bids for Lake 2</i>			
<i>Call with Belinda and Keith to discuss lake bank maintenance of Lake 2</i>			
subtotal	8.75		1,548.75
Out of Scope Services subtotal			1,548.75

24 (TM) Reimbursables

	Units	Billed Amount
8 1/2 x 11 copies	12.00	0.85
Reimbursables subtotal		0.85

Invoice total **2,349.60**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17437	05/03/2017	2,349.60	2,349.60				
	Total	2,349.60	2,349.60	0.00	0.00	0.00	0.00

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: April 30, 2017
INVOICE # Apr-17
FOR: Electric Service

email to: dmurphy@rizzetta.com

Bill To:

Catalina at Winkler Preserve CDD
9428 Camden Field Parkway
Riverview FL 33578

DESCRIPTION	AMOUNT
April - Aerator electrical service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Dist Office <u>MAY 18 2017</u> DM Approval <u>[Signature]</u> Date <u>5-19-17</u> Date Entered <u>MAY 19 2017</u> Fund <u>601</u> GL <u>53100</u> OC <u>4311</u> Check # _____</div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00

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

Invoice

Date 4/27/2017
Invoice # 1727

Bill To

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

Ship To

P.O. #
Terms

Ship Date 4/27/2017
Due Date 4/27/2017
Other

Item	Description	Qty	Price	Amount
Deposit	Agreement for Lake bank repair service - 25% deposit due upon execution of contract.		12,312.50	12,312.50

Date Rec'd Dist Office MAY 01 2017
DM Approval [Signature] Date 5-1-17
Date Entered MAY 01 2017
Fund 001 GL 538000C 4602
Check #

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

Crocker Land Development, LLC.
cbhservice@aol.com

239-229-8003
239-997-5129

Subtotal	\$12,312.50
Sales Tax (0.0%)	\$0.00
Total	\$12,312.50
Payments/Credits	\$0.00
Balance Due	\$12,312.50

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

Invoice

Date 5/15/2017
Invoice # 1731

Bill To

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

Ship To

P.O. #
Terms

Date Rec'd Dist Office MAY 16 2017
DM Approval [Signature] Date 5-23-17
Date Entered MAY 19 2017
Fund 001 GL 53800 OC 4610
Check # _____

Ship Date 5/15/2017
Due Date 5/15/2017
Other

Item	Description	Qty	Price	Amount
Estimate	<p>Provide materials, labor, equipment and supervision to repair the eroded lake banks highlighted on the attached map (1 lake totaling 1,600 L.F.) dated 2/21/17 from Barraco & Assoc. Scope of work: Install in-haul 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.</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) at least 3 material/equipment staging areas around lake #2 with access to the lake within 100' of the lake. Also, a 20' access around the lakes for work, equipment/material hauling.</p> <p>* Hours of operation from 8:00 A.M. to 5:00 P.M. Monday through Friday, for deliveries, performing work, etc.</p>		0.00	0.00

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

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Crocker Land Development, LLC.
cbhservice@aol.com

239-229-8003
239-997-5129

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

Invoice

Date 5/15/2017
Invoice # 1731

Bill To

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

Ship To

P.O. #

Terms

Ship Date 5/15/2017

Due Date 5/15/2017

Other

Item	Description	Qty	Price	Amount
	<p>* 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 will not occur (excessive rains, flooding, drainage problems, etc. Due to storm/rainy season quickly approaching the Community agrees that if anytime during the construction phase of lake #2 (from commencement to total completion of project) that heavy rains wash out/erodes any of the new dirt/sod installed by CLD that they would approve a change order to cover the cost of repairs on a time and material basis.</p> <p>* Community to locate and temporarily remove where possible all sprinkler heads/piping within work areas to help minimize damage to irrigation system. CLD is not responsible for any damage to the irrigation system.</p> <p>25% deposit required prior to work commencement, remaining balance due within 15 days of invoice date.</p> <p>* Estimate does not include any floating protective barriers or silt fence. CLD will provide an estimate upon request.</p>			

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

Subtotal

Sales Tax (0.0%)

Total

Payments /Credits

Balance Due

Crocker Land Development, LLC.

cbhservice@aol.com

239-229-8003

239-997-5129

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

Invoice

Date 5/15/2017
Invoice # 1731

Bill To

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

Ship To

P.O. #
Terms

Ship Date 5/15/2017
Due Date 5/15/2017
Other

Item	Description	Qty	Price	Amount
	* CLD will not be held responsible for the new sod after installation (Proper watering/care 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. Proper coordination between CLD & the communities irrigation system contractor is imperative. Irrigation contractor must have the ability to turn on/off the irrigation system as required throughout the project upon CLD request.			
Estimate	- Repair the 1,600 LF continuous between the two red arrows as indicated on drawing.		49,250.00	49,250.00
Deposit	25% deposit received, check dated 5/3/17.		-12,312.50	-12,312.50
Yard Improve...	Replaced additional sod on the east end of the community per Keith's request.		1,300.00	1,300.00

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

Subtotal	\$38,237.50
Sales Tax (0.0%)	\$0.00
Total	\$38,237.50
Payments/Credits	\$0.00
Balance Due	\$38,237.50

Crocker Land Development, LLC.
cbhservice@aol.com

239-229-8003
239-997-5129



FPL

/ 27

5319112460834899247000000

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

B 5,8

5319 9

AUTO **R2 1280

082307



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

Make check payable to FPL in U.S. fund:
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	\$74.29	May 17 2017	\$

Your electric statement

Account number: 11246-08348

For: Mar 28 2017 to Apr 26 2017 (29 days)

Customer name: CATALINA AT WINKLER

Statement date: Apr 26 2017

Service address: 17213 WRIGLEY CIR # AERATOR

Next meter reading: May 26 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
75.30	75.30 CR	0.00	0.00	74.29	\$74.29	May 17 2017

Meter reading - Meter ACD7626

Current reading 31745
Previous reading - 31109
kWh used 636

Amount of your last bill 75.30
Payment received - Thank you 75.30 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	513	636
Service days	29	29
kWh per day	18	22

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

Electric service amount	68.57**
Storm charge	0.71
Gross receipts tax	1.78
Franchise charge	3.23
Total new charges	\$74.29

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

Customer charge: \$10.00
Fuel: \$17.94
(\$0.028200 per kWh)
Non-fuel: \$40.63
(\$0.063890 per kWh)

Total amount you owe \$74.29

- Payment received after **July 19, 2017** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Dist Office MAY 01 2017

DM Approval

Date

Date Entered

MAY 04 2017

Fund 001

GL 53100

OC 4311

Check #

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

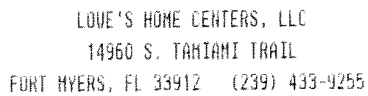
Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FPL



CATALINA
Butch Johnson - Reimbursement
TOTAL \$566.45



NORTHERN TOOL + EQUIPMENT

S FORT MYERS (NEW), FL R
18011 S TAMiami TrL STE
FORT MYERS, FL 339084696
239-243-9360

Transaction: 26722 Date: 5/7/17
Store: 607 Time: 11:50 AM
Register: 2

Associate:
296212
Cashier: 296718
Customer:

Welcome to Northern Tool and Equipment!

Item	Qty	Price	Amount
1 X 20 GREEN PVC SUCTI			
49621	1	34.99	34.99
		Subtotal	34.99
		Tax	2.10
		Total	37.09

MasterCard Credit Card 37.09

Sale

APPNAME: MASTERCARD

*****1228

Auth #: 04116E

Chip

AID: a0000000041010

TVR: 0000008000

AC: bd7e632849bffa0f5

TSI: e800

ARC: 00

IAD: 0110a000012200000000000000000000ff
0000ff

Wawa #5169
12701 S. Cleveland A

5/6/2017 1:11:20 PM
Term: JD12156250001
Appr: 00188E
Seq#: 010449

Product: xEthanol
Pump Gallons Price
01 1.381 \$2.699
Total Sale \$3.73
MasterCard
Capture
XXXXXXXXXXXX1228

05/06/2017 13:09:59

* YOUR OPINION *
* MATTERS! *
* Tell us about your *
* experience at *
* MyWawaVisit.com *
* We'll thank you *
* with a FREE *
* Hot Beverage or *
* Fountain Soda! *
* Disponible *
* en Espanol *

Survey Code: 1379944

Store Number: 05169

Please respond
within 5 days



NORTHERN
TOOL + EQUIPMENT

S FORT MYERS (NEW), FL R
18011 S TAMiami TRL STE
FORT MYERS, FL 339084696
239-243-9360

Transaction: 68736 Date: 5/6/17
Store: 607 Time: 11:32 AM
Register: 1

Associate:
291418

Cashier: 294849

Customer:

Welcome to Northern Tool and Equipment!

Item	Qty	Price	Amount
HONDA 1 WATER PMP 2220G			
109424	1	399.00	399.00
GAS CAN 1-1/4 GALLON			
26684	1	14.99	14.99

Subtotal 413.99

Tax 24.84

Total 438.83

MasterCard Credit Card 438.83

[Signature]

Sale

APPNAME: MASTERCARD

*****1228

Auth #:09264E

Chip

AID: a0000000041010

TVR: 0000008000

AC: 8ea810b25f238712

TSI: e800

ARC: 00

IAD: 0110a00001220000000000000000000000ff
0000ff

Change 0.00

Please tell us about your store experience
at www.northerntool.com/storefeedback. You
could win a \$250 Northern Tool gift card.
Thank you for being a Northern Tool
customer.



NORTHERN
TOOL + EQUIPMENT

S FORT MYERS (NEW), FL R
18011 S TAMiami TRL STE
FORT MYERS, FL 339084696
239-243-9360

Transaction: 26674 Date: 5/6/17
Store: 607 Time: 11:54 AM
Register: 2

Associate:
293889

Cashier: 000378

Customer:

Welcome to Northern Tool and Equipment!

Item	Qty	Price	Amount
HONDA 10W30 OIL-1 QUART			
1707002	1	6.99	6.99
1 X 20 GREEN PVC SUCTI			
49621	1	34.99	34.99

Subtotal 41.98

Tax 2.52

Total 44.50

MasterCard Credit Card 44.50

[Signature]

Sale

APPNAME: MASTERCARD

*****1228

Auth #:06224E

Chip

AID: a0000000041010

TVR: 0000008000

AC: 4ab5180239275c1e

TSI: e800

ARC: 00

IAD: 0110a00001220000000000000000000000ff
0000ff

Catalina at Winkler Preserve CDDMeeting Date: May 9, 2017**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid	
Keith Sherman	X	X	KS050917
John Kirkbride	X	X	JK050917
Butch Johnston	X	X	BJ050917
Richard Bonito	X	X	RB050917
Louis Sanchez	X	X	LS050917

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:30 PM
Meeting End Time:	3:43 PM
Total Meeting Time:	1 hr 13 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: _____

Date Rec'd Dist Office MAY 16 2017
DM Approval [Signature] Date 5-18-17
Date Entered MAY 19 2017
Fund 001 GL 51100 OC 1101
Check # _____

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
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Invoice No. 15154
Date 03/01/2017



SERVICE


AMOUNT

Audit FYE 09/30/2016

\$ 700.00

Current Amount Due

\$ 700.00

Date Rec'd Dist Office MAR 07 2017
DM Approval  Date 3-13-17
Date Entered MAR 10 2017
Fund 001 GL 51300 OC 3202
Check #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
700.00	0.00	0.00	0.00	0.00	700.00

Payment due upon receipt.

OFFICE dynamics

not your average print shop!

