



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting October 12, 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

October 12, 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

October 09, 2017

Board of Supervisors
Catalina at Winkler Preserve
Community Development District

REVISED AGENDA

Dear Board Members:

A special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Tuesday, October 10, 2017 at 10:00 a.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 Board of Supervisor's Meeting held on August 8, 2017 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Months of July and August 2017 Tab 2
- 4. BUSINESS ITEMS**
 - A. Proposed Refunding/Refinancing Transaction Tab 3
 1. Presentation from Underwriter Regarding Proposed Refinancing
 - 2. Presentation of Preliminary Special Assessment Methodology**
 3. Consideration of Resolution 2018-01, Declaring Refinanced Special Assessments & Setting Public Hearings
 4. Consideration of Other Matters Regarding Proposed Refinancing
 - 5. Consideration of Greenberg Traurig Engagement Letter**
- 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 regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Tuesday, August 08, 2017 at 2:31 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman (via speaker phone)
Butch Johnston	Board Supervisor, Assistant Secretary (via speaker phone)
Dick Bonito	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Greg Pierson	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc. (joined the meeting in progress at 2:38 p.m.)

Ms. Blandon asked for a motion to allow Mr. Kirkbride and Mr. Johnston to participate in the meeting via speaker phone.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Allowed Mr. Kirkbride and Mr. Johnston to Participate in the Meeting via Speaker Phone, for the Catalina at Winkler Preserve Community Development District.

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 May 09, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on May 09, 2017 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on May 09, 2017, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of April, May, and June 2017

Ms. Blandon presented the operations and maintenance expenditures for the period of April 1-30, 2017 which totaled \$8,066.47, the period of May 1-31, 2017 which totaled \$59,478.99, and the period of June 1-30, 2017 which totaled \$10,451.87. She asked if there were any questions regarding any item of expenditure. Mr. Sherman advised that the Board should be aware of engineering costs associated with lake bank projects.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of April 2017 which totaled \$8,066.47, May 2017 which totaled \$59,478.99, and June 2017 which totaled \$10,451.87, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budgets

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Opened the Public Hearing on the Fiscal Year 2017/2018 Budgets, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2017/2018 Proposed Final Budget

Ms. Blandon provided an overview of the proposed final budget for fiscal year 2017/2018 advising the total operations and maintenance budget totals \$156,510.00. Questions from the Board were entertained. Ms. Blandon stated for the record that no members of the public were present.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Closed the Public Hearing on the Fiscal Year 2017/2018 Budgets, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Annual Appropriations and Adopting the
Budgets for Fiscal Year 2017/2018**

Ms. Blandon provided an overview of the resolution. She advised that the total of the General Fund is \$156,510.00 and the total of the Debt Service Fund is \$243,151.93, thereby making \$399,661.93 as the total for all funds for Fiscal Year 2017/2018. She asked if there were any questions. There were none.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2017-06, Annual Appropriations and Adopting the Budgets for Fiscal Year 2017/2018, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**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**

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

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Adopted 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, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Designating Primary Administrative
Office**

Ms. Blandon provided an overview of the resolution, advising that the primary administrative office of the District is the office of Rizzetta & Company, Inc. which is located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. She asked if there were any questions. Mr. Kirkbride inquired regarding the requirement of the resolution. Ms. Blandon advised it is required to be in compliance with public records provision of the Florida Statutes.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2017-08, Designating Primary Administrative Office, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Fiscal Year 2017/2018 Meeting Schedule**

Ms. Blandon provided an overview of the resolution, advising that the presented schedule was consistent with the current fiscal year schedule; with meetings being schedule quarterly, on the second Tuesday of the month, beginning at 2:30 p.m. Mr. Pierson requested that a Statutory citation in the resolution be updated.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2017-09, Fiscal Year 2017/2018 Meeting Schedule included the changes mentioned by District Counsel, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
2016, as Prepared by Grau & Associates**

Ms. Blandon provided an overview of the Audit for Fiscal Year 2016, as prepared by Grau & Associates and asked if there were any questions. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board Accepted the Audit for Fiscal Year 2016, as Prepared by Grau & Associates, for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal from Barraco
& Associates for Year 6 NPDES MS4
Permit Requirements**

Mr. Kayne provided an overview of the NPDES MS4 permit requirements and the Barraco & Associates proposal in the amount of \$2,000.00. Discussion ensued.

On a Motion by Mr. Bonito, seconded by Mr. Johnston, with all in favor, the Board Accepted the Barraco & Associates Proposal for Requirements Related to the Year 6 NPDES MS4 Permit, as set forth in the agenda and at the rates set forth therein, for the Catalina at Winkler Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Preserve
Maintenance**

Ms. Blandon provided an overview of the proposals received from EarthBalance and Earth Tech Environmental for preserve maintenance. She advised that the EarthBalance proposal includes two events per year and totals \$5,298.00. She also advised that and the Earth Tech proposal includes two events in 2017, which totals \$7,000.00 and four events in 2018, which totals \$14,000.00. The Earth Tech proposal also includes an option of perimeter plantings and the total cost was \$23,257.50. Mr. Pierson provided background related to both a letter that the District received from South Florida Water Management District and hedge maintenance. He explained that the South Florida Water Management District suggested a separate contract for maintenance of the hedge plantings. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Accepted the Proposal from EarthBalance for Preserve Maintenance, and Further Requested that Staff Obtain a Proposal for the Hedge and Engage Passarella & Associates to Perform Oversight of the Preserve Maintenance and further Authorized District Counsel to Prepare an Agreement for EarthBalance's Proposal and the Hedge Maintenance Work, for the Catalina at Winkler Preserve Community Development District.

Ms. Blandon advised she will ask that Mr. Sandsmark of EarthBalance attend the next meeting to discuss the EarthBalance proposal with the Board.

Mr. Pierson asked for a motion of the Board to provide direction to District Counsel to terminate the existing agreement with Nature's Blueprint and seek any money owed to the District.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Directed District Counsel to Prepare and Provide Notice of Cancellation to Nature's Blueprint Related to the Preserve Maintenance Contract and to seek any money owed to the District to the extent possible, for the Catalina at Winkler Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Pierson advised he had no report.
- B. District Engineer
Mr. Kayne advised he had no report.

Mr. Kirkbride inquired regarding the inclusion of the HOA owned preserve area in the preserve maintenance proposals. Ms. Blandon advised she will provide the contracted vendor with an ownership exhibit.

- C. District Manager
Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, November 14, 2017 at 2:30 pm.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon 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. Sanchez, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:18 p.m. for the Catalina at Winkler Preserve Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2017 For Board Approval

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

The total items being presented: **\$8,179.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2017 Through July 31, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	000339	17617	Engineering Services 06/17	\$ 1,685.50
Catalina at Winkler Homeowner's Association, Inc.	000340	June-17	Reimb HOA for Electric Service for Aerator System 6/17	\$ 140.00
FastSigns	000337	34852892	No Trespassing Sign	\$ 1,275.00
Florida Power and Light Company	000338	11246-08348 6/17	17213 Wrigley Cir #Aerator 6/17	\$ 80.97
Hopping Green & Sams	000341	94668	General/Monthly Legal Services 5/17	\$ 1,352.83
Rizzetta & Company, Inc.	000335	INV00000024913	District Management Fees 7/17	\$ 3,470.67
Rizzetta Technology Services, LLC	000336	INV0000002452	Website & Email Hosting Services 7/17	\$ <u>175.00</u>
Report Total				<u>\$ 8,179.97</u>

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

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

Invoice number 17617
 Date 07/12/2017

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	49,666.50	0.00
02 (LS) Engineer's Report	6,000.00	100.00	6,000.00	6,000.00	0.00
03 (TM) Document Review	4,000.00	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	80.00	1,200.00	900.00	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	2,500.00	0.00
WO 3.1 Update Public Facilities Report	0.00	0.00	880.00	97.50	782.50
23 (TM) Out of Scope Services	0.00	0.00	32,235.00	31,632.00	603.00
24 (TM) Reimbursables	0.00	0.00	199.17	199.17	0.00
Total	58,500.00	240.41	140,640.67	138,955.17	1,685.50

WO 3.1 Update Public Facilities Report

	Hours	Rate	Billed Amount
Professional Engineer	2.50	195.00	487.50
Public facilities report work order.			
Public facilities report.			
Begin NPDES annual report prep.			
Senior Project Services	1.00	80.00	80.00
NPDES Assistance			
Principal Professional Engineer	1.00	215.00	215.00
faciliteis report			
subtotal	4.50		782.50
Phase subtotal			782.50

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Construction Observer	1.00	78.00	78.00
Measure storm drain structure w/ baffle			
Senior Construction Observer	3.50	150.00	525.00
Met Keith Sherman on-site to review comers of lake bank that washed out and control structure grate			
Baffle screen research			
subtotal	4.50		603.00
Out of Scope Services subtotal			603.00

Invoice total 1,685.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17617	07/12/2017	1,685.50	1,685.50				
	Total	1,685.50	1,685.50	0.00	0.00	0.00	0.00

JUL 13 2017

Date Rec'd Rizzetta & Co., Inc. _____
 Belinda
 D/M approval Blandon _____ Date _____
 Date entered _____
 Fund 001 GL 51300 OC 3103
 Check # _____

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE:
INVOICE #
FOR:

June 30, 2017
Jun-17
Electric Service

email to: dmurphy@rizzetta.com

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

DESCRIPTION	AMOUNT
June - Aerator electrical service running of pool electric at Catalina	\$140.00
<p style="text-align: right;">JUL 11 2017</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ Belinda <small>Regulate yourself by Belinda Borden Don't let Belinda Borden, regulate it! Company website: belinda.com Email: belinda@belinda.com Phone: 907-877-6622 or 907-877-6623</small></p> <p>O/M approval Blandon _____ Date _____ JUL 13 2017</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>53100</u> OC <u>4311</u></p> <p>Check # _____</p>	
<p>Please make check payable to:</p> <p>Catalina at Winkler</p> <p>12650 Whitehall Drive</p> <p>Ft Myers, FL 33907</p>	
TOTAL	\$140.00



348 52892

FASTSIGNS

12211 S. Cleveland Ave.
Ft. Myers, FL 33907
Phone 239-274-0744
Fax. 239-274-3151
Email: 348@fastsigns.com

Customer: **Catalina @ Winkler Preserve Community**
Contact: Belinda Blandon
Description: No Trespassing Signs
Sales Person: Paul Hill
Clerk: Paul Hill

ph: (239) 989-0303

Email: bbblandon@rizzetta.com

	Product	Qty	Sides	H x W	Unit Cost		Item Total
1	Aluminum.080-Reflective	15	1	18 x 24	\$85.00		\$1,275.00

Color: Black Reflective on White Reflective

Description: .080 Reflective Aluminum with IJ Vinyl Print Applied

Text: NO TRESPASSING

THIS PROPERTY IS OWNED BY THE CATALINA AT
WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PRESERVATION AREA.

JUL 06 2017

REC'D Rizzetta & Co., Inc.

Belinda Blandon
D/M approval _____ Date _____

Date entered JUL 06 2017

Fund 001 GL 53800 OC 4611

Check # 1000

Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Ordered: 3/16/2017 1:49:39PM
Due: 3/17/2017 4:00:00PM
Printed: 7/6/2017 12:35:02PM
Picked Up: 3/30/2017 2:29:27PM

Notes:

Line Item Total:	\$1,275.00
Tax Exempt Amt:	\$1,275.00
Subtotal:	\$1,275.00
Taxes:	\$0.00
Total:	\$1,275.00
Total Payments:	\$0.00
Balance Due:	\$1,275.00

ATTN: Belinda Blandon
Catalina @ Winkler Preserve Community
8437 Sumner Ave
Ft. Myers, FL 33908

Payment due upon order placement.

Received/Accepted By:

More Than Fast. More Than Signs.™



FPL

/ 27

396 5319112460834887908000000

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

B 5,7,8 5319 8

AUTO **R2 1280
085760



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	\$80.97	Jul 19 2017	\$

Your electric statement

For: May 26 2017 to Jun 28 2017 (33 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Account number: 11246-08348

Statement date: Jun 28 2017

Next meter reading: Jul 27 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
76.49	76.49 CR	3.96 CR	3.96 CR	84.93	\$80.97	Jul 19 2017

Meter reading - Meter ACD7628

Current reading 33145
Previous reading - 32403
kWh used 742

Energy usage

	Last Year	This Year
kWh this month	345	742
Service days	32	33
kWh per day	11	22

**The electric service amount includes the following charges:

Customer charge: \$10.00
Fuel: \$20.92
(\$0.028200 per kWh)
Non-fuel: \$47.41
(\$0.063890 per kWh)

Amount of your last bill 76.49
Payment received - Thank you 76.49 CR
Additional activity:
Deposit interest 3.96 CR
Balance before new charges \$3.96 CR
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
Electric service amount 78.33**
Storm charge 0.87
Gross receipts tax 2.03
Franchise charge 3.70

Total new charges \$84.93

Total amount you owe \$80.97

- Payment received after September 18, 2017 is considered LATE; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. JUL 05 2017

Belinda Blandon Date

D/M approval Blandon Date JUL 05 2017

Date entered

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

Fill in bubble next to your request:

- ☐ Send bills to my e-mail address
- ☐ Update/Add e-mail address
- ☐ Mail bills to my service address
- ☐ Update my mailing address
- ☐ Update my phone number
- ☐ Disconnect my electric service – Request Date ____ / ____ / ____

Note: Name changes require copy of legal ID and copy of legal document supporting the name change. Please select appropriate reason, enclose documents and sign below.