Invoice

6720 E. Fowler Ave. • Tampa, Florida 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

Catalina at Winkler Preserve Community Development
9530 Marketplace Road
Suite 206
Fort Meyers, FL 33912

Invoice #: 00021419

Date: 5/1/17

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agendas copied and bound	\$46.40
	11 color copies, 44 Black & White copies, 5 Tabs Coil bound with clear cover and Green back	
	UPS to 5 Residence Address	\$57.50
<p>Date Rec'd Dist Office <u>MAY 08 2017</u></p> <p>DM Approval <u>[Signature]</u> Date <u>5-9-17</u></p> <p>Date Entered <u>MAY 08 2017</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3206</u></p> <p>Check # _____</p>		
<p>Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.</p>		Sales Tax: \$0.00
		Total Amount: \$103.90
		Amount Applied: \$0.00
		Balance Due: \$103.90

Terms: Net 10

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
5/1/2017	INV0000022074

Bill To:

CATALINA AT WINKLER PRESERVE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00327

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,604.00	\$1,604.00
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,000.00	\$1,000.00
Financial Consulting Services 3111	1.00	\$416.67	\$416.67
<p> Date Rec'd Dist Office <u>APR 25 2017</u> DM Approval <u>[Signature]</u> Date <u>5-1-17</u> Date Entered <u>APR 26 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>VARIOUS</u> Check # _____ </p>			
Subtotal			\$3,470.67
Total			\$3,470.67

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
5/1/2017	INV0000002295

Bill To:

CATALINA AT WINKLER PRESERVE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
May		00327

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p>Date Rec'd Dist Office <u>APR 26 2017</u></p> <p>DM Approval <u>[Signature]</u> Date <u>5-1-17</u></p> <p>Date Entered <u>APR 26 2017</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00

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

04/25/2017 3:09:11PM

33912

No: 106368

Phone: 239 936-0913

Ad No 106368	Customer No: L00993	Start Date 04-26-2017	Stop Date 04-26-2017	Category: Legals		Classification: MISCELLANEOUS	
Order No	Rate: LA	Lines: 107	Words: 356	Inches: 10.40	Cost 53.50	Payments .00	Balance 53.50
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire
		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Identifier NOTICE OF PUBLIC MEETING CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT</div> <div style="text-align: right; margin-bottom: 10px;">MAY 01 2017</div> <div>Date Rec'd Dist Office _____</div> <div>DM Approval <u>[Signature]</u> Date <u>5-1-17</u></div> <div>Date Entered <u>MAY 01 2017</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></div> <div>Check # _____</div>					
*=Extend Expiration Date							

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

Affidavit of Publication

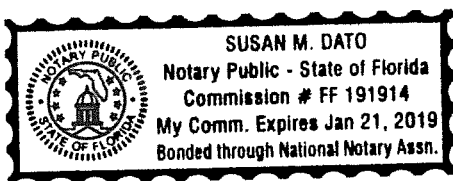
State of Florida
County of Lee

Before the undersigned authority personally appeared Deborah Carletti, 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 Public Meeting Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, of April 26, 2017. 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.

Deborah Carletti

SWORN TO AND SUBSCRIBED before me this
April 26, 2017
Notary Public

Susan M. Dato
106368



**NOTICE OF PUBLIC MEETING
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District ("District") will hold a regular meeting on Tuesday, May 9, 2017, at 2:30 p.m. at the offices of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.catalina-cdd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 based.

Belinda Blandon
District Manager
Run Date: 04/26/2017
106368



Vertex Water Features

Floating Fountains & Lake Aeration Systems

2100 NW 33rd Street
Pompano Beach, FL 33069

7543079790

Invoice

Date	Invoice #	Account #
4/21/2017	880020212	0589180

Original Date

Bill To

Catalina at Winkler Pres CDD 0589180
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614
USA

Ship To

Catalina at Winkler Pres CDD
Winkler Rd & Sumner Ave
Ft. Myers, FL 33908
USA

P.O. Number		Terms	Rep	
		Net 30	NM	
Quantity	Description	Price Each	Amount	
1	Aerator Repair - Air2/ Clubhouse Pond#1, Rebuilt compressor; replaced loose air line and brass birbs, and hose clamps. Also, replaced bad pressure gage and installed new muffler	295.58	295.58	

Date Rec'd Dist Office MAY 01 2017
DM Approval [Signature] Date 5-1-17
Date Entered MAY 01 2017
Fund 001 GL 53800 OC 4601
Check # _____

Thank you for your business.
Please make checks payable to Vertex Water Features.

Total

\$295.58

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2017 through June 30, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,451.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2017 Through June 30, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	000325	0000375071	Quarterly Aerator Maintenance 5/17	\$ 257.00
Aquatic Systems, Inc.	000325	0000375072	Quarterly Fountain Maintenance 5/17	\$ 120.00
Barraco and Associates, Inc.	000331	17529	Engineering Services 05/17	\$ 2,570.74
Catalina at Winkler Homeowner's Association, Inc.	000333	May-17	Reimb HOA for Electric Service for Aerator System 5/17	\$ 140.00
Christopher J. Sabanosh	000324	1075	Remove Old Signs/Install New Signs and Posts	\$ 435.00
Florida Power and Light Company	000326	11246-08348 5/17	17213 Wrigley Cir #Aerator 5/17	\$ 76.49
Hopping Green & Sams	000330	93741	General/Monthly Legal Services 4/17	\$ 666.27
Lake Masters Aquatic Weed Control, Inc.	000327	17-03657	Monthly Aquatic Weed Control 5/17	\$ 435.00
Lake Masters Aquatic Weed Control, Inc.	000334	17-04516	Monthly Aquatic Weed Control 6/17	\$ 435.00
Passarella & Associates, Inc.	000332	17RCC2653 Inv# 1	Professional Services Through 5/31/17	\$ 1,528.20
Rizzetta & Company, Inc.	000328	INV0000024218	District Management Fees 6/17	\$ 3,613.17
Rizzetta Technology Services, LLC	000329	INV0000002372	Website & Email Hosting Services 6/17	\$ 175.00
Report Total				<u>\$ 10,451.87</u>



2100 NW 33rd Street Pompano Beach, FL 33069
1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 5/1/2017
INVOICE NUMBER: 0000375071
CUSTOMER NUMBER: 0590680
PO NUMBER:
PAYMENT TERMS: Net 30

Catalina@Winkler CDD-AM
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Aerator Maintenance - May		257.00	257.00T

Date Rec'd Dist Office MAY 03 2017
DM Approval [Signature] Date 5-9-17
Date Entered MAY 05 2017
Fund 001 GL 53800 0041601
Check # _____

SALES TAX: (6.0%) ~~\$15.42~~
LESS PAYMENT: \$0.00
TOTAL DUE: ~~\$272.42~~
257.00

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

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 5/1/2017
INVOICE NUMBER: 0000375071
CUSTOMER NUMBER: 0590680
TOTAL AMOUNT DUE: ~~\$272.42~~
257.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

257.00

THANK YOU FOR YOUR BUSINESS!



2100 NW 33rd Street Pompano Beach, FL 33069
1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 5/1/2017
INVOICE NUMBER: 0000375072
CUSTOMER NUMBER: 0590780
PO NUMBER:
PAYMENT TERMS: Net 30

Catalina@Winkler CDD-FM
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Fountain Maintenance - May		120.00	120.00T

Date Rec'd Dist Office MAY 03 2017
DM Approval [Signature] Date 5-9-17
Date Entered MAY 05 2017
Fund 001 GL 53800 OC 4601
Check # _____

SALES TAX: (6.0%) ~~\$7.20~~
LESS PAYMENT: \$0.00
TOTAL DUE: ~~\$127.20~~
120.00

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

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 5/1/2017
INVOICE NUMBER: 0000375072
CUSTOMER NUMBER: 0590780
TOTAL AMOUNT DUE: ~~\$127.20~~
120.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:
120.00

THANK YOU FOR YOUR BUSINESS!

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

Date Rec'd Dist Office JUN 08 2017
DM Approval [Signature] Date 6/14/17
Date Entered JUN 12 2017
Fund 001 GL 51300 OC 3103
Check # _____

Catalina @ Winkler Preserve CDD
c/o Rizetta & Co
9530 Market Place Rd., Suite 206
Fort Myers, FL 33912

Invoice number 17529
Date 06/08/2017

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	1,241.66	49,666.50	49,179.00	487.50
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	186.50	7,460.00	7,460.00	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	100.00	1,500.00	1,500.00	0.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
17 (LS) TMDL Rpt - Add 3	0.00	0.00	0.00	0.00	0.00
18 (LS) Annual Report - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
19 (LS) Meeting Representation - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
20 (LS) Inspection & Docum of Fac - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
21 (LS) Proactive Illicit Disch Inspec - Add 4	1,500.00	100.00	1,500.00	1,500.00	0.00
22 (LS) Annual Report Preparation - Add 4	2,500.00	100.00	2,500.00	2,500.00	0.00
23 (LS) Meeting Representation- Add 5	1,500.00	60.00	900.00	750.00	150.00
24 (LS) Inspection & Docu of Fac - Add 5	2,500.00	100.00	2,500.00	2,500.00	0.00
25 (LS) Poractive Illicit Disch Inspec - Add 5	1,500.00	100.00	1,500.00	1,500.00	0.00
26 (LS) TMDL Rpt - Add 5	0.00	0.00	0.00	0.00	0.00
27 (LS) Annual Report Prepration - Add 5	2,500.00	100.00	2,500.00	2,500.00	0.00
WO 3.1 Update Public Facilities Report	0.00	0.00	97.50	0.00	97.50
23 (TM) Out of Scope Services	0.00	0.00	31,632.00	29,797.25	1,834.75
24 (TM) Reimbursables	0.00	0.00	199.17	198.18	0.99
Total	58,500.00	237.53	138,955.17	136,384.43	2,570.74

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Professional Engineer	2.50	195.00	487.50
<i>Prepare for and attend CDD BOS meeting.</i>			

WO 3.1 Update Public Facilities Report

	Hours	Rate	Billed Amount
Professional Engineer	0.50	195.00	97.50

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Construction Observer	4.50	78.00	351.00
<i>Field observation delineating trees on homeowners property and lake bank restoration site visit</i>			
<i>Post-restoration lake bank visual inspection</i>			
<i>Lake bank restoration status update to ensure clean-up was complete</i>			
Professional Engineer	2.25	195.00	438.75
<i>Research, correspondence, and coordination regarding deep lake trees.</i>			
<i>Additional research and correspondence regarding deep lake trees.</i>			
<i>Preserve coordinates exhibit.</i>			
<i>Provide interlocal agreement to counsel for review.</i>			
Senior Construction Observer	11.00	95.00	1,045.00
<i>Check lake bank restoration</i>			
<i>Checked lake bank repair grading fill to a 4:1 slope</i>			
<i>Check lake maint. progress, grading fill to 4:1 slope</i>			
<i>Check water service locations and conditions</i>			
<i>Review and approve Crocker Land Development invoice</i>			

subtotal 17.75 1,834.75

Out of Scope Services subtotal 1,834.75

24 (TM) Reimbursables

	Units	Billed Amount
8 1/2 x 11 copies	14.00	0.99
Reimbursables subtotal		0.99

Invoice total **2,570.74**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17529	06/08/2017	2,570.74	2,570.74				
	Total	2,570.74	2,570.74	0.00	0.00	0.00	0.00

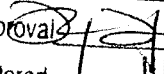
INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: May 31, 2017
INVOICE # May-17
FOR: Electric Service

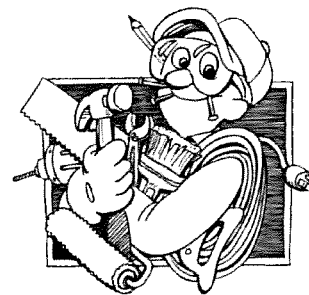
email to: dmurphy@rizzetta.com

Bill To:
Catalina at Winkler Preserve CDD
9428 Camden Field Parkway
Riverview FL 33578

DESCRIPTION	AMOUNT
May - Aerator electrical service running of pool electric at Catalina	\$140.00
<div>Date Rec'd Dist Office JUN 14 2017 DM Approval  Date 6/16/17 Date Entered JUN 16 2017 Fund 001 GLS3100 OC 4311 Check #</div>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00

ALLPOINTS HANDYMAN SOLUTIONS INC.