- ☐ Correct the spelling of my name
- ☐ Change my last name due to marriage or divorce
- ☐ Change the name to the estate
- ☐ Change the name to the surviving spouse
- ☐ Correct the business name

E-mail Address: _____

Mailing Address: _____

NAME: _____

Home Phone #: _____

Work Phone #: _____

Signature: _____

Please have your bill available.

TO CONNECT ELECTRIC SERVICE OR ASK QUESTIONS ABOUT YOUR BILL

Please visit www.FPL.com or call the customer service number in the lower right hand corner of the front of this bill.

REPORTING A POWER OUTAGE 1-800-4OUTAGE (1-800-468-8243)

The fastest and easiest way, day or night, to report power outages and downed power lines.

Help With Managing Your Bill

- Online Home Energy Survey: A free analysis to identify energy savings in your home. Log on to www.FPL.com/OHES.
- Businesses can get a free Energy Evaluation to identify savings. Call 1-800-FPL-5566.
- FPL E-Mail Bill: Receive, review and pay your bill through e-mail.
- FPL Automatic Bill Pay: Your bill is always paid, and always on time.
- FPL Pay Online: Make payments at www.FPL.com whenever you choose.
- FPL Friendly Reminder: A free program that provides customers with a duplicate notice before power is shut off for non-payment. The duplicate notice can be sent to their designated third party or to their service address when they use a different mailing address. Enroll at www.FPL.com/remind.

Statement Information

kWh: Kilowatt-hour. A measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e., for 30 days straight), you used 72 kWh.

Customer Charge: A fixed amount to cover the administrative costs to maintain your account, even if no electricity is used.

Non-Fuel Energy Charge: The non-fuel costs to produce and deliver electricity, environmental compliance programs, and for non-demand customers only, the costs of conservation programs

Fuel Charge: A direct pass-through of the fuel costs to produce and deliver your electricity.

Demand Charge: The cost to supply the maximum amount of energy used on the account within a 30-minute interval during the billing period. For demand customers, this charge also includes the costs of conservation programs

Electric Service Amount: Total of the customer charge, fuel and non-fuel charges, and demand charge, if applicable.

Taxes (Utility/Florida Sales/Discretionary Sales Surtax/Gross Receipts): Taxes on the sale of electricity levied by and paid to the State of Florida or local governments.

Storm Charge: A bond repayment charge approved in a financing order by the Florida Public Service Commission to help finance hurricane and storm-related expenses. The funds are collected on behalf of a separate legal entity for which FPL serves as the collection agent. The storm charge is adjusted periodically to align with actual bond repayment costs

Franchise Charge: A fee to local governments that we have an agreement with in order to provide electricity in their area.

FPL Care to Share Energy Fund: Contributions collected by FPL and administered by non-profit agencies to benefit those in need.

For full details of the charges used to calculate your bill, visit www.FPL.com/rates.

Information on Paying by Mail

- Include the top portion of your electric bill with your payment
- Use the enclosed return envelope
- Make your check or money order payable to FPL in U.S. funds
- Write your FPL account number on the check or money order
- Do not send cash
- Do not include paper clips or staples
- Avoid folding your check

Give yourself enough time for post office delivery or you can pay immediately by using FPL Online at www.FPL.com or FPL Pay by Phone using the phone number in the front of the bill.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order, or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Visit www.FPL.com for more information.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 30, 2017

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

Bill Number 94668
Billed through 05/31/2017

Date Rec'd Rizzetta & Co., Inc. JUL 07 2017

D/M approval Belinda Blandon Date _____

Date entered JUL 13 2017

Fund 001 GL 51400 OC 3107

Check# _____

General Counsel/Monthly Meeting
CATCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

05/02/17	GLP	Confer with Earlywine regarding lake maintenance easements; conference call with District staff regarding the same.	0.30 hrs
05/09/17	JLE	Prepare for, travel to and from, and attend Board meeting.	3.30 hrs
05/09/17	GLP	Review correspondence from District staff regarding SFWMD letter.	0.10 hrs
05/12/17	GLP	Review follow up from May 9, 2017 Board meeting; research existing agreement between District and County regarding stormwater permit; correspond with District staff regarding the same.	0.30 hrs
05/15/17	KEM	Research interlocal agreement providing joint control of pollutants.	0.10 hrs
05/16/17	APA	Prepare mailed and published notices regarding assessment increases.	0.50 hrs
05/17/17	GLP	Review published notice regarding budget and assessment; confer with District staff regarding the same.	0.30 hrs

Total fees for this matter \$1,197.50

DISBURSEMENTS

Travel 155.33

Total disbursements for this matter \$155.33

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.50 hrs	125 /hr	\$62.50
Pierson, Greg L.	1.00 hrs	215 /hr	\$215.00
Earlywine, Jere L.	3.30 hrs	275 /hr	\$907.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES	\$1,197.50
TOTAL DISBURSEMENTS	\$155.33

=====

TOTAL CHARGES FOR THIS MATTER**\$1,352.83****BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.50 hrs	125 /hr	\$62.50
Pierson, Greg L.	1.00 hrs	215 /hr	\$215.00
Earlywine, Jere L.	3.30 hrs	275 /hr	\$907.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES

\$1,197.50

TOTAL DISBURSEMENTS

\$155.33

TOTAL CHARGES FOR THIS BILL**\$1,352.83**

Please include the bill number on your check.