2919 26TH ST W
LEHIGH ACRES, FL 33971
(239)440-0681
allpointshandymanSvc@gmail.com



INVOICE

BILL TO
Catalina CDD

INVOICE # 1075
DATE 05/28/2017
DUE DATE 05/28/2017

ACTIVITY	QTY	RATE	AMOUNT
Services Remove old signs and install new.	25	15.00	375.00
install Install 3 4x4 missing posts for signs.	3	20.00	60.00

BALANCE DUE **\$435.00**

Date Rec'd Dist Office MAY 30 2017
DM Approval [Signature] Date 5/30/17
Date Entered MAY 30 2017
Fund 001 GL 5380000 4611
Check # _____



FPL

/ 27

5319112460834809467000000

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

B 5,7,8 5319 0

AUTO **R2 1280
086397



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	\$76.49	Jun 19 2017	\$

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

For: Apr 26 2017 to May 26 2017 (30 days)

Customer name: CATALINA AT WINKLER

Statement date: May 26 2017

Service address: 17213 WRIGLEY CIR # AERATOR

Next meter reading: Jun 28 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
74.29	74.29 CR	0.00	0.00	76.49	\$76.49	Jun 19 2017

Meter reading - Meter ACD7626

Current reading 32403
Previous reading - 31745
kWh used 658

Amount of your last bill 74.29
Payment received - Thank you 74.29 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	490	658
Service days	29	30
kWh per day	17	22

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

Electric service amount	70.60**
Storm charge	0.73
Gross receipts tax	1.83
Franchise charge	3.33
Total new charges	\$76.49

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

Customer charge: \$10.00
Fuel: \$18.56
(\$0.028200 per kWh)
Non-fuel: \$42.04
(\$0.063890 per kWh)

Total amount you owe \$76.49

- Payment received after **August 17, 2017** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in June. To learn more about your electric bill, visit FPL.com/rates.

Date Rec'd Dist Office MAY 30 2017
DM Approval Date 5/30/17
Date Entered MAY 30 2017
Fund 601 GL 53100 OC 4311
Check #

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FPL

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 19, 2017

Catalina at Winkler Preserve CDD
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 93741
Billed through 04/30/2017

Date Rec'd Dist Office JUN 01 2017

DM Approval _____ Date _____

Date Entered JUN 01 2017

Fund 001 GL 51400 OC 3107

Check # _____

General Counsel/Monthly Meeting
CATCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

08/09/16	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow-up. (fees waived per reduction agreement)	-6.60 hrs
01/27/17	GLP	Review notice of public meeting; research statutory requirements for notices under Chapter 286, F.S.; correspond with District staff regarding notice of public meeting.	0.20 hrs
02/10/17	KEM	Research disclosures of public financing, offering statements and other relevant documents.	0.20 hrs
02/14/17	JLE	Prepare for and attend Board meeting.	1.10 hrs
02/20/17	KEM	Review meeting follow-up items.	0.10 hrs
02/24/17	JLE	Review auditor request letter; review and revise response; follow-up regarding the same.	0.20 hrs
02/24/17	GLP	Correspond with District staff regarding preserve sign language; review minutes from February 14, 2017 board meeting; provide comments for the same; correspond with District staff regarding Minutes from February 14, 2017 board meeting; research trespass laws under Chapter 810, F.S., and Lee County ordinances to develop language for preserve signs.	1.20 hrs
02/26/17	GLP	Research trespass laws under Chapter 810, F.S., and Lee County ordinances to develop language for preserve signs; review Engineer's Report as it relates to the same.	0.80 hrs
02/28/17	GLP	Prepare summary of trespassing sign language for District staff; correspond with District staff regarding the same.	0.50 hrs
03/01/17	GLP	Confer with Savage regarding installation of eagle perch.	0.20 hrs
03/01/17	KEM	Prepare supervisor notebook.	0.20 hrs
03/06/17	GLP	Research National Bald Eagle Management Guidelines, Florida's Bald Eagle Management Plan, and Florida Administrative Code as such pertains to proposed eagle perch; research South Florida Water Management District rules regarding sign language; correspond with District staff regarding language for	1.20 hrs

		trespassing signs; correspond with District staff regarding proposed eagle perch.	
03/22/17	KEM	Prepare budget approval resolution and budget notice.	0.10 hrs
03/23/17	GLP	Conference call with Blandon regarding lake maintenance project and April 5, 2017 Board meeting.	0.10 hrs
04/04/17	GLP	Review advertisement for April 12, 2017 Board meeting.	0.10 hrs
04/12/17	JLE	Prepare for and attend Board meeting; follow-up regarding the same.	0.90 hrs
04/13/17	GLP	Correspond with District staff regarding lake maintenance agreement.	0.10 hrs
04/17/17	GLP	Review notes from April 12, 2017 Board meeting; prepare follow up from the same; prepare agreement for lake maintenance; review easement for lake maintenance; correspond with district staff regarding lake maintenance agreement; review correspondence from District staff regarding the same; correspond with District staff regarding change order for lake maintenance.	2.60 hrs
04/17/17	KEM	Research easement.	0.20 hrs
04/20/17	GLP	Review proposed advertisement for May 9, 2017 Board meeting; correspond with District staff regarding the same.	0.10 hrs
04/24/17	GLP	Correspond with District staff regarding lake maintenance agreement; review the same.	0.30 hrs
04/27/17	GLP	Review and provide comments to Minutes of April 12, 2017 Board meeting; correspond with District staff regarding the same.	0.30 hrs
04/28/17	GLP	Review correspondence regarding agreement for lake bank repair services; review correspondences regarding tree maintenance along lakes.	0.20 hrs
Total fees for this matter			\$489.50

DISBURSEMENTS

Document Reproduction	18.25
Postage	0.92
Travel	154.05
Travel - Meals	3.55
Total disbursements for this matter	\$176.77

MATTER SUMMARY

Pierson, Greg L.	7.90 hrs	215 /hr	\$1,698.50
Earlywine, Jere L.	2.20 hrs	275 /hr	\$605.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Eckert, Michael C.	-6.60 hrs	290 /hr	-\$1,914.00

TOTAL FEES	\$489.50
TOTAL DISBURSEMENTS	\$176.77

TOTAL CHARGES FOR THIS MATTER**\$666.27****BILLING SUMMARY**

Pierson, Greg L.	7.90 hrs	215 /hr	\$1,698.50
Earlywine, Jere L.	2.20 hrs	275 /hr	\$605.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Eckert, Michael C.	-6.60 hrs	290 /hr	-\$1,914.00

TOTAL FEES

\$489.50

TOTAL DISBURSEMENTS

\$176.77

TOTAL CHARGES FOR THIS BILL**\$666.27****Please include the bill number on your check.**

Date Rec'd Rizzetta & Co., Inc. MAY 30 2017
D/M approval [Signature] Date 4/5/17
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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

Invoice

DATE	INVOICE #
5/1/2017	17-03657

Bill To:
CATALINA AT WINKLER PRESERVE CDD C/O RIZZETTA 9530 MARKET PLACE ROAD STE. 206 FT. MYERS, FL 33912

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
<p>Date Rec'd Dist Office <u>MAY 0 1 2017</u></p> <p>DM Approval <u>[Signature]</u> Date <u>5-1-17</u></p> <p>Date Entered <u>MAY 0 1 2017</u></p> <p>Fund <u>001</u> GL <u>5380000C</u> <u>4605</u></p> <p>Check # _____</p>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$435.00
	Payments/Credits	\$0.00
	Balance Due	\$435.00

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

Invoice

DATE	INVOICE #
6/1/2017	17-04516

Bill To:

CATALINA AT WINKLER PRESERVE CDD
C/O RIZZETTA
9530 MARKET PLACE ROAD STE. 206
FT. MYERS, FL 33912

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
	<div>Date Rec'd Dist Office <u>MAY 31 2017</u> DM Approval <u>[Signature]</u> Date <u>6-5-17</u> Date Entered <u>JUN 01 2017</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____</div>		

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

Total \$435.00

Payments/Credits \$0.00

Balance Due \$435.00



PASSARELLA & ASSOCIATES PC

13620 Metropolis Avenue
Suite 200
Fort Myers, FL 33912
239-274-0067

In Account With
Catalina at Winkler Preserve CDD
c/o Rizetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

Catalina at Winkler Preserve

Project #17RCC2653 (Invoice 1)

June 12, 2017

For services rendered in connection with Catalina at Winkler Preserve located in Section 10, Township 46 South, Range 24 East, Lee County, Florida per Professional Services Agreement dated May 15, 2017.

Professional services through May 31, 2017


Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 SFWMD Plan Review	1,500.00	100	0.00	1,500.00	1,500.00
99.0 Reimbursables	0.00	0	0.00	28.20	28.20
Total	1,500.00		0.00	1,528.20	1,528.20

Professional Services Due This Invoice: 1,528.20

Task 99.0 Reimbursables

	Units	Rate	Billed Amount
Color (11x17)			
05/17/2017	1.00	2.65	2.65
05/19/2017	1.00	2.65	2.65
05/24/2017	1.00	2.65	2.65
Color (8x11)			
05/17/2017	5.00	1.35	6.75
05/19/2017	5.00	1.35	6.75
05/24/2017	5.00	1.35	6.75
Task subtotal			28.20

Date Rec'd Dist Office JUN 13 2017

DM Approval  Date 6/14/17

Date Entered JUN 13 2017

Fund 001 GL 53800 OC 4611

Check # _____

Rizzetta & Company, Inc.

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
6/1/2017	INV0000024218

Bill To:

CATALINA AT WINKLER PRESERVE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00327

Description	Qty	Rate	Amount
District Management Services 3161	1.00	\$1,604.00	\$1,604.00
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,000.00	\$1,000.00
Financial Consulting Services 3111	1.00	\$416.67	\$416.67
Agenda Books 3206	5.00	\$28.50	\$142.50
<div>Date Rec'd Dist Office <u>MAY 26 2017</u></div> <div>DM Approval <u>[Signature]</u> Date <u>5-31-17</u></div> <div>Date Entered <u>MAY 26 2017</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>VARIOUS</u></div> <div>Check # _____</div>			
Subtotal			\$3,613.17
Total			\$3,613.17

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
6/1/2017	INV0000002372

Bill To:

CATALINA AT WINKLER PRESERVE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June		00327

Description	Qty	Rate	Amount
EMail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">Date Rec'd Dist Office <u>MAY 26 2017</u> DM Approval <u>[Signature]</u> Date <u>5/30/17</u> Date Entered <u>MAY 26 2017</u> Fund <u>001</u> GL <u>51300 00 5103</u> Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

Tab 3



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

www.catalinacdd.org

Proposed Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

**9530 Marketplace Road
Suite 206
Fort Myers, Florida 33912
Phone: 239-936-0913**

[**rizzetta.com**](http://rizzetta.com)

The following are enclosed in this Proposed Budget Packet:

- ❖ General Fund Budget Account Category Descriptions
- ❖ Debt Service Fund Budget Account Category Descriptions
- ❖ Proposed General Fund Budget worksheets for Fiscal Year 2017/2018
- ❖ Proposed Debt Service Fund Budget worksheets for Fiscal Year 2017/2018
- ❖ Current Fiscal Year versus Proposed Fiscal Year Assessment Charts
- ❖ Proposed Assessments Charts for Fiscal Year 2017/2018

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2017/2018 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE 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.