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

Invoice

Date	Invoice #
7/1/2017	INV0000024913

Bill To:

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

Services for the month of	Terms	Client Number
July	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>JUN 30 2017</u> DM Approval <u>2/3</u> Date <u>6/30/17</u> Date Entered <u>JUN 30 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 #
7/1/2017	INV0000002452

Bill To:

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

Services for the month of		Terms	Client Number
July			00327
Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div>Date Rec'd Dist Office JUN 28 2017</div> <div>DM Approval <u>[Signature]</u> Date <u>6/30/17</u></div> <div>Date Entered JUN 29 2017</div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2017 For Board Approval

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

The total items being presented: **\$9,831.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2017 Through August 31, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	000351	0000383879	Quarterly Aerator Maintenance 8/17	\$ 257.00
Aquatic Systems, Inc.	000351	0000383880	Quarterly Fountain Maintenance 8/17	\$ 120.00
Barraco and Associates, Inc.	000352	17703	Engineering Services 07/17	\$ 2,156.25
Catalina at Winkler Homeowner's Association, Inc.	000350	Jul-17	Reimb HOA for Electric Service for Aerator System 7/17	\$ 140.00
Florida Power and Light Company	000347	11246-08348 7/17	17213 Wrigley Cir #Aerator 7/17	\$ 74.73
Floyd Johnston	000354	BJ080817	Board of Supervisors Meeting 8/08/17	\$ 200.00
Hopping Green & Sams	000348	95112	General/Monthly Legal Services 6/17	\$ 1,745.00
John E. Kirkbride	000355	JK080817	Board of Supervisors Meeting 8/08/17	\$ 200.00
Keith Sherman	000358	KS080817	Board of Supervisors Meeting 8/08/17	\$ 200.00
Lake Masters Aquatic Weed Control, Inc.	000356	17-06322	Monthly Aquatic Weed Control 8/17	\$ 435.00
Louis G. Sanchez	000357	LS080817	Board of Supervisors Meeting 8/08/17	\$ 200.00
Office Dynamics	000349	00022163	5 Agenda Books Copied/Bound/Shipped	\$ 165.65
Richard Bonito	000353	RB080817	Board of Supervisors Meeting 8/08/17	\$ 200.00
Rizzetta & Company, Inc.	000344	INV00000025507	District Management Fees 8/17	\$ 3,470.67
Rizzetta Technology Services, LLC	000345	INV0000002538	Website & Email Hosting Services 8/17	\$ 175.00
The Breeze Corporation	000346	107201 - 07/19 - 07/26/17	Acct #L00993 Legal Advertising 7/19 - 7/26/17	\$ 92.45
Report Total				<u>\$ 9,831.75</u>



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 8/1/2017

INVOICE NUMBER: 0000383879

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 - August		257.00	257.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 03 2017

D/M approval Belinda Blandon Date 8/11/17

Date entered AUG 10 2017

Fund 001 GL 53800 OC 4601

Check # _____

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$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.**

DATE: 8/1/2017

INVOICE NUMBER: 0000383879

CUSTOMER NUMBER: 0590680

TOTAL AMOUNT DUE: \$257.00

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

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 8/1/2017

INVOICE NUMBER: 0000383880

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 - August		120.00	120.00

RECEIVED

AUG 03 2017

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

D/M approval Belinda Blandon Date 8/11/2017

Date entered AUG 10 2017

Fund 001 GL 53800 OC 4601

Check # _____

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$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: 8/1/2017

INVOICE NUMBER: 0000383880

CUSTOMER NUMBER: 0590780

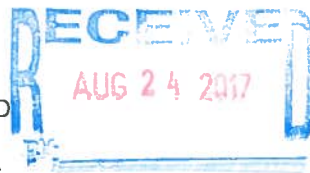
TOTAL AMOUNT DUE: \$120.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

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



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

Invoice number 17703
 Date 08/17/2017

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	1,251.41	50,056.50	49,666.50	390.00
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	80.00	1,200.00	1,200.00	0.00
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	5,000.00	50.00	2,500.00	880.00	1,620.00
23 (TM) Out of Scope Services	0.00	0.00	32,381.25	32,235.00	146.25
24 (TM) Reimbursables	0.00	0.00	199.17	199.17	0.00
Total	63,500.00	224.88	142,796.92	140,640.67	2,156.25

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Professional Engineer	2.00	195.00	390.00
<i>Prepare for and attend CDD BOS meeting.</i>			

23 (TM) Out of Scope Services

	Hours	Rate	Billed Amount
Professional Engineer	0.75	195.00	146.25
<i>Correspondence regarding preserve maintenance.</i>			
<i>Review correspondence between counsel and sfwmd.</i>			
Out of Scope Services subtotal			146.25

Invoice total **2,156.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17703	08/17/2017	2,156.25	2,156.25				
	Total	2,156.25	2,156.25	0.00	0.00	0.00	0.00

Date Rec'd Rizzetta & Co., l.c. **AUG 25 2017**
D/M approval Belinda Blandon Date 8/25/2017
Date entered AUG 25 2017
Fund 001 GL 51300 OC 3103
Check # _____

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: July 31, 2017
INVOICE # Jul-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
July - Aerator electrical service running of pool electric at Catalina	\$140.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 16 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>8/18/17</u> <u>AUG 16 2017</u> Date entered _____ Fund <u>001</u> GL <u>53100</u> OC <u>4311</u> Check # _____</p>	
Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907	
TOTAL	\$140.00



FPL

/ 27

6707 5319112460834813747000000

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

B 5,8 5319 1

AUTO **R2 1280

078343



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	\$74.73	Aug 17 2017	\$

Your electric statement

Account number: 11246-08348

For: Jun 28 2017 to Jul 27 2017 (29 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: Jul 27 2017

Next meter reading: Aug 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
80.97	80.97 CR	0.00	0.00	74.73	\$74.73	Aug 17 2017

Meter reading - Meter ACD7626

Current reading 33785

Previous reading - 33145

kWh used 640

Energy usage

	Last Year	This Year
kWh this month	426	640
Service days	30	29
kWh per day	14	22

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

Customer charge: \$10.00

Fuel: \$18.05

(\$0.028200 per kWh)

Non-fuel: \$40.89

(\$0.063890 per kWh)

Enroll now in FPL Budget Billing by paying \$67.07 in 1 payment by the due date instead of \$74.73. Your bill will be about the same each month & stabilized year-round. Learn more at FPL.com/bb

Amount of your last bill	80.97
Payment received - Thank you	80.97 CR
Balance before new charges	\$0.00

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

Electric service amount	68.94**
Storm charge	0.75
Gross receipts tax	1.79
Franchise charge	3.25
Total new charges	\$74.73

Total amount you owe \$74.73

- Payment received after **October 18, 2017** is considered **LATE**; a late payment charge of 1% will apply.

AUG 01 2017

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

D/M approval: Bolinda Blandon Date 8/4/2017Date entered AUG 03 2017Fund 001 GL 53100 OC 48 11

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: August 8, 2017

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Keith Sherman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Kirkbride <i>phone</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Butch Johnston <i>phone</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Bonito	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Louis Sanchez	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>2:31 PM</i>
Meeting End Time:	<i>3:18 PM</i>
Total Meeting Time:	<i>47 mins</i>

Time Over () Hours: Total at \$175 per Hour: DM Signature: Date Rec'd Rizzetta & Co., Inc. AUG 22 2017D/M approval Belinda Blandon Date 8/25/2017Date entered AUG 23 2017Fund 001 GL 51100 OC 1101Check #

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

July 31, 2017

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

Bill Number 95112
Billed through 06/30/2017

General Counsel/Monthly Meeting

CATCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

06/07/17	GLP	Review pending district projects.	0.10 hrs
06/08/17	GLP	Review interlocal agreement; correspond with district staff regarding the same and public facilities report; review correspondences regarding published notices.	0.30 hrs
06/09/17	GLP	Analyze South Florida Water Management letter; research mitigation maintenance agreement and nature policy letter as such pertaining to the same.	1.20 hrs
06/11/17	GLP	Review correspondence from district staff regarding South Florida Water Management District response letter; prepare demand letter to Nature's Blueprint; correspond with district staff regarding same.	1.30 hrs
06/12/17	GLP	Prepare letter to residents regarding preserve; prepare letter to resident regarding construction activities; correspond with district staff regarding same; research environmental resource permit; prepare response letter to South Florida Water Management District; correspond with district staff regarding same.	2.90 hrs
06/12/17	KEM	Research property owner of parcel.	0.20 hrs
06/13/17	GLP	Conference call with SFWMD regarding inspection report; conference call with district staff regarding same.	0.50 hrs
06/14/17	GLP	Correspond with district staff regarding budget notice; review the same.	0.10 hrs
06/19/17	GLP	Review Passarella inspection report; revise letter to residents regarding preserve; revise Nature's Blueprint demand letter; correspond with district staff regarding same.	0.90 hrs
06/20/17	GLP	Correspond with district staff regarding permit compliance letters.	0.10 hrs
06/22/17	GLP	Correspond with district staff regarding permit compliance letters.	0.10 hrs
06/30/17	SSW	Research implementation of Senate Bill 80 amending public records law; prepare memorandum regarding same.	0.10 hrs
06/30/17	GLP	Conference call with district staff regarding preserve inspection letters; confer	0.40 hrs

=====

with district staff regarding same.

Total fees for this matter \$1,745.00

MATTER SUMMARY

Pierson, Greg L.	7.90 hrs	215 /hr	\$1,698.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES \$1,745.00

TOTAL CHARGES FOR THIS MATTER -----
\$1,745.00

BILLING SUMMARY

Pierson, Greg L.	7.90 hrs	215 /hr	\$1,698.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES \$1,745.00

TOTAL CHARGES FOR THIS BILL -----
\$1,745.00

Please include the bill number on your check.

Date Rec'd Rizzetta & Co., Inc. AUG 10 2017

D/M approval Belinda Blandon Date 8/11/17

Date entered AUG 10 2017

Fund 001 GL 51400 OC 3107

Check # _____

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

Invoice

DATE	INVOICE #
8/1/2017	17-06322

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 Rizzetta & Co., Inc. <u>AUG 01 2017</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>8/4/2017</u></p> <p>Date entered <u>AUG 03 2017</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <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

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 #: 00022163

Date: 7/28/17

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agendas copied and bound	\$97.15
	26 color copies, 145 Black & White copies, 8 Tabs Coil bound with clear cover and Green back	
	UPS Shipping to 5 locations	\$68.50
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 07 2017</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>8/11/2017</u></p> <p>Date entered <u>AUG 10 2017</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3206</u></p> <p>Check # _____</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.		Sales Tax: \$0.00
		Total Amount: \$165.65
		Amount Applied: \$0.00
		Balance Due: \$165.65

Terms: Net 10

Rizzetta & Company, Inc.

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
8/1/2017	INV0000025507

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,604.00	\$1,604.00
Administrative Services	1.00	\$450.00	\$450.00
Accounting Services	1.00	\$1,000.00	\$1,000.00
Financial & Revenue Collections	1.00	\$416.67	\$416.67
<div><div>Date Rec'd Rizzetta & Co., Inc. JUL 21 2017</div><div>D/M approval <u>Belinda Blandon</u> Date <u>7/28/17</u></div><div>Date entered JUL 26 2017</div><div>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u></div><div>Check # <u>3111</u></div></div>			
Subtotal			\$3,470.67
Total			\$3,470.67

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
8/1/2017	INV0000002538

Bill To:

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

Services for the month of	Terms	Client Number
August		00327

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 20 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>7/21/17</u> Date entered <u>JUL 20 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> 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
9428 CAMDEN FIELD PKWY.

RIVERVIEW, FL

07/18/2017 8:35:25AM

33578

No: 107201

Phone: 239 936-0913

Ad No 107201	Customer No: L00993	Start Date 07-19-2017	Stop Date 07-26-2017	Category: Legals		Classification: MISCELLANEOUS	
Order No	Rate: LA	Lines: 114	Words: 374	Inches: 11.08	Cost 92.45	Payments .00	Balance 92.45
Publications ... Runs Breeze Legals ... 2 Online Legals ... 2		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire
		<div style="border: 1px solid black; padding: 5px;"><p style="text-align: center;">Identifier</p><p>CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT</p><p>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE</p></div> <div style="text-align: right; margin-top: 20px;"><p>JUL 28 2017</p><p>Date Rec'd Rizzetta & Co., Inc. _____</p><p>D/M approval <u>Belinda Blandon</u> Date <u>8/4/2017</u></p><p>Date entered AUG 03 2017</p><p>Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></p><p>Check# _____</p></div>					
*=-Extend Expiration Date							

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

Affidavit of Publication

State of Florida
County of Lee

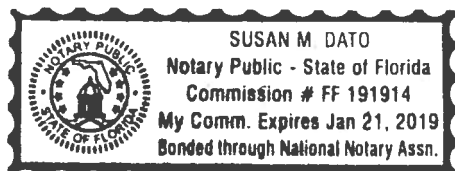
Before the undersigned authority personally appeared Deborah Carletti, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, of July 19, 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
July 26, 2017
Notary Public