Rizzetta & Company

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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 Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day 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.

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.



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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: 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.

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

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

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

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



EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

REVENUES:

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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



Rizzetta & Company

EXPENDITURES – ADMINISTRATIVE:

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

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



Rizzetta & Company

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2017/2018

	Chart of Accounts Classification	Actual YTD through 06/30/17	Projected Annual Totals 2016/2017	Annual Budget for 2016/2017	Projected Budget variance for 2016/2017	Budget for 2017/2018	Budget Increase (Decrease) vs 2016/2017	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 11	\$ 15	\$ -	\$ 15	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 158,382	\$ 158,382	\$ 156,510	\$ 1,872	\$ 156,510	\$ -	
8								
9	TOTAL REVENUES	\$ 158,393	\$ 158,397	\$ 156,510	\$ 1,887	\$ 156,510	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 158,393	\$ 158,397	\$ 156,510	\$ 1,887	\$ 156,510	\$ -	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,000	\$ 5,333	\$ 4,000	\$ (1,333)	\$ 4,000	\$ -	4 meetings @ \$ 200.00 per Supervisor (5 in total)
21	Financial & Administrative							
22	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	
23	District Management	\$ 14,436	\$ 19,248	\$ 19,248	\$ -	\$ 20,000	\$ 752	
24	District Engineer	\$ 16,238	\$ 21,651	\$ 12,200	\$ (9,451)	\$ 12,200	\$ -	
25	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
26	Trustees Fees	\$ 3,233	\$ 3,233	\$ 3,500	\$ 267	\$ 3,233	\$ (267)	US Bank Trustee Fees
27	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
28	Financial & Revenue Collections	\$ 8,750	\$ 10,000	\$ 10,000	\$ -	\$ 5,000	\$ (5,000)	
29	Accounting Services	\$ 9,000	\$ 12,000	\$ 12,000	\$ -	\$ 13,150	\$ 1,150	
30	Auditing Services	\$ 3,223	\$ 3,223	\$ 3,200	\$ (23)	\$ 3,200	\$ -	
31	Printed Agendas	\$ 389	\$ 519	\$ 1,200	\$ 681	\$ 1,200	\$ -	
32	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,588	\$ 338	\$ 2,475	\$ (113)	As per Egis Insurance Estimate
33	Legal Advertising	\$ 318	\$ 424	\$ 750	\$ 326	\$ 750	\$ -	
34	Dues, Licenses & Fees	\$ 735	\$ 735	\$ 800	\$ 65	\$ 800	\$ -	Lee County Storm Sewer Permit (NPDES) \$ 560.00 & Department of Economic Opportunity annual renewal \$ 175.00
35	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	
36	Tax Collector /Property Appraiser Fees	\$ 282	\$ 282	\$ 282	\$ -	\$ 282	\$ -	1.00 x 282
37	Website Hosting, Maintenance, Backup (and	\$ 1,575	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	As per Contract
38	Legal Counsel							
39	District Counsel	\$ 1,960	\$ 2,613	\$ 10,000	\$ 7,387	\$ 10,000	\$ -	
40								
41	Administrative Subtotal	\$ 71,439	\$ 90,011	\$ 88,768	\$ (1,243)	\$ 89,790	\$ 1,022	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Electric Utility Services							
46	Utility-Fountains	\$ 1,878	\$ 2,504	\$ 5,000	\$ 2,496	\$ 2,500	\$ (2,500)	Monthly AVG is \$ 98.00
47	Stormwater Control							
48	Aquatic Maintenance	\$ 3,915	\$ 5,220	\$ 7,200	\$ 1,980	\$ 6,820	\$ (380)	Lake Masters Contract \$ 435.00 per month, Aquatic System Fountain Maintenance at \$ 120.00 per quarter, Aquatic Systems Aerator Maintenance at \$ 257.00 per quarter.
49	Fountain Service Repairs & Maintenance	\$ 1,403	\$ 1,871	\$ 3,500	\$ 1,629	\$ 3,500	\$ -	
50	Lake/Pond Bank Maintenance	\$ 51,454	\$ 68,605	\$ 40,000	\$ (28,605)	\$ 42,083	\$ 2,083	
51	Mitigation Area Monitoring & Maintenance	\$ 5,798	\$ 7,731	\$ 6,000	\$ (1,731)	\$ 6,000	\$ -	Natures Blueprint Contract at \$ 475.42 for quarterly maintenance.
52	Aquatic Plant Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 711	\$ 211	
53	Stormwater System Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
54	Other Physical Environment							
55	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,570	\$ 320	\$ 2,475	\$ (95)	As per Egis Insurance Estimate
56	Property Insurance	\$ 119	\$ 119	\$ 472	\$ 353	\$ 131	\$ (341)	As per Egis Insurance Estimate
57								
58	Field Operations Subtotal	\$ 66,817	\$ 88,300	\$ 67,742	\$ (20,558)	\$ 66,720	\$ (1,022)	
59								
60	Contingency for County TRIM Notice							
61								

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2017/2018

	Chart of Accounts Classification	Actual YTD through 06/30/17	Projected Annual Totals 2016/2017	Annual Budget for 2016/2017	Projected Budget variance for 2016/2017	Budget for 2017/2018	Budget Increase (Decrease) vs 2016/2017	Comments
62	TOTAL EXPENDITURES	\$ 138,256	\$ 178,311	\$ 156,510	\$ (21,801)	\$ 156,510	\$ -	
63				\$ -				
64	EXCESS OF REVENUES OVER EXPENDITURES	\$ 20,137	\$ (19,914)	\$ -	\$ (19,914)	\$ -	\$ -	
65								

Budget Template
Catalina at Winkler Preserve Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2005A	Budget for
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$243,151.93	\$243,151.93
TOTAL REVENUES	\$243,151.93	\$243,151.93
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$243,151.93	\$243,151.93
Administrative Subtotal	\$243,151.93	\$243,151.93
TOTAL EXPENDITURES	\$243,151.93	\$243,151.93
EXCESS OF REVENUES OVER EXPENDITURE	\$0.00	\$0.00

⁽²⁾ Lee County Collection Costs and Early Payment Discounts: 4.0%

Gross assessments \$253,283.26

Notes:

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

- ⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.
- ⁽²⁾ Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$176,860.00
(¹) Lee County 4.0% Collection Cost:	\$7,369.17
(¹) Tax Collector Fee (\$1.42 PER PARCEL / LINE)	\$400.44
2017/2018 Total:	<u><u>\$184,629.61</u></u>

2016/2017	\$176,860.00
2017/2018	\$176,860.00
Total Difference:	<u><u>\$0.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2016/2017</u>	<u>2017/2018</u>	<u>\$</u>	<u>%</u>
Series 2005A Debt Service - Single Family	\$919.16	\$914.38	-\$4.78	-0.52%
Operations/Maintenance - Single Family	\$656.72	\$654.71	-\$2.01	-0.31%
Total	\$1,575.88	\$1,569.09	-\$6.79	-0.43%

(¹) Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$176,860.00
COLLECTION COSTS @ 4.0%	\$7,369.17
⁽⁵⁾ TAX COLLECTOR FEE (\$1.42 PER PARCEL / LINE)	\$400.44
TOTAL O&M ASSESSMENT	<u>\$184,629.61</u>

LOT SIZE	UNITS ASSESSED ⁽¹⁾		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2005A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	DEBT SERVICE ⁽²⁾		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE ⁽³⁾	TOTAL ^{(4) (5)}
SINGLE FAMILY	282	277	1.00	282.00	100.00%	\$184,629.61	\$253,283.26	\$654.71	\$914.38	\$1,569.09
	282	277		282.00	100.00%	\$184,629.61	\$253,283.26			
LESS: Lee County Collection Costs and Early Payment Discounts:							(\$7,769.61)	(\$10,131.33)		
Net Revenue to be Collected							\$176,860.00	\$243,151.93		

⁽¹⁾ Reflects five (5) Series 2005A prepayments.

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

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

⁽⁴⁾ Annual assessment that will appear on November 2017 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁵⁾ Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

RESOLUTION 2017-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (“**Board**”) of the Catalina at Winkler Preserve Community Development District (“**District**”) proposed budgets (“**Proposed Budgets**”) for the fiscal year beginning October 1, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018**”) along with an explanatory and complete financial plan for each fund of the 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 Budgets, the District filed a copy of the Proposed Budgets 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 8, 2017, 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 Budgets on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the 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 the Proposed Budgets, whereby the budgets 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. The Board has reviewed the Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budgets, attached hereto as **Exhibit "A,"** as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budgets**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budgets, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budgets for the Catalina at Winkler Preserve Community Development District for the Fiscal Year Ending September 30, 2018."
- d. The Adopted Budgets shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2017/2018, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board 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. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2017/2018 or within 60 days following the end of the Fiscal Year 2017/2018 may amend its Adopted Budgets for that fiscal year as follows:

- 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 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2017.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit A

Fiscal Year 2017/2018 Budget

RESOLUTION 2017-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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 (“**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 (“**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 (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018**”), 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 Adopted 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, 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 Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2017/2018; 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 the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; 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 (“**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 & ALLOCATION FINDINGS. The Board hereby finds and determines that 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 cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with 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 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 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 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.

PASSED AND ADOPTED this 8th day of August, 2017.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

Fiscal Year 2017/2018 Budget

Exhibit B
Assessment Roll

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.0010	BULLA ROBERT E + LYNN M L/E	8430	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0020	SOBEL THEODORE P JR +	8434	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0030	ARMOCIDA ROBERT C + NANCY M	8438	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0040	ALLEN WALTER + JANE	8442	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0050	FREESE JOYCE A	8446	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0060	WARD LARRY S + CARRIE L	8450	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0070	WILLIAMSON TOSHIE LATOYA	8454	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0080	VERA VICTOR D +	8458	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0090	WILLIAMS AUBREY T + TIFFANY A	8462	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0100	SIMONEAUX CLIFF M	8466	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0110	GUTTING GREGORY JOHN	8470	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0120	ZADROZNY THOMAS J + CATHERINE	8474	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0130	MARVAVOLO JOSEPH JAY +	8478	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0140	NICHOLSON VICTOR A + DIANE L	8482	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0150	PERALTA ABEL R	8486	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0160	CRAWFORD KAREN +	8490	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0170	CLAYTON ROLAND L + KELLI A	8494	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0180	GLODEN KAY LYNN &	8498	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0190	KARIM JOHNNY +	8502	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0200	CHAN SING SO +	8506	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0210	DEGRAFF CLAUDE	8510	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0220	COLAVITO ROBERT R + STEFANIE A	8514	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0230	GNECCO BARRY T + LINDA V	8518	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0240	TROTТА GERARD P & CAROLYN A	8522	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0250	WILKERSON MICHELLE D	8526	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0260	MASSIE CHARLES A + BETTY A	8530	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0270	DUNN HOBART III +	8534	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0280	SHUSTER ALLEN J & CAROL A TR	8538	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0290	LEFORT KRISTIN D	8542	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0300	STRICKLAND FRANK	8546	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0310	DEGRACE JULIE	8550	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0320	HAGEN TIMOTHY	8554	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0330	RUMPH KERMIT +	8558	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.0340	WILLIAMS BRIAN A	8562	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0350	DONNELLY THOMAS A JR	8568	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0360	GARCIA DANNY	8572	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0370	TODD GREGORY SCOTT + KELLY L	8576	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0380	AHEARN MARGARET A	8580	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0390	SHARPE JUSTIN K	8584	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0400	ORNDOFF ROBYN D +	8588	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0410	FARBOTKO WALLACE + BARBARA TR	8592	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0420	IGO EDWARD J & PATRIICA L	8598	SUMNER AVE	SF	\$0.00	\$654.71	\$654.71
10-46-24-11-00000.0430	LAI JOHN ROBERT +	8604	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0440	MIHATOV WALTER + JADWIGA	8610	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0450	JIANG YAJIE +	8616	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0460	TUTTLE BRADFORD H & MARY K	8622	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0470	PARRISH JOHN E	8628	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0480	PANDILIDIS THOMAS M	8634	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0490	ROTH WAYNE & MARY BETH	8640	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0500	BULAWAN REYNANTE + KARMIEL	8646	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0510	REYNOLDS MARK D + STACY L	8654	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0520	DEFRINO THOMAS M &	8666	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0530	OLTHOF EGBERT JAN +	8670	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0540	SHERMAN JAY K + CHERYL L	8676	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0550	FEIGHERY ELIZABETH J + KRAIG A	17052	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0560	SGARLATA LISA M + JOHN C	17058	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0570	MACKESY STEVEN J + JANETTE K	17064	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0580	FRANCO EDWARD TR +	17070	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0590	LEVIN JOSEPH + MICHELLE S	17076	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0600	CIANCIOTTA BARTHOLOM +	17082	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0610	MCGUIRE JASON M &	17088	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0620	MCFADDEN JULIA ESTELLE +	17094	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0630	ISLAM MOHAMMED &	17100	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0640	ALEXANDER WILLIAM J + SUSAN F	17106	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0650	FOURNIER EDWARD E SR &	17112	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0660	ROSSIGNOL BRUCE R + HOLLY H	17118	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.0670	MARSHALL KIRBY L TR	17124	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0680	JOHNSON GEORGE A JR + SUSAN L	17130	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0690	CHAPMAN FRED + PAULA	17136	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0700	MOULTON MARLENE S + RICHARD D	17142	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0710	MIDDENDORF CAROLINE M TR	17148	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0720	YORGENSEN KEVIN + SIOBHAN	17154	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0730	ROSINUS BJORN + KRISTIN M	17160	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0740	BAXMANN ERIC W + PATRICIA D	17166	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0750	LAFORCE LAUREN + ANDREW	17172	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0760	NAPOLI GREGORY + AMY	17178	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0770	ZUCK PETER M + KAREN	17184	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0780	MALACH ANDREW M + SUSAN B	17190	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0790	AGOSTINO CECILE	17196	WRIGLEY CIR	SF	\$0.00	\$654.71	\$654.71
10-46-24-11-00000.0800	PANICO JOHN F + VICKI S	17202	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0810	MADHAR VISHAL + SANDEEP	17208	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0820	SANCHEZ LOUIS G + EILEEN M TR	17214	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0830	GILLSON NATALIE A &	17220	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0840	BOND ROBERT W + KATHLEEN M	17226	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0850	OWEN PAUL K + JESSICA P	17232	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0860	OCONNELL THOMAS J + SHANNON M	8250	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0870	BAIRD KEVIN T + LILIANA D	8254	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0880	HENDRICKS RHONDA R	8258	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0890	BROWN DAVID HUNTER &	8262	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0900	DILLABAUGH MICHAEL R + SUZANNE	8266	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0910	FITZGERALD EDWARD R	8270	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0920	MEMOLI PHILIP TR	8274	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0930	MAATSCH CORA JANE	8278	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0940	WEBB HALEY C	8282	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0950	CICCONE NICHOLAS	8286	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0960	PELLE CAMERON E + HANNAH	8290	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0970	BURGE TINA A	8294	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0980	STEPSTONEPROPERTIES LLC	8298	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.0990	WEBB STEPHEN & ERICA	8302	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.1000	FIDLER MARINN +	8306	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1010	UV ASSETS LLC	8310	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1020	ROMERO JOSE & CARMEN	8314	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1030	COHEN DALE + NIRI TR	8318	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1040	HOWARD TIMOTHY J + SVITLANA	8322	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1050	MEADOR HERSCHEL J &	8326	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1060	IORIO MARIO + VERA	8330	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1070	NINO JUAN J +	8334	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1080	DIETZ CHARLES P + ROSE	8338	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1090	MCEL RATH JAMES TIMOTHY	8342	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1100	SANDLIN SU ANN + BILLIE D	8346	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1110	WATSON DENNIE L + CINDIE L	8350	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1120	TOPOUZIS THOEDORE A + KARINA	8354	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1130	CONNELL JIM D	8358	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1140	JOSEPH ADER & LAURIE	8362	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1150	INTERNATIONAL CAPITAL	8366	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1160	WEAVER RAYMOND F + MAGALI C	8370	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1170	MCCARTHY JILL	8374	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1180	RODRIGUEZ JOSE M JR & LUZ E	8378	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1190	LATINO MARIO + LINDA A	8382	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1200	LAMPLEY DAVID	8386	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1210	MARCOM ANGELA A	8390	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1220	CHAUDHARI SURESH B + BHAVANA S	8394	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1230	HARRIS WILLIAM & NATASHA	8398	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1240	PARVEZ SYED M +	8402	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1250	TITTJUNG CHRISTOPHER +	8406	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1260	GROSS SHERRY ALBERTS	8410	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1270	PARIS CARLOS + JOHANNA	8414	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1280	BURNS JOHN + MARY	8418	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1290	DOS ANJOS ALFREDO + MARIA	8422	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1300	TENNYSON MICHAEL + MARY	8437	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1310	NIENBERG STEPHEN + LINDA	8441	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1320	ICSO RONETTE A + DAVID	8445	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.1330	ANDERSON KEITH D +	8449	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1340	THOMAS BIJU K &	8457	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1350	TEFERTILLER DAVID	8477	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1360	ROZBORIL JAROSLAV	8481	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1370	METCALF MATTHEW W +	8485	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1380	PICONE LINO &	8489	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1390	BRAND JOANNE M	8493	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1400	MARTINI CLAUDIO + LISA	8497	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1410	MARTINI CLAUDIO	8501	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1420	HALE PAMELA	8505	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1430	SWEENEY BRIAN E + ELENA B	8509	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1440	JMK LLC	8513	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1450	ENDSLEY MEGHAN J	8517	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1460	UNG TOLY & MICHELLE	8521	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1470	MAKURAT PAUL A + KIM M	8525	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1480	ZABOURA GEORGE +	8529	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1490	SALTARELLI JOHN + JEAN	8533	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1500	CAMPOLI MICHAEL + SONIA	8537	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1510	HOCHGESAND FRANK T + DONNA C	8541	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1520	MILLER IVAN + ANASTASIA	8545	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1530	LYNESS ELIZABETH J	17060	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1540	CROCKER COREY A + KELLY A	17054	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1550	LOPEZ WANDA +	17050	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1560	WILLETT MICHAEL J	17046	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1570	THOMAS JOHN LANDON +	17042	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1580	GILLES MICHEL D + GUETTY V +	17038	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1590	WINIECKI ALEXANDER M + RANI	17034	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1600	GOLDBERG EDWARD M + JUDITH L	17030	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1610	BUCHER RONALD L	17026	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1620	FIALA ZDENEK + ZDENKA	17022	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1630	KRYLIOUK OLGA +	17018	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1640	FEDERAL NATIONAL MORTGAGE ASSN	17012	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1650	SPINELLI GUIDO +	17006	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.1660	JACKSON JOSEPH + JENNIFER	17000	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1670	SCHIFF JUSTIN CRAIG	8345	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1680	HYPPOLITE PIERRE R + MARIE F	8351	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1690	IORELLO JOSEPH + FRANCES	8353	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1700	SORGE FLORIDA INC	8357	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1710	ZAK MICHAEL + KRISTEN	8361	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1720	WEICH HARALD	8365	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1730	MARTYNYUK ANATOLY + TETYANA	8369	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1740	PARKINSON MICHAEL D + ELENI	8373	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1750	KRYLIOUK IAROSLAV S + OLGA	8377	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1760	PAUN NICULINA + GEORGE G	8381	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1770	STRICKLAND MICHAEL SCOTT TR +	8385	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1780	JIANG MINGMING +	8389	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1790	ERDOS WILLIAM C & VANDA S	8397	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1800	ALIMBUYAO ETHEL T + REUBEN	8405	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1810	KNOX CHARLES W	8571	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1820	ROCKI VICTOR W + WANDA E L/E	8575	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1830	DMELLO SUJIT J + MICHELLE	8579	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1840	GONZALEZ ANDRES + LIZ	8583	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1850	MANCE KRESIMIR TR +	8587	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1860	ROBERTSON LESLEY	8591	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1870	VASSALLO JAMES C + LILIANA	8597	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1880	ANGELO JOSEPH M +	8603	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1890	KIRKBRIDE JOHN + MARILYN M TR	8609	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1900	JOHNSTON FLOYD A TR	8615	SUMNER AVE	SF	\$0.00	\$654.71	\$654.71
10-46-24-11-00000.1910	PISTILLI JASON MICHAEL	8621	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1920	STEELE ROBERT A + ILLARIA O	8627	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1930	MUNSON DAWN M	8633	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1940	GILLIS KEITH A +	8639	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1950	LAPLANTE AIMEE	8645	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1960	GALLEGO RITA M	8651	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1970	GALLEGO CLAUDIA A + PETER W	8657	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.1980	LAURENTI JOAN + ROBERT E	8663	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.1990	SANDAGER JOEL D + AMY Z	8669	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2000	LOUCKS DANIEL C	17046	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2010	KAY LORRAINE M	17040	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2020	DELISLE ANTHONY A TR +	17036	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2030	BARRY ANDRE	17032	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2040	WILLIAMSON CHARLES E +	17028	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2050	NATARAJAN JAGADHISH +	17024	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2060	PELLITTERI VINCENZO + CARMELA	17020	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2070	GOETZ ELENA	17016	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2080	MOREY HARTLEY D + ANNE G	17012	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2090	ACINO EMANUEL A + JUDY	17008	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2100	TANNER DONALD W + BRENDA G	17004	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2110	LATELL MARK D + DEANNA J	17002	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2120	GREENSTEIN MICHAEL S + ANN L	8253	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2130	FAXEL CARLA J TR	8257	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2140	MACKENZIE JOHN D + JULIE M	8261	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2150	RAMIREZ BIENVENIDO R + LORENZA	8265	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2160	PINGER STEVEN H +	8269	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2170	RIZZO JEFFREY M + MAREDITH JO	8273	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2180	TRAVIS ROBERT J SR + JUDITH A	8277	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2190	PATEL MOHIT	17001	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2200	MERLINE JOSEPH R + BARBARA A	17005	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2210	PHANDANOUVONG SAYAVONGSA	17009	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2220	SNYDER KEITH + SUZANNE	17013	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2230	PETRIKAS STEPHEN M	17017	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2240	ROSBOROUGH G WILLIAM + PAMELA	17021	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2250	GINDELE NATHAN + BRIENNE	17025	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2260	LAPORTA THOMAS F & RACHEL	17024	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2270	MONTONE DENNIS A JR + JENNA L	17020	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2280	BRAND STEPHEN J	17016	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2290	KNECHT DENISE J L/E	17012	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2300	ESPOSITO ANTONIO JOHN &	17008	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2310	PARABOSCHI THOMAS + CHRISTINE	17004	CLEMENTE CT	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.2320	GOLDBERG JAMES Y + IRENE	17000	CLEMENTE CT	SF	\$0.00	\$654.71	\$654.71
10-46-24-11-00000.2330	BYRNES JAMES J + MARY T	8289	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2340	HOLMAN SUSAN C	8293	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2350	BONITO RICHARD A + LINDA A	8297	SUMNER AVE	SF	\$0.00	\$654.71	\$654.71
10-46-24-11-00000.2360	ZABOURA AIDA	8301	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2370	SCAFFI JAMES TR	8305	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2380	HEMBLING MARK V + DIANE C	8309	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2390	JOSEPH ALLEN + LORI	8313	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2400	ROBERTS DEREK C	8317	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2410	MCFADDEN RAYMOND DEAN JR	8321	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2420	KEENAN BRIAN +	8325	SUMNER AVE	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2430	CHERVINSKY VADIM + LINA	17001	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2440	LYNUM LARRY C TR +	17007	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2450	FARRELL LESLIE J	17013	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2460	BRIERS MICHAEL T + CHANDRA L	17019	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2470	YOUNG ROBERT +	17023	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2480	MUTTART KEVIN M & JOLANTA A	17027	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2490	KOONS DAVID W + PATRICIA	17031	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2500	HOFFMAN MATTHEW JON	17035	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2510	THOMPSON DOUGLAS B + DARLA S	17039	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2520	DJURO PERIC TRUST	17043	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2530	BRADY CATHY L	17047	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2540	ROBINSON THOMAS E + MILDRED P	17051	TREMONT ST	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2550	NAIK SAGAR A +	17051	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2560	MORRIS RICHARD T + BEVERLY J	17063	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2570	BOWGREN CORY JAMES + LYNN	17069	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2580	BOYLE LORNA DOROTHY A	17075	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2590	MORAN DAVID E JR + MOLLY A	17081	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2600	SILLS RICHARD ALLAN +	17095	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2610	CRISMAN BRIAN & MELISSA	17115	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2620	SHAH PRANAV + ROSHANI	17125	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2630	BURKE JAMES A +	17131	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2640	MARKS ROBERT L + KAREN	17137	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	OwnerName	SiteNumber	SiteStreet	LU	SERIES 2005A		
					DEBT SERVICE	O&M	TOTAL
10-46-24-11-00000.2650	HENRY KEVIN W + JUDITH K	17143	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2660	IANNARELLA EDWARD C + KIMBERLY	17149	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2670	ULIASZ PAUL H	17161	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2680	SLAUGHTER ROBERT L + THERESA D	17171	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2690	RICKETTS THOMAS W + MARIA F A	17191	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2700	WENDT BERND + PETRA	17197	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2710	BUCHER CAROL	17203	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2720	ILIAS MOHAMMED + SHIRIN	17209	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2730	BORST BRIAN E + CLARISSA A	17213	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2740	KURIAN SANJAY + LEENA O	17001	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2750	WILLIS DAVID E + WEEDA J	17003	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2760	KLINE RICHARD + GEORGIA	17007	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2770	REDDY SREEDHAR V + SUJANA	17011	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2780	EGAN CINDY I	17019	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2790	GUIOU JANICE E	17023	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2800	MILINAZZO MICHAEL	17031	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2810	ROLLINSON CRAIG R	17037	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-00000.2820	LEAR DONALD W + CYNTHIA E	17045	WRIGLEY CIR	SF	\$914.38	\$654.71	\$1,569.09
10-46-24-11-0000B.0000	CATALINA AT WINKLER CDD		CATALINA @	0	\$0.00	\$0.00	\$0.00
10-46-24-11-0000D.0000	CATALINA AT WINKLER CDD		SUBMERGED	0	\$0.00	\$0.00	\$0.00
10-46-24-11-0000E.0000	CATALINA AT WINKLER CDD		SUBMERGED	0	\$0.00	\$0.00	\$0.00
10-46-24-11-0000F.0000	CATALINA AT WINKLER CDD		SUBMERGED	0	\$0.00	\$0.00	\$0.00