Susan M. Dato

107201



**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2017/2018
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Catalina at Winkler Preserve Community Development District ("District") will hold a public hearing 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, Florida 33912 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("Fiscal Year 2017/2018"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912, (239) 936-0913 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

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

Belinda Blandon
District Manager
Run Dates: 7/19/2017 & 7/26/2017
107201

Tab 3

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING REFINANCED ASSESSMENTS; INDICATING THE LOCATION, NATURE AND PROJECT COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE REFINANCED ASSESSMENTS; PROVIDING THE PORTION OF THE PROJECT COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE REFINANCED ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH REFINANCED ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH REFINANCED ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE REFINANCED ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Catalina at Winkler Preserve Community Development District (“**District**”) was established by an ordinance adopted by the Board of County Commissioners of Lee County, Florida, effective September 19, 2005, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District, as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on December 16, 2005, the District issued its \$3,560,000 Catalina at Winkler Preserve Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2005 (“**Series 2005 Bonds**”), and levied special assessments to secure the Series 2005 Bonds (“**Original Assessments**”); and

WHEREAS, the District has determined that it is in the best interest of the District and its residents to refund the Series 2005 Bonds in order to reflect the current economic environment and take advantage of interest rate savings; and

WHEREAS, in connection with the issuance of the Series 2005 Bonds, the District previously adopted an *Engineer’s Report*, dated October 18, 2005, as revised November 21, 2005 (“**Engineer’s Report**”), which set forth the District’s capital improvement plan and included utilities, water management systems, and environmental features (“**Project**”); and

WHEREAS, on August 18, 2010, the District adopted Resolution 2010-05 and, in doing so, declared the District’s Project complete; and

WHEREAS, it is in the best interests of the District to pay debt service on the Refinanced Bonds (defined below) through the levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Refinanced Assessments**”); and

WHEREAS, notwithstanding the District’s adoption of this Resolution to begin the process of levying the Refinanced Assessments, the Original Assessments proposed to be restructured shall remain valid and binding until such time as the District levies the Refinanced Assessments and issues new bonds (“**Refinanced Bonds**”), which may be issued in multiple series, to be secured by the Refinanced Assessments; and

WHEREAS, the District is empowered by Chapter 190, *Florida Statutes*, the Uniform Community Development District Act, and Chapter 170, *Florida Statutes*, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to issue the Refinanced Bonds, and levy the Refinanced Assessments securing the repayment of the Refinanced Bonds; and

WHEREAS, the District hereby determines that benefits will continue to accrue to the property improved in excess of the Refinanced Assessments, and that Refinanced Assessments will be made in proportion to the benefits received, as set forth in the District’s *Preliminary 2017 Supplemental Special Assessment Allocation Report*, dated October 10, 2017, attached hereto as **Exhibit A** and incorporated herein by reference (“**Preliminary Supplemental Assessment Report**”), and on file at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (“**District Records Office**”); and

WHEREAS, this Resolution shall serve as the “resolution required to declare special assessments” contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against certain property as described in **Exhibit A** that collectively comprise the Refinanced Assessments.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board of Supervisors (“**Board**”) as true and correct statements.

2. **DECLARATION OF REFINANCED ASSESSMENTS.** The Board hereby declares that it has determined to provide for the repayment of the Refinanced Bonds, the original proceeds of which were used to finance all or a portion of the Project, with the Refinanced Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.**

The nature and general location of, and plans and specifications for, the Project are described in the Engineer's Report, which is on file at the District Records Office. **Exhibit A** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL COST OF THE PROJECT, THE PORTION TO BE PAID BY REFINANCED ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE REFINANCED ASSESSMENTS ARE TO BE PAID.**

- A. The total cost of the Project, as completed, was \$5,272,495.00 ("**Project Cost**").
- B. The Refinanced Assessments will defray approximately \$_____, which is the anticipated maximum par value of any Refinanced Bonds and which includes all or a portion of the Project Cost, as well as other financing and re-financing related costs, as set forth in **Exhibit A**.
- C. The manner in which the Refinanced Assessments shall be apportioned and paid is set forth in **Exhibit A**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Original Assessments were certified for collection, the total amount of installments for both the Original Assessments, and the Refinanced Assessments, shall not exceed (30) annual installments. The Refinanced Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Refinanced Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Refinanced Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. 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. All of the foregoing shall be subject to the specific collection terms set forth in the applicable trust indentures securing the Refinanced Bonds.

5. **DESIGNATING THE LANDS UPON WHICH THE REFINANCED ASSESSMENTS SHALL BE LEVIED.** The Refinanced Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the final costs of the Project, as completed, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PREPAYMENT OPTION.** In the event that the Board, at the public hearings described herein, imposes the Refinanced Assessments, then the District shall provide landowners with the option of pre-paying the Original Assessments in full, provided however, that the last date for pre-payment of the Original Assessments shall be five days after the date of the hearings declared below.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATES: _____, _____, 2017

TIME: _____

LOCATION: _____

The purpose of the public hearings is to hear comments and objections to the proposed special assessment program, as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit A**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Lee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary, verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearings to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2017.

Attest:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: *Preliminary 2017 Supplemental Special Assessment Allocation Report*, dated October 10, 2017

Exhibit B: Preliminary Assessment Roll



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Preliminary Supplemental Special Assessment Allocation Report

Special Assessment Refunding Bonds,
Series 2017

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
www.rizzetta.com

October 10, 2017

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I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of a refunding and defeasance of bonds by the Catalina at Winkler Preserve Community Development District (“District”), a local unit of special purpose government established in accordance with Chapter 190, Florida Statutes. The District proposes to issue Special Assessment Refunding Bonds, Series 2017 (the “Series 2017 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“2005 Report” – The Final Special Assessment Allocation Report dated December 15, 2005, which specified the allocation methodology to be used for the District’s Series 2005 Assessments.

“District” – The Catalina at Winkler Preserve Community Development District.

“Indenture” – The District’s Second Supplemental Trust Indenture dated _____ 1, 2017.

“Series 2005 Assessments” – Special assessments levied to secure the District’s Series 2005 Bonds.

“Series 2005 Bonds” – \$3,560,000 Catalina at Winkler Preserve Community Development District Special Assessment Bonds, Series 2005.

“Series 2005 Project” – The District’s public infrastructure program funded in part with the proceeds of the Series 2005 Bonds, and as described in the Engineer’s Report dated October 18, 2005, as revised November 21, 2005.

“Series 2017 Assessments” – Special assessments that will secure repayment of the District’s Series 2017 Bonds.

“Series 2017 Bonds” – \$3,005,000 (estimated maximum) Catalina at Winkler Preserve Community Development District Special Assessment Refunding Bonds, Series 2017.



Rizzetta & Company

III. DISTRICT INFORMATION

The District was established pursuant to Lee County Ordinance #05-16 which became effective on September 19, 2005. The District contains approximately 111.3 +/- acres on which ultimately 282 residential units have been developed. See Table 1 for a detail of the number of lots currently encumbered with Series 2005 Assessments.

IV. SERIES 2005 PROJECT

There are no changes to the Series 2005 Project associated with this refunding, as the Series 2005 Project was previously deemed complete on August 18, 2010 pursuant to Resolution 2010-05.

V. SERIES 2017 BONDS AND ASSESSMENTS

The Series 2005 Bonds are currently outstanding in the principal amount of \$2,795,000. In order to take advantage of market conditions, the District intends to refund and defease the Series 2005 Bonds with new Series 2017 Bonds, repayment of which will be secured by the Series 2017 Assessments. The District anticipates issuing bonds to refund the Series 2005 Bonds by issuing Series 2017 Bonds in the estimated maximum amount of \$3,005,000 which would result in a slight principal increase per unit.

The Series 2017 Bonds are anticipated to be issued in the estimated maximum par amount of \$3,005,000 with an estimated maximum annual debt service (MADS) amount of \$215,933. The bond proceeds will be combined with available funds on-hand to make the required escrow deposits associated with the defeasance of the Series 2005 Bonds, with the remainder being used to fund the associated issuance costs. Detailed estimated sources and uses of the funds associated with the Series 2017 Bonds can be found on Table 2. The Series 2017 Assessments will be imposed in the estimated maximum initial principal amount of \$3,005,000 and will be structured in order to satisfy the District's debt service obligations for the Series 2017 Bonds. Because these assessments are normally collected via the Lee County tax bill process, the assessments have been augmented to allow for Lee County early payment discounts, which have been estimated at 4% for purposes of this report. See Table 3 for detailed estimated financing information on the Series 2017 Assessments.

VI. SERIES 2017 ASSESSMENT ALLOCATION

The District will secure repayment of the Series 2017 Bonds with the Series 2017 Assessments, as contemplated under Florida Statutes, Chapters 170, 197, and 190. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the



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special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

Pursuant to District Resolution 2006-07, the District's Board of Supervisors determined in relevant part that 1) the Series 2005 Project conferred special benefit upon the parcels to be encumbered with Series 2005 Assessments and 2) that the proposed allocation of Series 2005 Assessments, as specified in the 2005 Report, was fair and reasonable. As stated above, the Series 2005 Project is now complete, and there are no changes associated with this refunding. As such, the District's previous determination of special benefit is still valid.

The Series 2017 Assessments will be allocated among the units currently subject to the Series 2005 Assessments using the same methodology found in the 2005 Report. See Table 4 for the allocation of these assessments.

The Series 2017 Preliminary Assessment Roll can be found on page A-4.

VII. PREPAYMENT OF SERIES 2017 ASSESSMENTS

The Series 2017 Assessments encumbering a parcel may be prepaid in full at anytime, without penalty, together with interest at the rate on the Series 2017 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment or on such other terms set forth in the Indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

VIII. ADDITIONAL STIPULATIONS

All provisions of the Modifications and Revisions section of the 2005 Report remain in full force and effect. To the extent any provisions of the 2005 Report conflict with this Supplemental Report, the provisions of this report shall prevail. Certain financing and development data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company. For additional information about the Series 2017 Bond structure and related items, please refer to the Indenture.



Rizzetta & Company

Rizzetta & Company, Inc., does not represent the community development district as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the community development district with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

PRELIMINARY ALLOCATION METHODOLOGY



Rizzetta & Company

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2017**

TABLE 1: PRODUCT MIX

<u>Product</u>	<u>Current Series 2005 Units ⁽¹⁾</u>
Single Family	277
	<u>277</u>

(1) Reflects 5 prepayments.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2017**

TABLE 2: FINANCING INFORMATION - SERIES 2017 BONDS

Final Maturity	May 1, 2036
Average Coupon Rate	3.300%
Maximum Annual Debt Service (MADS)	\$215,933

SOURCES:

MAXIMUM PAR AMOUNT	<u>\$3,005,000</u>
Revenue Account	<u>\$134,000</u>
Total Net Proceeds	\$3,139,000

USES:

Cash Deposit	(\$2,884,062)
Cost of Issuance	(\$162,788)
Debt Service Reserve (30% of MADS)	(\$64,780)
Contingency	(\$25,000)
Rounding	<u>(\$2,371)</u>
Total Uses	(\$3,139,000)

Source: District Placement Agent

TABLE 3: FINANCING INFORMATION - SERIES 2017 ASSESSMENTS

Average Interest Rate	3.300%
Maximum Initial Principal Amount	<u>\$3,005,000</u>
Estimated Net Annual Installment	\$215,933 (1)
Maximum Early Payment Discounts	4.00% <u>\$8,997 (2)</u>
Total Annual Installment	\$224,930

(1) Based on MADS for the Series 2017 Bonds.

(2) May vary as provided by law.

Source: District Placement Agent

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2017**

TABLE 4: ASSESSMENT ALLOCATION - ESTIMATED SERIES 2017 ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS ⁽²⁾	PRODUCT TOTAL PRINCIPAL ⁽³⁾	PER UNIT PRINCIPAL ⁽³⁾	PRODUCT ANNUAL INSTLMT. ⁽⁴⁾	PER UNIT ANNUAL INSTLMT. ⁽⁴⁾	SERIES 2005 REMAINING PRINCIPAL ⁽³⁾	SERIES 2005 ANNUAL INSTLMT. ⁽⁴⁾
Single Family	277	\$3,005,000	\$10,848	\$224,930	\$812	\$10,142	\$914
TOTAL:	277	\$3,005,000		\$224,930			

(1) Allocation of Series 2017 Refunding Assessments based on existing methodology in the 2005 Report.

(2) Units currently encumbered by Series 2005 Assessments.