					\$253,283.26	\$184,628.22	\$437,911.48
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Less Collection Costs & Discounts @ 4% **(\$10,131.33)** **(\$7,369.11)** **(\$17,500.44)**
 Tax Collector Fee (\$1.42 per parcel / line) **(\$400.44)** **(\$400.44)**

TOTAL RECORDS	286						
RECORDS ASSESSED	282	Net Expected Assessment Revenue			\$243,151.93	\$176,858.67	\$420,010.60
RECORDS NOT ASSESSED	4						
TOTAL ASSESSMENTS	\$437,911.48				57.89%	42.11%	100.00%

Tab 4

RESOLUTION 2017-08

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT 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*, being situated entirely within Lee County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue are in Lee County, Florida within which the District is located.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2017.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Tab 5

RESOLUTION 2017-09

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 Economic Opportunity, 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 8TH DAY OF AUGUST, 2017.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018

November 14, 2017
February 13, 2018
May 8, 2018
August 14, 2018

All meetings will convene at 2:30 p.m. and will be held at the office of Rizzetta & Company, Inc., District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Tab 6

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2016**

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Catalina at Winkler Preserve Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2016, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 10, 2017, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 10, 2017, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



May 10, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2016. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$166,177).
- The change in the District's total net position in comparison with the prior fiscal year was \$5,114, a reduction of the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2016, the District's governmental funds reported combined ending fund balance of \$519,165, an increase of \$70,650 in comparison with the prior year. A portion of the fund balance is nonspendable for prepaids and deposits, restricted for debt service, capital projects and an escrow agreement, assigned for future repairs and maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.
- During fiscal year 2016, the District implemented Governmental Accounting Standards Board ("GASB") Statement No. 72, *Fair Value Measurement and Application*, GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, and GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2016	2015
Assets, excluding capital assets	\$ 523,345	\$ 456,389
Capital assets, net	2,360,774	2,514,737
Total assets	2,884,119	2,971,126
Liabilities, excluding long-term liabilities	71,263	76,707
Long-term liabilities	2,979,033	3,065,710
Total liabilities	3,050,296	3,142,417
Net position		
Net investment in capital assets	259,322	351,867
Restricted for debt service	66,741	61,729
Restricted for capital projects	28	9,034
Restricted for SFWMD escrow agreement	35,157	35,143
Unrestricted	(527,425)	(629,064)
Total net position	\$ (166,177)	\$ (171,291)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2016	2015
Program revenues		
Charges for services	\$ 424,279	\$ 424,036
Operating grants and contributions	369	-
Capital grants and contributions	4	-
General revenues	52	121
Total revenues	<u>424,704</u>	<u>424,157</u>
Expenses:		
General government	85,339	83,212
Maintenance and operations	170,801	250,315
Interest	163,450	167,860
Total expenses	<u>419,590</u>	<u>501,387</u>
Change in net position	5,114	(77,230)
Net position - beginning	(171,291)	(94,061)
Net position - ending	<u>\$ (166,177)</u>	<u>\$ (171,291)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2016 was \$419,590. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased slightly during the fiscal year. In total, expenses, including depreciation, decreased from the prior fiscal year, the decrease resulted from less maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations.

The variance between budgeted and actual general fund revenues for the current fiscal year is the result of less homeowners taking advantage of the discount period. Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2016, the District had \$3,849,083 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,488,309 has been taken, which resulted in a net book value of \$2,360,774. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2016, the District had \$2,875,000 in Bonds outstanding for its governmental activities. In addition, the District has a deferred obligation due to the Developer of \$104,033. More detailed information about the District's capital debt and deferred obligation is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will decrease.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Catalina at Winkler Preserve Community Development District's Finance Department at 12750 Citrus Park, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2016**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 245,965
Investments	97
Prepays and deposits	5,584
Restricted assets:	
Cash and cash equivalents	35,157
Investments	236,542
Capital assets:	
Depreciable, net	2,360,774
Total assets	<u>2,884,119</u>
LIABILITIES	
Accounts payable and accrued expenses	4,180
Accrued interest payable	67,083
Non-current liabilities:	
Due within one year	80,000
Due in more than one year	2,899,033
Total liabilities	<u>3,050,296</u>
NET POSITION	
Net investment in capital assets	259,322
Restricted for debt service	66,741
Restricted for capital projects	28
Restricted for SFWMD escrow agreement	35,157
Unrestricted	(527,425)
Total net position	<u>\$ (166,177)</u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 85,339	\$ 85,339	\$ -	\$ -	\$ -
Maintenance and operations	170,801	95,790	-	4	(75,007)
Interest on long-term debt	163,450	243,150	369	-	80,069
Total governmental activities	419,590	424,279	369	4	5,062
General revenues:					
Unrestricted investment earnings					52
Total general revenues					52
Change in net position					5,114
Net position - beginning					(171,291)
Net position - ending					\$ (166,177)

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2016**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 281,122	\$ -	\$ -	\$ 281,122
Investments	97	236,514	28	236,639
Prepays and deposits	5,584	-	-	5,584
Total assets	<u>\$ 286,803</u>	<u>\$ 236,514</u>	<u>\$ 28</u>	<u>\$ 523,345</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 4,180	\$ -	\$ -	\$ 4,180
Total liabilities	<u>4,180</u>	<u>-</u>	<u>-</u>	<u>4,180</u>
Fund balances:				
Nonspendable				
Prepays and deposits	5,584	-	-	5,584
Restricted for:				
Debt service	-	236,514	-	236,514
Capital projects	-	-	28	28
SFWMD escrow agreement	35,157	-	-	35,157
Assigned to:				
Future repairs and maintenance	30,002	-	-	30,002
Unassigned	211,880	-	-	211,880
Total fund balances	<u>282,623</u>	<u>236,514</u>	<u>28</u>	<u>519,165</u>
Total liabilities and fund balances	<u>\$ 286,803</u>	<u>\$ 236,514</u>	<u>\$ 28</u>	<u>\$ 523,345</u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2016**

Fund balance - governmental funds \$ 519,165

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,849,083	
Accumulated depreciation	<u>(1,488,309)</u>	2,360,774

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(67,083)	
Deferred obligation	(104,033)	
Bonds payable	<u>(2,875,000)</u>	(3,046,116)
Net position of governmental activities		<u><u>\$ (166,177)</u></u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 181,129	\$ 243,150	\$ -	\$ 424,279
Investment earnings	52	369	4	425
Total revenues	181,181	243,519	4	424,704
EXPENDITURES				
Current:				
General government	85,339	-	-	85,339
Maintenance and operations	16,838	-	-	16,838
Debt service:				
Principal	-	75,000	11,677	86,677
Interest	-	165,200	-	165,200
Total expenditures	102,177	240,200	11,677	354,054
Excess (deficiency) of revenues over (under) expenditures	79,004	3,319	(11,673)	70,650
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	2,667	2,667
Transfer out	-	(2,667)	-	(2,667)
Total other financing sources (uses)	-	(2,667)	2,667	-
Net change in fund balances	79,004	652	(9,006)	70,650
Fund balances - beginning	203,619	235,862	9,034	448,515
Fund balances - ending	\$ 282,623	\$ 236,514	\$ 28	\$ 519,165

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 70,650
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(153,963)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	86,677
The change in accrued interest between the current and prior year is shown as an adjustment to interest expense on the statement of activities but not on the fund financial statements.	<u>1,750</u>
Change in net position of governmental activities	<u><u>\$ 5,114</u></u>

See notes to the financial statements

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Catalina at Winkler Preserve Community Development District ("District") was established on September 19, 2005, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Lee County Ordinance 05-16. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the resident electors within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Bonds.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District financed with the Bonds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

New Accounting Standards Adopted

During fiscal year 2016, the District adopted three new accounting standards as follows:

GASB 72, Fair Value Measurement and Application

The Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, *Measurement of Elements of Financial Statements*, and other relevant literature.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New Accounting Standards Adopted (Continued)

GASB 76 - The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments

The Statement identifies—in the context of the current governmental financial reporting environment—the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles.