(3) Assumes payment of final Series 2005 annual installment.

(4) Includes estimated Lee County early payment discounts, which may fluctuate.

Estimated Annual Savings Per Unit

	<u>% per year</u>	<u>\$ per year</u>
Single Family	11.19%	\$102

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.0010	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0020	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0030	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0040	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0050	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0060	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0070	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0080	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0090	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0100	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0110	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0120	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0130	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0140	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0150	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0160	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0170	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0180	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0190	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0200	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0210	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0220	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0230	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0240	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0250	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0260	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0270	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0280	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0290	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0300	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0310	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0320	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0330	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0340	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0350	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0360	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0370	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0380	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0390	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.0400	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0410	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0430	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0440	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0450	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0460	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0470	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0480	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0490	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0500	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0510	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0520	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0530	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0540	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0550	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0560	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0570	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0580	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0590	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0600	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0610	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0620	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0630	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0640	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0650	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0660	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0670	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0680	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0690	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0700	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0710	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0720	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0730	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0740	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0750	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0760	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0770	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0780	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0800	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.0810	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0820	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0830	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0840	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0850	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0860	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0870	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0880	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0890	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0900	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0910	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0920	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0930	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0940	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0950	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0960	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0970	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0980	SF	\$10,848.38	\$812.02
10-46-24-11-00000.0990	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1000	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1010	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1020	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1030	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1040	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1050	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1060	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1070	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1080	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1090	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1100	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1110	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1120	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1130	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1140	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1150	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1160	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1170	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1180	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1190	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.1200	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1210	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1220	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1230	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1240	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1250	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1260	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1270	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1280	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1290	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1300	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1310	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1320	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1330	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1340	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1350	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1360	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1370	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1380	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1390	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1400	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1410	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1420	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1430	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1440	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1450	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1460	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1470	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1480	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1490	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1500	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1510	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1520	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1530	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1540	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1550	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1560	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1570	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1580	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.1590	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1600	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1610	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1620	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1630	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1640	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1650	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1660	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1670	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1680	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1690	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1700	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1710	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1720	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1730	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1740	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1750	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1760	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1770	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1780	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1790	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1800	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1810	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1820	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1830	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1840	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1850	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1860	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1870	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1880	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1890	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1910	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1920	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1930	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1940	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1950	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1960	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1970	SF	\$10,848.38	\$812.02
10-46-24-11-00000.1980	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL ⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.1990	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2000	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2010	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2020	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2030	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2040	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2050	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2060	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2070	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2080	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2090	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2100	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2110	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2120	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2130	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2140	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2150	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2160	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2170	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2180	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2190	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2200	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2210	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2220	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2230	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2240	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2250	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2260	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2270	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2280	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2290	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2300	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2310	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2330	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2340	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2360	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2370	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2380	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2390	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.2400	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2410	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2420	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2430	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2440	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2450	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2460	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2470	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2480	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2490	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2500	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2510	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2520	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2530	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2540	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2550	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2560	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2570	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2580	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2590	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2600	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2610	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2620	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2630	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2640	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2650	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2660	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2670	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2680	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2690	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2700	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2710	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2720	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2730	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2740	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2750	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2760	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2770	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2780	SF	\$10,848.38	\$812.02

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
2017 ASSESSMENT LIEN ROLL**

STRAP	LU	SERIES 2017 REMAINING PRINCIPAL⁽¹⁾	SERIES 2017 DEBT SERVICE
10-46-24-11-00000.2790	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2800	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2810	SF	\$10,848.38	\$812.02
10-46-24-11-00000.2820	SF	\$10,848.38	\$812.02
		\$3,005,000.00	\$224,929.69

⁽¹⁾ For informational purposes only. Please contact the District Manger for a formal payoff

October 9, 2017

Board of Supervisors
Catalina at Winkler Preserve
Community Development District
c/o Belinda Blandon, District Manager
Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Re: Proposed Refunding of Special Assessment Bonds, Series 2005

Gentlemen:

Greenberg Traurig P.A. is pleased to offer its proposal to continue to serve as Bond Counsel to the Catalina at Winkler Preserve Community Development District (the "District"), in connection with the proposed issuance of Special Assessment Refunding Bonds, Series 2017 (the "Series 2017 Bonds") for the purpose of current refunding the above entitled bonds (the "Series 2005 Bonds"), originally issued to finance certain public infrastructure for the benefit of the lands within the District. This firm served as bond counsel in connection with the issuance of the Series 2005 Bonds.

Currently, the Series 2005 Bonds are callable in whole at any time on or after May 1, 2015 at a redemption price of par plus accrued interest to the date of redemption. We understand that the proposed current refunding will be undertaken for interest savings which will reduce debt service assessments, and will include all outstanding Series 2005 Bonds.

We further understand that the District is contemplating an institutional private placement led by MBS Capital Markets, LLC, as Placement Agent. We propose to charge a flat fee of \$40,000 which includes the preparation of Resolution(s), a Supplemental Indenture and an Escrow Deposit Agreement, review and negotiation of a term sheet, performance of tax due diligence, the issuance of our tax opinion on the Series 2017 Bonds and a defeasance opinion with respect to the Series 2005 Bonds, and the preparation of all other documentation customarily prepared by bond counsel on a community development district financing, plus a flat amount for expenses equal to \$3,000 (exclusive of transcripts which will be billed directly by the bindery, if applicable). Such amounts will be payable from bond proceeds at the time of the closing. Our fee quotes are based on the assumption that the refunding transaction will proceed with due diligence to closing as a current refunding of all the outstanding Series 2005 Bonds prior to the end of this calendar year.

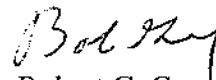
We are undertaking this representation in connection with the proposed refunding at our own risk. If for market reasons which are outside the District's control, the District is unable to complete the refunding, the District will not owe us any money. However, if for any other

Board of Supervisors
Catalina at Winkler Preserve
Community Development District
October 9, 2017
Page 2

reason the District should decide to terminate the refunding transaction after the consultants have been engaged by the Board and have commenced work, our fees would be due and payable calculated at our normal hourly rates less 10%, plus expenses, subject to a cap equal to 75% of the fee set forth above.

We hope these proposed arrangements meet with your approval. If acceptable, please so indicate by executing and emailing to me a signed copy of this engagement letter. We look forward to continuing our relationship with the District as its bond counsel.

Yours sincerely


Robert C. Gang

Accepted and agreed to this
____ day of _____, 2017

CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman, Board of Supervisors