GASB 79 - Certain External Investment Pools and Pool Participants

This Statement establishes accounting and financial reporting standards for qualifying external investment pools that elect to measure for financial reporting purposes all of their investments at amortized cost. This Statement also establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed in as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Infrastructure - stormwater system	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds using the straight line method. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such time as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to the terms of the District's annual appropriation resolutions, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2016:

	Amortized Cost	Credit Risk	Weighted Average Maturities
First American Treasury Obligation Fund - Class Z	\$ 236,542	S&P AAAm	39 days
Florida PRIME	97	S&P AAAm	50 days
Total Investments	<u>\$ 236,639</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2016 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Capital assets, being depreciated				
Infrastructure - stormwater system	\$ 3,849,083	\$ -	\$ -	\$ 3,849,083
Total capital assets, being depreciated	3,849,083	-	-	3,849,083
Less accumulated depreciation for:				
Infrastructure - stormwater system	1,334,346	153,963	-	1,488,309
Total accumulated depreciation	1,334,346	153,963	-	1,488,309
Total capital assets, being depreciated, net	2,514,737	(153,963)	-	2,360,774
Governmental activities capital assets, net	\$ 2,514,737	\$ (153,963)	\$ -	\$ 2,360,774

In connection with the 2005 project, in the event there are certain excess funds in the Series 2005 reserve account, they are to be used to repay funds advanced for the project or for the purchase of additional components. However, if funds in the account are not needed for that purpose, they are to be used to redeem outstanding related debt. During a prior fiscal year, the District determined that it owes no more than \$300,000 in deferred costs to the Developer (the "Deferred Costs Obligation"). A liability for \$115,710 was originally set up in a prior fiscal year. \$11,677 was remitted to the Developer during the current fiscal year. The amount reported in the government-wide statement of net position is contingent on the reserve account maintaining the required balance per the Bond indenture and may be adjusted if the reserve balance is not available for any reason.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

On December 1, 2005, the District issued \$3,560,000 of Special Assessment Bonds, consisting of \$3,560,000 Series 2005 Term Bonds due on May 1, 2036 with a fixed interest rate of 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2005 Bonds is paid serially commencing May 1, 2007 through May 1, 2036.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture at September 30, 2016.

Changes in long-term liability activity for the fiscal year ended September 30, 2016 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005	\$ 2,950,000	\$ -	\$ 75,000	\$ 2,875,000	\$ 80,000
Deferred obligation	115,710	-	11,677	104,033	-
Total	\$ 3,065,710	\$ -	\$ 86,677	\$ 2,979,033	\$ 80,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2016, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2017	\$ 80,000	\$ 161,000	\$ 241,000
2018	85,000	156,520	241,520
2019	90,000	151,760	241,760
2020	95,000	146,720	241,720
2021	100,000	141,400	241,400
2022-2026	600,000	615,720	1,215,720
2027-2031	790,000	427,280	1,217,280
2032-2036	1,035,000	179,760	1,214,760
Total	\$ 2,875,000	\$ 1,980,160	\$ 4,855,160

NOTE 7 – ESCROW AGREEMENT

During a prior fiscal year, the District and the management company entered into an escrow agreement for the benefit of the South Florida Water Management District ("SFWMD"). The agreement is to provide financial responsibility to complete the mitigation and monitoring plan pursuant to ERM Permit Application. Pursuant to the agreement, the District must set aside, in a separate account, \$34,898 for fulfillment of collateral security for the timely performance of the plan noted above. Any interest earned on said monies is also to be held in escrow. At September 30, 2016, the amount held in escrow is \$35,157.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting position) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial insurance coverage during the last three years.

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Favorable (Unfavorable)
REVENUES			
Assessments	\$ 176,860	\$ 181,129	\$ 4,269
Investment earnings	-	52	52
Total revenues	176,860	181,181	4,321
EXPENDITURES			
Current:			
General government	83,080	85,339	(2,259)
Maintenance and operations	93,780	16,838	76,942
Total expenditures	176,860	102,177	74,683
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	79,004	<u>\$ 79,004</u>
Fund balances - beginning		<u>203,619</u>	
Fund balances - ending		<u><u>\$ 282,623</u></u>	

See notes to required supplementary information

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations.

The variance between budgeted and actual general fund revenues for the current fiscal year is the result of less homeowners taking advantage of the discount period. Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Catalina at Winkler Preserve Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 10, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. Shaw & Associates

May 10, 2017



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Catalina at Winkler Preserve Community Development District
Lee County, Florida

We have examined Catalina at Winkler Preserve Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2016. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2016.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Catalina at Winkler Preserve Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 10, 2017



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Catalina at Winkler Preserve Community Development District
Lee County, Florida

Report of the Financial Statements

We have audited the accompanying basic financial statements of Catalina at Winkler Preserve Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated May 10, 2017.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 10, 2017, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Catalina at Winkler Preserve Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Catalina at Winkler Preserve Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 10, 2017

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2015.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2016.

3. Noncompliance with provisions of contracts and grant agreements or abuse that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2016.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2016 financial audit report.

6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2016. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Tab 7

July 3, 2017

Ms. Belinda Blandon
District Manager
Catalina at Winkler Preserve Community Development District (CDD)
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

**Re: Catalina at Winkler Preserve CDD
Contract Addendum No. 6**

NPDES MS4 Permit No. FLS000035-003 – Year 6 Annual Report (Cycle 3)

Dear Ms. Blandon:

The Catalina at Winkler Preserve CDD (referenced herein as the District) is an approved co-permittee on the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit issued to Lee County by the Florida Department of Environmental Protection (FDEP). The permit generally operates in five-year cycles, with the most recent cycle, Cycle 3, issued by FDEP under Permit No. FLS000035-003 on September 13, 2011. An extension to include Year 6 for Cycle 3 was required due to delay in the issuance of the Cycle 4 permit. It is the right of the District, as an approved co-permittee, to discharge stormwater to waters of the State, in accordance with the approved Stormwater Management Programs; but likewise it is the responsibility of the District to adhere to the various requirements of the approved permit, as outlined therein.

Year 6 of the most recent NPDES MS4 permit cycle shall cover the period Of time between October 1, 2016 and April 30, 2017. Barraco and Associates, Inc. (BAI) is pleased to offer the following engineering professional services to assist the District with the following Year 6 requirements of the NPDES MS4 permit:

- | | |
|--|---------------------|
| A. <u>Meeting Representation</u> : BAI shall represent the District at meetings related to the NPDES MS4 permit. These meetings shall include, but are not limited to monthly co-permittee meetings at Lee County to discuss compliance issues and permit requirements, as well as “as needed” local meetings with FDEP in order to obtain updates and/or clarifications related to permit requirements. | \$250
(Lump Sum) |
|--|---------------------|

- | | | |
|----|---|--------------------------|
| B. | <u>Inspection and Documentation of District Facilities:</u> BAI shall perform documented inspections of the inventoried water management facilities maintained by the District in accordance with the permit requirements and as outlined by the Inspection Schedule for Structural Controls. Documentation for all inspections will be maintained on file by BAI in the event of an FDEP audit so as to demonstrate compliance with permit requirements. | Completed in prior year. |
| C. | <u>Proactive Illicit Discharge Inspections:</u> BAI shall perform documented proactive illicit discharge inspections within the District in accordance with the permit requirements and as outlined by the Illicit Discharge Program. Documentation for all inspections will be maintained on file by BAI in the event of an FDEP audit so as to demonstrate compliance with permit requirements. | Completed in prior year. |
| D. | <u>Total Maximum Daily Load (TMDL) Prioritization Report and Monitoring Plan:</u> BAI shall compile a list of all known TMDLs as adopted by FDEP and/or EPA of those water bodies into which the District discharges stormwater for the purpose of creating a Prioritization Report and Monitoring Plan for FDEP review and approval. This task shall include responding to any sufficiency comments issued by FDEP with respect to the Prioritization Report and Monitoring Plan. The TMDL Prioritization Report must be prepared and submitted to FDEP for approval no later than March 12, 2012. Once approved by FDEP, the TMDL Monitoring Plan must be prepared and submitted to FDEP for approval no later than September 12, 2012. | Completed in Year 1 |
| E. | <u>Annual Report Preparation:</u> BAI shall prepare and submit the Year 5 Annual Report to Lee County. Lee County shall compile the Annual Reports for the various approved co-permittees and shall forward all information to FDEP. This task shall include responding to any sufficiency comments issued by FDEP with respect to the completed Annual Report. The Year 5 Annual Report must be prepared and submitted to FDEP for approval no later than March 11, 2017. | \$1,750
(Lump Sum) |

F. *Please be advised the tasks outlined above do not represent a comprehensive summary of those responsibilities of the District which may be required for compliance with the approved NPDES MS4 permit. Any professional services which are not explicitly identified above are excluded from this agreement and may be provided by BAI at per diem rates or via separate agreement, including but not limited to the following:* As requested

- *Surveying services*
- *Modifications to the inventory map as a result of "field truthing"*
- *Coordination with homeowners associations within the District*
- *Re-inspection of structural controls due to deficiencies noted during initial inspection*
- *Reactive illicit discharge inspections*
- *Water quality sampling*
- *Public education or training*
- *Construction site runoff inspections or monitoring*

Total Contract Amount \$2,000.00

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement as of the day and year first above written.

OWNER:
CATALINA AT WINKLER PRESERVE CDD

CONSULTANT:
BARRACO AND ASSOCIATES, INC.

Belinda Blandon
District Manager

Wesley Kayne, P.E.
Project Engineer

Tab 8



Price Quote

PROJECT NAME: Catalina at Winkler Preserve CDD Maintenance

ATTENTION: Belinda Blandon
Catalina at Winkler Preserve CDD
c/o Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
239-936-0913
bblandon@rizzetta.com

PRICE QUOTED:

Description	No. of Events	Price Per Event	Total Price
Preserve Maintenance	2	\$2,649.00	\$5,298.00

SCOPE OF WORK:
Preserve Maintenance

EarthBalance® will supply labor and materials necessary for a total of two (2) semi-annual nuisance and exotic plant species maintenance events on approximately 21 acres of preserves at Catalina at Winkler Preserve CDD located in Fort Myers, Florida. Preserve Maintenance will include the treatment of all Category I and II species listed in the 2017 Florida Exotic Pest Plant Council's (FLEPPC) "List of Invasive Plant Species". All species will be killed-in-place with an approved dye-laced herbicide. All work will be directed by a qualified project manager licensed to apply pesticides by the State of Florida.

EarthBalance® will perform all of the services described above for a fixed fee of **\$2,649.00 per event** for a total of **\$5,298.00 (2 events)**.



Price Quote (continued)

PROJECT NAME: Catalina at Winkler Preserve CDD Maintenance

CONDITIONS:

This quote shall remain valid for a period not to exceed thirty (30) days beyond the submittal date of **July 14, 2017**. If not accepted within this period, **EarthBalance®** reserves the right to modify any portion thereof, or withdraw the quotation in its entirety. This agreement and the attached terms and conditions shall be effective upon its full execution.

QUOTED BY: Erik Sandsmark
Project Manager
EarthBalance®
2570 Commerce Parkway
North Port, FL 34289
esandsmark@earthbalance.com

IN WITNESS WHEREOF, this Agreement is executed on the dates hereinafter stated.

EARTHBALANCE®

CLIENT

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____ Vice President _____

Title: _____

Date: _____, 2017

Date: _____, 2017

PLEASE INDICATE IF THE CLIENT IS ALSO THE OWNER OF THE PROPERTY ON WHICH THE SERVICES/WORK WILL BE PERFORMED:

_____ **OWNER**

_____ **NOT THE OWNER**

IF THE CLIENT IS NOT THE PROPERTY OWNER, PLEASE PRINT THE NAME AND CONTACT INFORMATION FOR THE PROPERTY OWNER:

Name: _____

Address: _____

Phone Number: _____



PRICE QUOTE TERMS AND CONDITIONS

1. Services. EarthBalance® hereby agrees to provide all supervision, labor, materials, equipment, and other facilities to complete the Work as described in the attached Price Quote ("Scope of Work" or "Work"). EarthBalance® agrees to use its best efforts in completing the Work. The Work shall be accomplished in a workmanlike and professional manner using the degree of skill and care ordinarily exercised by a reputable member of EarthBalance's® profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended, unless provided in the Scope of Work.

This agreement is limited to tasks identified in the attached Price Quote and does not include additional or repeat Work resulting from changes to the project or the information upon which this agreement is based. Modification to the final work products performed at the request of the Client that is not the result of the Contractor's errors or omissions shall be billed to the Client as additional services.

2. Time. This quote shall remain valid for a period not to exceed thirty (30) days beyond the date of submittal. If not accepted within this period, EarthBalance® reserves the right to modify any portion thereof, or withdraw the quotation in its entirety. This agreement shall be effective upon its full execution.

3. Duty to Cooperate. Client agrees to cooperate with EarthBalance® in all respects in connection with EarthBalance's® efforts to discharge the Scope of Work. Client shall make Client's property available to EarthBalance®, shall timely comply with EarthBalance's® requests for information, and shall execute all documents reasonably required by EarthBalance® in discharging the Scope of Work. Client agrees to inform EarthBalance® of any known job site hazards including, but not limited to, hazardous substances, buried debris, ordnance or explosives, sinkholes, wildlife hazards, etc.

4. Payment. Client agrees to pay a fee for the Work performed based upon the information contained in attached Price Quote. As soon as may be practicable at the beginning of each month, EarthBalance® shall invoice Client for all work performed in the prior month and any other sums due EarthBalance®. Client shall pay the invoice amount within thirty (30) days after the invoice date. EarthBalance® may cease performing work under the attached Price Quote if any payment due hereunder is not paid within thirty (30) days of the invoice date.

Client agrees that EarthBalance® may place a lien upon the Property for Work performed under the attached Price Quote and that EarthBalance® may record and enforce the lien for Work performed in accordance with the provisions of Florida's Construction Lien Law. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. In addition, if EarthBalance® places this executed Price Quote in the hands of an attorney for the collection of any sums due hereunder, Client agrees to reimburse EarthBalance® for its reasonable attorney's fees and costs relating thereto.

5. Termination and Default. This agreement may be terminated by either party giving the other party thirty (30) days written notice of intent to terminate. In addition, upon default by Client, monetary or otherwise, this agreement may be terminated by EarthBalance® with seven (7) days written notice of intent to terminate if the default remains uncured after such notice period. EarthBalance's® liability to Client or any related party for any claim related to or arising out of (i) this agreement or (ii) EarthBalance's® Work shall be limited to two times the amount of fees paid by Client hereunder.

6. Force Majeure Event. EarthBalance® shall not be liable to Client for damages resulting from delay in or termination of EarthBalance's® Work because of fire or casualty, riots, strikes, picketing, boycotts, lockouts, labor disturbances, shortages of materials, war, terrorism or combined action of the workmen or others, governmental delays, or any acts of God including, but not limited to, severe snowstorms, earthquakes, hurricanes, floods, or any other cause or condition beyond its control making it inadvisable in EarthBalance's® determination to proceed with the Work (collectively, a "Force Majeure Event"). EarthBalance® shall have no obligation to resume Work discontinued under this Section. If EarthBalance® elects not to resume the Work, Client's sole and exclusive remedy shall be payment on a pro-rata basis for the percentage of Work that has actually been completed as of the date of its receipt of EarthBalance's® notice of the Force Majeure Event.

7. Miscellaneous. The invalidity of any provision of the agreement shall not impair the validity of any other provision. If any provision of this agreement is determined to be unenforceable by a court of competent jurisdiction, such provision shall be deemed severable and the remaining provisions of the agreement shall be enforced.

This agreement shall be construed and interpreted in accordance with, and the validity of this agreement shall be judged by, the laws of the State of Florida.

This agreement sets forth the entire agreement and understanding of the parties hereto. It may only be amended, modified or terminated by the written mutual consent of all of the parties hereto and duly executed by the authorized representatives of the parties hereto.

17407
Catalina at Winkler Preserve CDD Maintenance

3 of 3 pages

Initials _____ Date _____
Belinda Blandon

2570 Commerce Parkway, North Port, FL 34289 941.426.7878(p) 941.426.8778 (f) earthbalance.com



Environmental, LLC

EARTH TECH ENVIRONMENTAL

1455 Rail Head Blvd, Suite 8

Naples, FL 34110 US

(239) 304-0030

www.eteflorida.com

PROPOSAL

ADDRESS

Catalina at Winkler HOA, Inc.

9530 Marketplace Road

Suite 206

Ft. Myers, FL 33912

PROPOSAL # 1585

DATE 06/30/2017

EXPIRATION DATE 07/30/2017

PROJECT

CATALINA HOA

PROJECT MANAGER

DBROWN

ACTIVITY

QTY

RATE

AMOUNT

Exotic Maintenance

Task 1.0 2017 Preserve Maintenance: Earth Tech Environmental LLC will perform two (2) maintenance event in 2017 within \pm 18.36 AC of preserve area located at Catalina at Winkler. This task will consist of treatment of all FLEPPC category I & II exotic/nuisance species and selective invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (2) frill and/or girdle of any woody exotic/nuisance species greater than 4" DBH; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling of exotic/nuisance saplings. In addition, brush mowing will occur along \pm 1,280LF of perimeter buffer adjacent to the eastern preserve. All treated vegetation will remain within the project boundaries. A qualified project manager licensed to apply herbicide in aquatic areas, ROW and natural areas will supervise all work.

2

3,500.00

7,000.00

Exotic Maintenance

Task 1.1 2018 Preserve Maintenance: Earth Tech Environmental LLC will perform four (4) maintenance event in 2018 within \pm 18.36 AC of preserve area located at Catalina at Winkler. This task will consist of treatment of all FLEPPC category I & II exotic/nuisance species and selective invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (2) frill and/or girdle of any woody exotic/nuisance species greater than 4" DBH; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling of exotic/nuisance saplings. In addition, brush mowing will occur along \pm 1,280LF of perimeter buffer adjacent to the eastern preserve. All treated vegetation will remain within the project boundaries. A qualified project manager licensed to apply herbicide in aquatic areas, ROW and natural areas will supervise all work.

4

3,500.00

14,000.00

Environmental Services

Task 2.0 Preserve Signage (Lump Sum): ETE will installed three (3) preserve signs along the perimeter of the preserve area as mentioned in the Passarella & Associates, Inc. Mitigation Observation Form. Preserve signs will be installed where needed along the perimeter of the conservation area.

3

75.00

225.00

Subtotal: 21,225.00

Plant Installation

Option 1.0 Perimeter Buffer Plantings: Earth Tech Environmental LLC will supply and install 1-gallon native shrubs along \pm 1,280LF of preserve perimeter adjacent to the eastern conservation area at Catalina at Winkler. Plant selection will be determined prior to installation based on availability. The perimeter buffer will either consist of 1-gallon cocoplum, firebush or wax myrtle. All shrubs will be installed at 3-foot spacing and watered at the time of installation.

430

5.25

2,257.50

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054

Earth Tech Environmental LLC will provide the above-listed environmental services within the designated locations. If you agree to the tasks please send a signed copy of this proposal to donnb@eteflorida.com for work to be scheduled.

TOTAL

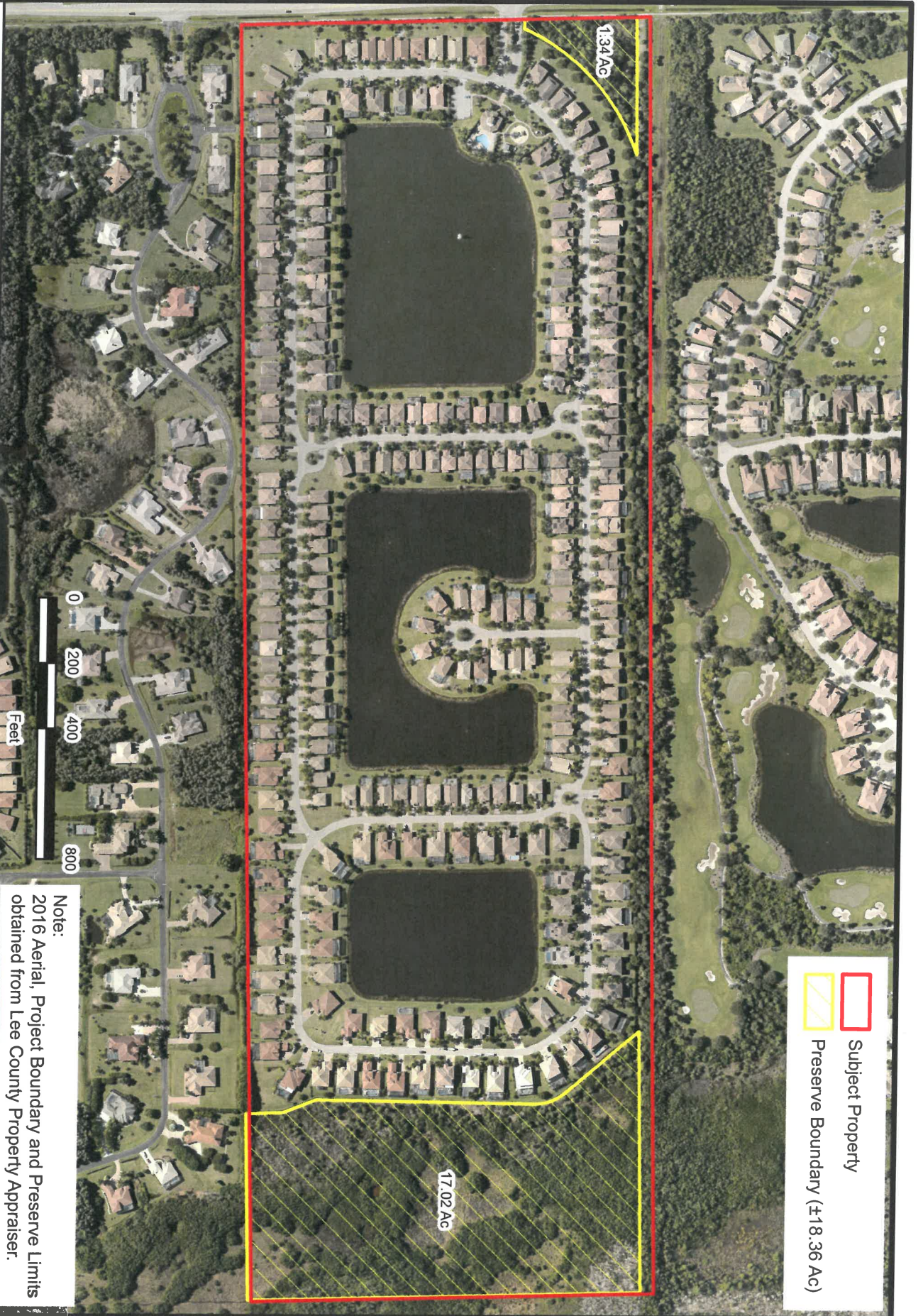
\$23,482.50

Accepted By

Accepted Date

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054



Catalina CDD
Lee County, Florida



EARTH TECH ENVIRONMENTAL, LLC
1455 RAIL HEAD BLVD, SUITE 8
NAPLES, FLORIDA 34110
PHONE (239) 304-0030 FAX (239) 324-0054



DATE
6/30/2017

PROJECT NO.
N/A

SCALE
AS SHOWN

Aerial Map